

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, March 25, 2021 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Susan Kane	Assistant Secretary
Ben Kraljev	Assistant Secretary
Andrew Ashby	Assistant Secretary

Also present were:

Tricia Adams	District Manager
George Flint	District Manager
Kristen Trucco	District Counsel
Nicolle Van Valkenberg	District Engineer by phone
Steve Sanford	Bond Counsel by phone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Lizette Beltran: Number one, you are stating that we are changing the park fee to \$250 and the CDD and HOA will be working together to make that happen. The HOA is going to supervise and inspect before and after the parties. You are working in conjunction with them. However, when I address the CDD to work on the dirt bike and ATV problems, the answer to me in your email is that the CDD is totally separate from the HOA and you work separate. Why for certain issues are you separate from the HOA? Then for convenience issues you work with the HOA. Secondly, the dirt bike action plan stated that you guys have the CDD action plan against dirt bikes and ATV's. I still don't have an action plan and I'm requesting one. Third, I have asked three times and this time is number four. The meeting time needs to change from 4:00 p.m. to

either 5:00 p.m. or 6:00 p.m. because people are working. We pay the CDD, you need to serve us and 4:00 p.m. isn't working for any of the owners. Fourth, there is a massive hole next to the tennis court. The owner told me to tell you this has been here since November and nothing has been done. Fifth, when is the CDD going to go and speak with the school about trash? Please answer my questions and do not ignore my questions.

Renado Ortega: What more can the CDD do for speeding and traffic violations? It is a major issue in the community, and I know we have been asking for speed bumps. We need something to prevent speeding because it's a major issue around here. Can we have a police presence around the community without us having to call them out?

Joy Nook: Hi Tricia this is about the \$250 refundable deposit. My question is, so this would apply to any guest or parties? Who is going to monitor the event? If someone gets caught throwing a party without deposit what are the consequences?

Anniese Dendy: This is my first CDD meeting because I am a new resident of this area, so I am not sure how it all works. I may have some questions later. Is this the only time we can ask questions? I will sit back and listen and if anything comes up, I will chime back in.

Ms. Adams: For the benefit of the public callers, I will state that many of the items you brought up will be addressed during the Board meeting. If there are any items that you brought up that won't be addressed in the Board meeting staff will follow up with you outside today's meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 25, 2021 Meeting

Ms. Adams: The meeting minutes are in your agenda package. I will note there were a couple minor corrections that staff has noted. Any approval would be subject to incorporate those corrections. Any discussion? Hearing no changes, do we have a motion to approve?

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor, the Minutes of the February 25, 2021 Meeting, were approved, as amended by staff.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Preliminary Supplemental Assessment Methodology for Assessment Area Four

Ms. Adams: Last month, the Board approved the Master Assessment Methodology. This is a little bit more focused into the pending bond issuance. Moving through that if you have the

document electronically, we will just go through the tables. Table one is reflecting the total number of units that will be assessed and the equivalent residential units per unit, this is consistent with other developments in Storey Park. There are 357 assessable units and 281 ERU's.

Mr. Flint: At the Board's last meeting you set the public hearing for the assessment hearing for April 22nd meeting. This is the Preliminary Supplemental Assessment Methodology. This would be included in the Preliminary Limited Offering Memorandum. This is pre pricing, so it is reflective of what we believe the target assessments would be. The bond sizing is on Table 3 which is on page 12. It shows that at a 4% interest rate we would generate about \$5.2 million in construction proceeds. That will be revised once the Underwriter's price the bonds. Right now, the interest rates are closer to 3.8%. Table 4 and 5 show the benefit that the various product types would receive by demonstrating a par amount and the construction cost per unit. Table 6 is the assessments by product type. Table 7 has been revised because the first phase of Assessment Area 4 has been platted. Phase 2 of Assessment Area 4 has not been platted. Any questions on preliminary supplemental assessment methodology? If not, we would ask for motion to approve it for purposes of including it in the Preliminary Offering Memorandum.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor, the Preliminary Supplemental Assessment Methodology for Assessment Area Four, was approved.

B. Consideration of Resolution 2021-10 Bond Delegation Resolution

Mr. Sanford: This is a resolution where the Board sets the parameters within the resolution of the pricing terms of the bonds. When the Underwriter goes out and sells the bonds and they put in the parameters set by the Board, then the Chairman or Vice Chairman are authorized to sign the contract without the need of a special meeting. This resolution is to ask the Board to approve certain documents such as the Purchase Contract which is with the District and FMS Bonds as your Underwriter. That will get executed once the bonds are sold and will have all the pricing terms that are required. Once the bonds are sold the Preliminary Limited Offering Memorandum will be finalized. Unless any Board members have any questions, I would recommend adopting Resolution 2021-10.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor, Resolution 2021-10 Bond Delegation Resolution, was approved.

FIFTH ORDER OF BUSINESS

Rule Hearing

A. Consideration of Resolution 2021-11 Adopting Damage Deposit Fees and Charges for Reservation of Quad Park and Hammock Park

On MOTION by Ms. Kane seconded by Mr. Bonin with all in favor, the Rule Hearing was opened.

Ms. Adams: The first resolution is tied to a refundable damage deposit. A couple months back the Board discussed the use of Quad Park as well as Hammock Beach Park. Ultimately, Board members decided that there was interest in having only a refundable damage deposit, not a user fee per se for the use of those facilities. There is a compatible administrative form that has been developed and comments from the Board have been integrated into that which is provided in the agenda packet. The deposit fee is \$250. Are there any public comments on the resolution?

Ms. Joy Rico: This park is public use. How is this information going to be public? How many hours are we allowed to use the park?

Ms. Adams: Many of your questions will be answered during Board discussion.

On MOTION by Mr. Ashby seconded by Mr. Bonin with all in favor Resolution 2021-11 Adopting Damage Deposit Fees and Charges for Reservation of Quad Park and Hammock Park was approved.

B. Consideration of Resolution 2021-12 Establishing Rules Regarding the Use, Suspensions and Termination of Privileges for the District's Recreational Facilities

Ms. Adams: Resolution 2021-12 establishes rules of use regarding the District's Amenity Policies. This would be the first time the Board has considered the amenities policies and they can be amended at any duly noticed Board meetings. They can deal with issues such as park operating hours, age of users, what types of equipment can be used at District facilities. This rule also contemplates suspension and termination policies which would be adopted as a rule. This would give the Board and management staff the ability to suspend users who persistently violate amenity policies when using District facilities. A copy of Amenity Policies and Suspension and Termination Rules was provided in the agenda. One of the comments that the public caller made was regarding the nonresident fee. In the original draft that circulated there was a nonresident user fee which you've probably seen with other Districts. However, at Storey Park CDD because the use is limited to just the two parks, the dog park and the path, it's not really necessary to implement a nonresident user fee. That revision has been made and that section removed from the Amenity

Policies. The Amenity Policies are subject to further staff review, for example the Table of Contents and some of the other items will be finalized after Board input.

Ms. Adams presented the amenity policies and noted the Board has the ability to make the policies more permissive or more restrictive. The Board discussed motorized equipment on District paths and sidewalks, the age of unaccompanied minors, the number of guests permitted per household, alcohol policies, and fishing on retention ponds. Ms. Adams noted the policies would be updated based on Board input and a final copy will be posted on the CDD website and circulated to residents. Ms. Adams again noted the policies can be revised at any duly notice Board meeting.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor, Resolution 2021-12 Establishing Rules Regarding the Use, Suspension and Termination of Privileges for the District’s Recreational Facilities, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement with Gabriel Gonzalez

Ms. Adams: The agreement is included in the agenda package. A resident planned to construct a pool and we provided temporary access agreement for them to be able to utilize a good location behind their home. This was reviewed by legal counsel as part of the process.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor, the Temporary Access Easement Agreement with Gabriel Gonzalez, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no big updates for the Board. We are working on the bond issuance documents. We are working on completing the next Series 2021 bonds. We are also working on some conveyance documents for the District as well as working with management company on the complaints with the dirt bikes. We also worked on the temporary easement agreement that the Board just approved.

B. Engineer

Ms. Adams: Nothing from the Engineer to report to the Board.

C. District Manager’s Report

Ms. Adams: I have some updates regarding some challenges Storey Park CDD has been working to solve. One issue that is discussed at multiple Board meetings is regarding traffic calming. I am happy to report that Orlando Police Department has been extremely responsive. I introduced the liaison from the police department to the HOA staff and key residents. I see him copied on communication on a consistent basis. They held virtual meetings with residents who could attend via zoom. In the last seven days at Storey Park there has been stepped up traffic enforcement. From March 17th to March 23rd there has been 23 stops. During that time 8 citations were issued, and 15 warnings issued, and 1 arrest was made. Orlando Police Department has been an excellent community partner. They have been helpful with everything the District has been engaged in such as No Parking Zones to the concerns allowing illegal motorized vehicles on the road. In addition to that the City of Orlando engaged in a speed study. There was a glitch in the data retrieval for the first speed study and they were not able to retrieve that data. They went out again for a 48-hour period March 10th and 11th which was a Wednesday and Thursday. I distributed the results of their report which gives your traffic counts for east and west bound vehicles. The study shows a little over 1,350 to 1,400 vehicles per day. It shows 85 percentile that drove at 27 MPH in a 25 MPH zone. This is a busy road with a lot of traffic.

i. Approval of Check Register

Ms. Adams: You have the Check Register from February 19, 2021 through March 18, 2021 in the amount of \$75,454.84. The detail is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Kraljev seconded by Mr. Ashby with all in favor, the February 19, 2021 through March 18, 2021 Check Register in the amount of \$75,454.84, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams: There is no Board action required on this item. I will note there is \$5,000 in signage in the annual budget. As of the end of February there was a little over \$4,300 spent. We do have some areas that are “No Parking” zones adopted that we need to install signage. We are anticipating this line item will go over budget but hopefully not by significant amount. If it is going to be significant we will bring the proposal back to the Board meeting next month. Also, it’s also

worth noting we are presenting your Fiscal Year 2022 draft budget next month. I'm happy to answer any questions.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

Ms. Adams: Are there any Supervisor's Requests or other items? If not, we need a motion to adjourn.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kane seconded by Mr. Ashby with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman