

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, May 28, 2020 at 4:00 p.m. via Zoom video conferencing, due to the COVID-19 virus.

Present and constituting a quorum were:

Rob Bonin	Chairman
Karen Morgan	Vice Chairman
Lane Register	Assistant Secretary
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Nicolle Van Valkenburg	District Engineer
Alan Scheerer	Field Manager
Tricia Adams	GMS
Member of the Public	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: The Governor issued an Executive Order allowing Governmental entities to waive the physical quorum requirements in allowing Governments to use technology for their meetings. We advertised this meeting with the Zoom link and a phone number in the event any members of the public wanted to participate. One member of the public is present. We have a public comment period at the beginning of the meeting and now would be an opportunity if you wanted to provide any public comment to the Board or staff. We ask that you state your name and address and limit your comments to three minutes. Is there any public comment? Hearing none, we will proceed with the meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 27, 2020 Meeting

Mr. Flint: We have the minutes from the February 27, 2020 meeting. Were there any comments or corrections to the minutes?

Mr. Register: No, they look good.

Mr. Flint: Hearing none, we need a motion to approve the minutes as presented.

On MOTION by Mr. Register seconded by Ms. Morgan with all in favor the Minutes of the February 27, 2019 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Series 2019 Requisition #1 and Series 2018 Requisition #4

Mr. Flint: We have two requisitions. The first one is Requisition #1 for the Series 2018 bonds in the amount of \$3,625,289 in accordance with the Trust Indenture. It's been signed and sealed by the District Engineer and me as an officer of the District. The backup is attached. There is additional backup that's not included in the agenda with the requisition. It was submitted to the Trustee and has been processed. So, we are just asking for the requisition to be ratified. We also have Requisition #4 for the Series 2018 bonds in the amount of \$520 for Poulos & Bennett. The backup is attached. Both of those requisitions were signed by the District Engineer, an authorized officer of the District and we are asking the Board to ratify those requisitions.

On MOTION by Mr. Register seconded by Ms. Morgan with all in favor Requisition #1 for the Series 2019 bonds and Requisition #4 for the Series 2018 bonds were ratified.

FIFTH ORDER OF BUSINESS

Ratification of Funding Agreement with Lennar Homes

Mr. Flint: The landowner property adjoining the District is owned by Lennar Homes, LLC. The property is referred to as Parcel K. Lennar asked the District to consider expanding the boundaries of the District to improve that parcel. In order to do that, the funding mechanism to determine the cost associated with that boundary expansion would be borne by the entity requesting the expansion. In this case it's Lennar Homes. The agreement was executed by the District and by Lennar Homes. We are just bringing it to the Board for ratification.

On MOTION by Mr. Register seconded by Ms. Morgan with all in favor the Funding Agreement with Lennar Homes was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-05 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing

Mr. Showe: Each year, the Board is required to approve a Proposed Budget for June 15th and set the date, place and time of the Public Hearing for its final consideration. Included with your agenda is Resolution 2020-05. We are recommending that you hold the Public Hearing for final adoption at your August 27th meeting at 4:00 p.m. At that point we will be having a physical meeting at our office in downtown Orlando. Attached is Exhibit A to the resolution, which is the Proposed Budget. This is preliminary at this point. You have the ability to make changes to this up and until the public hearing in August; although, there will be some changes before the public hearing. We are going to recommend later in the meeting that the Board authorize us to issue a Request for Proposals (RFP) for landscape expenses. Those costs are the single biggest line item in the budget, and we want to make sure that they are competitive. So, to the extent we bid it out and those costs come in lower, we can make those adjustments as well. The Proposed Budget that is in your agenda, contemplates a slight increase in the per unit amount. So, for a townhome, there is an increase of \$20 per year, \$25 for a townhome and an increase of anywhere from \$33 to \$61 for a single-family home. What's primarily driving that is the landscape maintenance cost and the fact that you approved the annexing of the commercial property and 30 apartment units. That reduced the number of units you spread your cost across, but with the proposed annexation of Parcel K, there will be an additional 500 units that the administrative costs and some of those maintenance costs can be allocated for. So that will help as well. My suggestion at this point would be to approve the Proposed Budget as presented and allow us to come back with revisions as we get additional information between now and the public hearing. Are there any questions on the resolution or Proposed Budget?

Mr. Register: No.

Mr. Flint: If not, we need a motion to approve the resolution.

On MOTION by Ms. Kane seconded by Ms. Morgan with all in favor Resolution 2020-05 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing for August 27, 2020 at 4:00 p.m., at this location was adopted.

SEVENTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year 2019 Audit Report**

Mr. Flint: The CDD as a government entity is required to have an annual independent auditor performed. You went through a bidding process as prescribed by the Statutes and selected Grau & Associates to perform the audit. It was provided to you under separate cover. If you refer to Page 28, the last page in the audit, which is the "Report to Management", if there are any findings, or recommendations or issues, those would be indicated. You can see that there were no current or prior year findings or recommendations. They also determined that we complied with the provisions of the Auditor General of the State of Florida, so it's a clean audit. If there are any questions, we can discuss those. If not, I would ask for a motion to accept the audit and authorize it to be transmitted to the State of Florida.

On MOTION by Mr. Register seconded by Ms. Kane accepting the Fiscal Year 2019 Audit Report and ratifying staff's actions of transmitting it to the State of Florida was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Amendment to Landscape Maintenance Agreement with Down to Earth**

Mr. Flint: Alan, can you cover that, please?

Mr. Scheerer: Sure. At a prior Board Meeting, we brought back several addendums to the Board. The Board authorized Supervisor Kraljev to execute those agreements. Upon completion, review and turnover by staff and Lennar, Easement #2 in Phase 3 and Easement #1 would be conveyed to the District. They are currently being maintained. They were executed by Supervisor Kraljev and we are just looking for ratification of that action by the Board.

Mr. Flint: Are there any questions on the amendment? If not, we need a motion to approve it.

On MOTION by Mr. Register seconded by Ms. Kane with all in favor the Landscape Maintenance Agreement with Down to Earth Landscape was approved.

NINTH ORDER OF BUSINESS**Ratification of Phase I-5 Utility Easement Conveyance**

Mr. Flint: The executed easement is in the agenda.

Mr. Kraljev: I can speak to that. We had to slightly modify one utility structure. Hence you see a slight expansion of the utility easement (UE) in that corner. That's the extent. That easement was sent to real estate management for recording and we are simply waiting for it to record.

Mr. Flint: So, the original easement for the lift station was modified to include the corner?

Mr. Kraljev: Actually, it's a UE area. It is an open space that has no impact on the closing of the homes. In fact, we are closing on the homes this week. It has no impact on the City of Orlando COC. It will impact the County COC, but that's about the only outstanding item we have to obtain our County COC.

Mr. Flint: Are there any questions on the utility easement?

Mr. Register: Ben, is this just an expansion of the utility easement over that tract?

Mr. Kraljev: That is correct.

Mr. Register: Where you see Tract OS-7?

Mr. Kraljev: Right.

Mr. Register: You see the 20-foot UE in front of it. We expanded that 20-foot UE.

Mr. Kraljev: Correct.

Mr. Register: That makes sense.

On MOTION by Mr. Register seconded by Ms. Kane with all in favor the Phase I-5 Utility Easement Conveyance was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, do you have a report for the Board?

Ms. Trucco: No. I reviewed the easement and it looks good. We are currently working with the District Engineer and District Manager on an expansion for Parcel K. We will continue to update the Board on the progress, but everything is running smoothly.

B. Engineer

Mr. Flint: Nicolle, do you have anything for the Board?

Ms. Van Valkenburg: No, we don't have anything right now. Thank you.

Mr. Flint: We are working on some closeouts of projects and the expansion. I'm sure behind the scenes, you are keeping busy.

Ms. Van Valkenburg: Yes.

C. District Manager's Report

Mr. Flint: An item that is on here, but I would like to get the Board to authorize is to authorize staff to issue an RFP for landscape maintenance. As I indicated during the budget discussion, we feel it is time to do that and get that moving. So, we are looking for Board authorization to prepare that.

Mr. Bonin: Are we going to have any scope document, similar to what we did at ChampionsGate? Is that necessary?

Mr. Flint: It will be a sealed bid process. We will prepare a bid document and project manual, which includes the scope. It will have to be advertised. Any companies wanting to bid will have to submit a sealed bid and they will all be opened at the same time. Then this will be reviewed by the Board in accordance with the selection criteria that will be in the bid documents.

Mr. Bonin: We are not doing what we did with Mark?

Mr. Flint: I don't think it's necessary and that will delay the process. We will be doing the same thing.

Mr. Bonin: The same scope. Understood.

Mr. Flint: We have some good scopes of work that we are comfortable with and have the price sheets. I think it would be appropriate to delegate authority to the Chair or Vice Chair as part of the motion, to sign off on the bid document before we issue it. That way, if there are any questions on the form of the RFP or scope, they can be signed off on by a Board Member.

Mr. Bonin: I agree.

Mr. Flint: So, we need a motion to authorize staff to issue an RFP and delegate authority to the Chairman or Vice Chairman to sign off on the scope.

On MOTION by Mr. Bonin seconded by Ms. Morgan with all in favor authorize staff to issue a Request for Proposal for landscape maintenance and delegate authority to the Chairman or Vice Chairman to sign off on the scope was approved.

i. Approval of Check Register

Mr. Flint: You have the Check Register in your agenda package for the General Fund for February 20, 2020 through May 22, 2020 totaling \$189,730.28. The detailed register is behind the summary. If you have any questions, we can discuss those? If not, I would ask for a motion for approval.

On MOTION by Ms. Kane seconded by Mr. Register with all in favor the Check Register as stated above was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the Unaudited Financial Statements through April 30, 2020. No action is required by the Board. If you have any questions, we can discuss those.

iii. Presentation of Number of Registered Voters – 1,044

Mr. Flint: The District is required each year to announce the number of registered voters within the District. According to information provided by the Supervisor of Elections, there are 1,044 registered voters in the District. We triggered the 250 registered voters and can transition the Board to general election, but we will not hit six years until November of 2022. The first two seats of the five seats will transition to general election versus landowner election.

iv. Designation of November 19, 2020 as the Landowners' Election Date

Mr. Flint: We have a landowners' election that needs to be scheduled for November. We are recommending November 19th as the landowners' election date. We included instructions in the agenda as well as a landowner proxy in your agenda package. Three seats will be available for election; Ms. Morgan's seat, Ms. Kane's seat and Mr. Register's. Are there any questions? If not, we need a motion to designate the landowners' election as November 19th.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor designating November 19, 2020 as the Landowners' Election date was approved.

ELEVENTH ORDER OF BUSINESS


Supervisor's Request

Mr. Flint: Was there anything else that the Board wanted to discuss that was not on the agenda? Hearing none, we need a motion to adjourn.

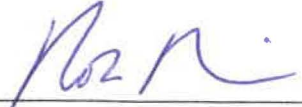
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kane seconded by Ms. M with all in favor
the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman