

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, August 27, 2020 at 4:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

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|---------------|---------------------|
| Rob Bonin | Chairman |
| Lane Register | Assistant Secretary |
| Ben Kraljev | Assistant Secretary |

Also present were:

| | |
|-----------------------------|-------------------|
| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Christy Baxter | District Engineer |
| Alan Scheerer | Field Manager |
| Tricia Adams | GMS |
| Michelle Barr | Lennar Homes |
| Yellowstone Representative | |
| Down 2 Earth Representative | |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All Supervisors were present with the exception of Ms. Morgan and Ms. Kane.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comment to the Board on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. If you have a comment, please state your name and address and limit your comments to three minutes. There is a raise your hand function. If you click on that, we will recognize you and let you speak. There is a public hearing on the budget adoption, so if there are

any comments on the budget, it would be better to provide them under the public hearing. Are there any public comments? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 28, 2020 Meeting

Mr. Flint: We have the minutes from the May 28, 2020 meeting. Were there any comments or corrections to the minutes?

Mr. Register: No changes, they look good.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the Minutes of the May 28, 2020 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review of Landscape Maintenance Services Proposals and Selection of Vendor

Mr. Flint: This is for the ranking of the bid proposals. The Board previously authorized staff to issue a Request for Proposal (RFP) for landscaping services. We received proposals just prior to the meeting. Because it was close to the Board meeting, the Board deferred discussion of that issue to the meeting today. Each of the Board Members received copies of the proposals and evaluation criteria. We received proposals from Brightview, Cepra, Down 2 Earth, Floralawn, OmegaScapes, Servello & Son and Yellowstone. The ranking criteria and the weighting of each one of those, is laid out for you. Prices are broken into two components; 10% is price and 5% is the reasonableness of the numbers. Ten points is basically formula driven and five is based on the Board’s review of the reasonableness of the unit pricing, etc. I provided a summary of the costs. You can see from a price perspective, Servello & Son was the lowest bidder, with OmegaScapes following closely behind. That is over five years. Their annual number is \$322,207. OmegaScapes was the next lowest for five years at \$1.67 million. I’m sorry, Brightview was before OmegaScapes and then Yellowstone, Down 2 Earth and Floralawn. Cepra was the highest. Relative scores are 10 points, with the lowest bidder getting 10 points. I emailed a ranking for the Board’s information last night, based on Alan, Tricia and my review. The relative rankings for information purposes is:

1. OmegaScapes
2. Yellowstone
3. Down 2 Earth

- 4. Servello & Son
- 5. Floralawn
- 6. Brightview
- 7. Cepra

Mr. Flint: The way that the process works, is the Board comes up with a consensus. You can either individually submit your own ranking sheets or if a Board Member prepared a ranking sheet and the other Board members are comfortable with that, you can make a consensus ranking and adopt that. The Board needs to develop a ranking and score. Is there any discussion from the Board?

Mr. Kraljev: Based on the information that was provided during the interview process, I think the support right now working towards OmegaScapes. I wanted to share with the Board, that's my position.

Mr. Flint: Are you comfortable with Staff's ranking that you would make a motion or do you have another ranking?

Mr. Kraljev: No, I'm comfortable with the process and the discussions that were pursued.

On MOTION by Mr. Kraljev seconded by Mr. Register with all in favor selecting OmegaScapes as the number one ranked firm to provide landscape maintenance services was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Next is the public hearing for the adoption of the Fiscal Year 2021 budget. At this time, we will open the public hearing. Are there any members of the public that would like to provide comment to the Board on the budget? If so, you have an opportunity to do that. Please state your name and address. Use the raised hand function and it will alert us that you want to speak. If you are on the phone, you can press *9. Are there any comments on the Proposed Budget for Fiscal Year 2021? Not seeing any raised hands. Do you see any Tricia?

Ms. Adams: No.

Mr. Flint: Then we will close the public comment portion and bring it back to the Board.

A. Consideration of Resolution 2020-06 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: We previously approved a Proposed Budget in the spring and the Board set the public hearing for its final consideration and adoption. There was a proposed increase in the operation and maintenance (O&M) per unit assessment amount, which required us to do a first class mailing to landowners within the boundaries of the District. We did not receive a lot of phone calls, as a result of that letter, so we believe that we answered their questions. It doesn't appear that we have any residents today for the public hearings. There was a proposed increase of 8% on Page 3 of the per unit assessment amounts that are being recommended in this budget. Are there any questions on the budget from the Board?

Mr. Kraljev: I have no questions.

Mr. Flint: If there are none, we need a motion to adopt Resolution 2020-06.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Resolution 2020-06 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2020-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Resolution 2020-07, takes the budget you just approved, which is Exhibit A. Exhibit B is the Assessment Roll that lists all of the properties within the boundaries of the District and assessment amounts assigned. So, it would be the amounts that you just approved. It is a public hearing, so we will ask if any members of the public would like to provide comment on the assessments? Are there any raised hands? Are there any questions or discussion from the Board on Resolution 2020-07?

Mr. Kraljev: No questions.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Resolution 2020-07 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2020-2021 Deficit Funding Agreement

Mr. Flint: The budget that was just approved would be attached to this agreement, which would be between the CDD and Lennar Homes, LLC (Lennar). Any expenses that are not covered by the assessments, would obligate Lennar to pay the shortfall. Are there any questions on the Funding Agreement? Hearing none, we need a motion to approve it.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Fiscal Year 2020-2021 Deficit Funding Agreement was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-08
Setting a Public Hearing to Amend the
District’s Rules Chapter II – Parking and
Towing Rules**

Mr. Flint: There are a couple of areas, actually two areas that we already adjusted, in an area that is proposed. The Board initially adopted Parking and Towing Policies. Tricia or Alan, do you want to go through the documents?

Ms. Adams: Supervisors, included in your agenda package are the proposed maps for the rule amendment. There was a parking area on the North side of Poetry Drive that had been considered a no parking zone. With further input from your engineering team, it was determined that should in fact be a parking zone so that area, that segment is now marked in pink. There is another area, but I don’t have that map in front of me.

Mr. Scheerer: It is off of Folklore Lane.

Ms. Adams: On the South side of Folklore Lane, there’s a small segment that is a designated parking area. Then on the curb of Imaginary Way, there is a no parking zone that covers two residential lots. This area has been reviewed by your engineering team and deemed to be appropriate. No further changes to the Parking Map are required as a result of the removal of these two parking spaces.

Mr. Flint: In addition to that and not reflected here, something for the Board to consider, is there are some areas that were under development that weren’t in the Parking and Towing Policy that inevitably will be turned over to the District. We would like to capture those areas in this revision rather than having to have another rule hearing to capture those areas. The hearing itself requires a 30-day notice, so we wouldn’t be able to have this hearing in September anyway. We would have to have it in October, unless we schedule a special meeting. I think we want to from a cost perspective. The public will likely be at your August Board Meeting, which would give us time to consider these areas that are going to be turned over to the District. If the Board and District Counsel are comfortable to adopt the resolution, adopt it subject to the inclusion of those additional areas. What are the areas, Alan?

Mr. Scheerer: Go ahead, Tricia.

Ms. Adams: There are some remaining L phases and I-5. We are ready to receive the Parking Map from the engineering team.

Mr. Flint: Okay, so those are currently not in the policy. It sounds like very soon they are going to be ready to be included. So, we want to capture them if we can. Are there any thoughts and discussion from the Board on the proposed resolution or amendments?

Mr. Kraljev: I agree. We are in a position where we could do this. We did it for Parcel I. We will clean up the L parcels as well as I-5. We can include them. I think it's a good idea to do it all in one shot. That makes sense. Thank you.

Mr. Flint: Kristen, are you okay with that?

Mr. Trucco: That's fine. That works for us as long as those additional portions are reflected in the minutes of today's meeting. Then I think we are fine.

Mr. Flint: After running the notice, we have some time.

Mr. Trucco: Okay.

Mr. Flint: So, if the Board adopts this amendment, subject to incorporation of those parcels, we can amend the map attached to Exhibit A. The notice that is run in the newspaper includes those additional areas.

Ms. Adams: Okay.

Mr. Flint: For Resolution 2020-08, we recommend you insert October 22, 2020 at 4:00 p.m. for the public hearing and that it be adopted subject to inclusion of the additional L and I-5 parcels.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Resolution 2020-08 Setting the Public Hearing to Amend the District's Rules Chapter II – Parking and Towing Rules for October 22, 2020 at 4:00 p.m. at this location was adopted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No, we are just waiting for a Surveyor's Affidavit to finish up the expansion petition. Hopefully, we will be getting that tomorrow and we can proceed with filing that tomorrow or early next week. We will continue to keep the Board updated on that expansion.

Mr. Flint: Sounds good.

B. Engineer

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

Ms. Baxter: I don't have any updates for the Board today.

C. District Manager's Report

i. Approval of Check Registers

Mr. Flint: You have the check register in your agenda package for the General Fund for May 22, 2020 through July 16, 2020 totaling \$125,756.17. Were there any questions on the check register?

Mr. Kraljev: No questions.

Mr. Flint: If not, I would ask for a motion for approval.

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

Mr. Flint: Next is the check register from July 17, 2020 through August 20, 2020 totaling \$73,806. Are there any questions on the check register? If not, I would ask for a motion for approval.

Mr. Kraljev: No questions.

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

ii. Balance Sheet and Income Statement

Mr. Flint: No action is required by the Board. If you have any questions, we can discuss those.

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: Each year the Board must approve an annual meeting schedule. It's typically been the fourth Thursday of each month at 4:00 p.m., with the exception of November and December which typically conflict with Thanksgiving and Christmas. If we need to schedule a special meeting we will. Otherwise, the other 10 months are listed. If the Board is comfortable with the meeting schedule, we need a motion for approval.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the Fiscal Year 2021 meeting schedule was approved.

NINTH 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.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman