

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, September 24, 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:

Lane Register	Assistant Secretary
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary

Also present were:

George Flint	District Manager
Tricia Adams	GMS
Kristen Trucco	District Counsel
Christina Baxter	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Supervisors were present with Ms. Morgan and Mr. Bonin being absent.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: I don't see any members of the public other than Board and staff on the Zoom call.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 27, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes?

Mr. Register: No changes, they looked good to me.

Mr. Kraljev: No comments from me.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Minutes of the August 27, 2020 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2020

Mr. Flint: The fiscal year ends this month on September 30th. The Board previously bid out auditing services per the statutory requirements. The Board selected Grau & Associates to perform the independent audit. Their fee is in accordance with their proposal and with the District's budget. Are there any questions on the proposal? If not, we need a motion to approve the agreement.

On MOTION by Ms. Kane seconded by Mr. Register with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2020 in an amount not-to-exceed \$6,200 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Aquatic Maintenance Agreement with Applied Aquatic Management

Mr. Flint: This agreement is for retention ponds that the District is currently under contract for aquatic maintenance services. The fee is \$285 per month or \$3,420 per year. Alan, is there anything that you want to point out?

Mr. Scheerer: Yes. This agreement dates back to 2016. These are the original four ponds; two in Tract J, J-1 and J-2, which is on Innovation, the pond off of Dowden Road that leads to the campsite, which is Tract G and the Phase I, Tract H pond. These are the original ponds that we started off with and that Ben and I have been talking about bringing on board some more ponds. So, it may be beneficial in the next agreement to try to group those altogether, if the Board is in consensus with that and have one agreement with one map, identifying all of the ponds by phases and tracts. The price has not changed since 2016.

Mr. Flint: Are there any questions on the agreement?

Mr. Kraljev: Are you suggesting we defer today?

Mr. Scheerer: No sir, because we have a separate agreement for the ones that the Board approved earlier in the year. We have separate agreements for all the addendums for the other

ponds that we are still maintaining that you and I were talking about last week during our onsite meeting. I wouldn't defer. We need to continue maintenance of the ponds.

Mr. Kraljev: Okay, that's fine. Thank you.

Mr. Flint: When we renew these, we can roll them all together at the point where we have all of the ponds turned over. When we renew it, we can just put them all under one agreement with the same expiration so we don't have different agreements with different terms.

Mr. Kraljev: Correct, that's what I want to accomplish. Thank you.

Mr. Flint: We can do that after this. This agreement would go into effect on October 1st, so we don't want to defer action on this and have a lapse.

Mr. Scheerer: Yes sir.

Ms. Kane: When does the other agreement expire?

Mr. Scheerer: I believe the way we tried to manage the agreements going forward, is to try to bring them in line with the fiscal year for the District. So, I want to say September 30th of next year is when it expires.

Ms. Kane: Okay.

Mr. Flint: So, when we renew it in September of 2021, we will roll them all together.

Ms. Kane: Okay.

Mr. Scheerer: Like I said, the price on this agreement hasn't changed since 2016. They held their price from Day 1.

Ms. Kane: That's almost unheard of.

Mr. Scheerer: Yes, ma'am.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the Aquatic Maintenance Agreement with Applied Aquatic Management in the amount of \$285 per month or \$3,420 per year was approved.

Mr. Flint: Those were the main items we needed the Board to approve. We wanted to make sure that we didn't have a break in the Pond Maintenance Agreement and were able to start the audit as soon as the fiscal year ended.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, do you have anything from the attorney?

Ms. Trucco: No, we are in good shape. We received some feedback from the attorney and one resident about the upcoming public hearing on Resolution 2020-08 to adopt the Parking and Towing Rules. Take a look at it and if you have any questions before the public hearing, reach out to George or myself. The maps are attached to Resolution 2020-09. Otherwise, we are working on some conveyance documents for an easement. That's it.

Mr. Flint: What is the status of the petition for expansion?

Mr. Trucco: We received a proposed Ordinance from the City of Orlando. That is sitting on our desk and we are going to review it. It's a little different than the other ones we have in Osceola County. They did not have any comments on our petition or Interlocal Agreement. They already proposed an Ordinance. So, we are going to review that.

Mr. Kraljev: Is that fairly quick that they got that back to us, because we just submitted it two weeks ago, Kristen?

Ms. Trucco: Yes, it's great. They don't have any comments on any of the exhibits to the Petition. They just drafted an Ordinance for us and sent it over. So, we are going to review that and then we will forward it to the Board for review and provide comments. Hopefully, we will get a hearing fairly quickly. It's interesting how much it varies between the County and City. The City of Orlando is apparently quick right now. So that's good news.

Mr. Flint: Yes.

Mr. Kraljev: Kristen, what is the next step?

Ms. Trucco: I believe they put it on the agenda for the Board of County Commissioners (BCC) to hold a hearing and vote on it.

Mr. Flint: They normally do two readings, Ben. So, they will need to get that scheduled.

Mr. Kraljev: Does the BCC meet monthly or twice a month? Do you know?

Mr. Flint: It's a City Commission. I don't know offhand what their meeting dates are, but normally you can get sequential dates. I think they meet at least twice a month.

Ms. Trucco: I'm happy to find that out. I can email you by the end of the week with the next available date and we can reach out to the City and see how quickly they can put it on the agenda, if we return it to them within the next week or so.

Mr. Kraljev: That would be great. Thank you.

Ms. Trucco: Okay. I will circle back with you then.

Mr. Kraljev: Is it appropriate to discuss now the issues we have relative to the plat and the transfer of the open space and park?

Mr. Flint: We might want to do that offline.

Ms. Trucco: I think that would be wise. I would like Jan to participate just to get the most out of everyone's time.

Mr. Kraljev: That's fine. I just want to make a note that they are in that process.

Ms. Trucco: We will follow up with you on that as well. We can schedule a conference call, George and Christy if you don't mind joining in on it. We will circulate a time for everyone. Thank you, Ben.

B. Engineer

Mr. Flint: Christy, do you have anything.

Ms. Baxter: I don't have any new items for the Board, but I wanted to ask Kristen what questions or comments there were on the parking. Is there anything that I need to be prepared for the next meeting. I believe an attorney sent a letter to Jan. We can get with you offline for that too. Otherwise, the resident that reached out to us initially is just asking to appear. So, we are anticipating some members of the public to be there. We just wanted the Board Members to be aware of it, so they are knowledgeable before they make that vote as to whether or not to adopt the amendment to the Parking and Towing Rules. We will get with you offline to discuss the letter we received from an attorney.

Ms. Kane: I just want to make sure that we are prepared.

Ms. Baxter: Absolutely.

Mr. Kraljev: Kristen, we have all of our Certificate of Completions on Parcel L, 2 through 4. I know that we put the L1 and #4 ponds into operation with the Water Management District. I trust we are moving forward with the transfer of the permits to the CDD on the Parcel L ponds.

Ms. Baxter: I will check on that for you and get some input back to you.

Mr. Kraljev: Okay. Thank you. We lack one Certificate of Completion on I5. Just be aware of that with the county. We want to make sure that all of those ponds are transferred.

Ms. Baxter: Okay.

Mr. Kraljev: Thank you.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register from August 20, 2020 through September 17, 2020 in the total amount of \$59,143.80. Are there any questions or comments on the Check Register?

Mr. Kraljev: No comments.

Mr. Flint: Then we need a motion to approve it.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the August 20, 2020 through September 17, 2020 Check Register in the amount of \$59,143.80 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through the end of August. No action is required by the Board. If the Board has any questions, we can discuss those.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Are there any other items that the Board wanted to discuss that wasn't on the agenda?

Mr. Kraljev: One note for Kristy. Are we also preparing another Engineering Report? Nicole keeps asking about the status or timing of the requirement for the next Engineering Report for Storey Park.

Ms. Baxter: We have not added Parcel K to the Engineer's Report. My understanding is that would need to be done ahead of preparing for the bond issuance on Parcel K.

Mr. Flint: Ben, depending on how quickly Lennar wants to move on issuing bonds, once the annexation is complete, you may want to get them engaged now in developing that report because we are going to have to hold an assessment hearing because that property is not currently in the District. It hasn't been included in the prior assessment processes. So, we are going to need the Engineer's Report. We will have to prepare a Master Assessment Methodology for Assessment Area 4 and go through a public hearing process before we can issue bonds. We can work on these items simultaneously. We don't have to re-validate the bonds, but we will have to go through that 30-day assessment hearing process, once the District is created.

Mr. Kraljev: I take it we need to have the expansion completed prior to that. Is that right?

Mr. Flint: Yes. Depending on how confident we are that it is going to be approved and how quickly you want to move, you may want to have the Engineer working on that report now. So, once it is annexed, we can hold a Board meeting and set the hearing. The process is we need the Engineer's Report and Master Methodology and then the Board adopts a resolution declaring its intent to levy assessments and a resolution setting the public hearing. That public hearing has to be at least 30 days from when you set it because there is a mailed notice.

Mr. Kraljev: As long as we have that on everyone's radar, that's fine.

Mr. Flint: Yes.

Mr. Kraljev: Thank you, George.

Mr. Flint: Is there anything else?

Mr. Scheerer: We had a pre-meeting with OmegaScapes last week. The meeting went well. As you know, we are transitioning on October 1st. We followed up with a meeting with Down 2 Earth on Friday of last week. I have another meeting tomorrow with Down 2 Earth, to make sure that they get everything maintained for the CDD prior to transition. Then Wednesday of next week, the 30th, we will have another walk through with OmegaScapes staff, just to make sure that everybody is on the same page for October 1st. I just want the Board to be aware that we are handling that transition as well.

Mr. Flint: Sounds great.

Mr. Scheerer: That's all I have.

Mr. Flint: Thanks, Alan.

EIGHTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman