

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, July 22, 2021 at 6:00 p.m. at the Rosen Plaza Hotel, 9700 International Drive, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary

Also present were:

Jason Showe	District Manager
George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Cliff Geismar	Attorney for Michael Cochran

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: We will note for purposes of the recording that we will also have a public comment section for the budget adoption. At this point, does anyone on the phone have any public comments to make at this time? Hearing none,

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 24, 2021 Meeting**

Mr. Showe: The minutes were included as part of your agenda package and we can take any corrections or changes at this time or a motion to approve.

Ms. Kane MOVED to approve the Minutes of the June 24, 2021 Meeting as presented and Mr. Kraljev seconded the motion.
--

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor the Minutes of the June 24, 2021 Meeting as presented were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Showe stated at this time, we need a motion to open the public hearing.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the public hearing to adopt the Fiscal Year 2022 budget was opened.

Mr. Showe: We have a presentation if the Board wants us to go through the budget. It might be easier since there is no audience here.

**A. Consideration of Resolution 2021-19 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations**

Mr. Showe: The resolution in front of you approves the Proposed Budget for the District for the upcoming year. We will note that it has an increase. Starting on Page 1 of your budget, we will note that this year's budget has no developer contributions, meaning that all of these investments will be levied on properties within the District. Since there are no developer contributions, this is essentially a build-out budget, as best as we can facilitate that. On the *Administrative* side, you will notice that Fiscal Year 2021 actuals are slightly above our Proposed Budget for Fiscal Year 2022. The large increases that you are going to see in this budget are on Page 2, which is the *Operations* side. For *Landscape Maintenance* and *Lake Maintenance*, we projected the full development including all of the Parcel K tracts. So, those are much higher. Those are based on some proposals we received. We believe those to be the full build-out amounts. At the bottom of the *Repairs & Maintenance* section, we added *Enhanced Traffic Enforcement*, based on comments from the Board. That amount is approximately \$40,000 and includes three days a week of four hour shifts from City of Orlando off-duty officers. We projected *Streetlights* at approximately \$240,000 and we have some *Capital Outlay Projects* totaling \$74,000. Those are really designed to do some new signage and roadway markers as well as boundary fencing on Satire Street to the pedestrian bridge. In terms of signage and

roadway markings, that is really intended for the “*No Parking*” in Parcel K. *Amenity Signage* is potentially for some one-way alley arrows, “*No Fishing*” signs and some radar speed detection signs. Pages 3 to 5 shows the assessments. On Page 5 towards the bottom, is a table of assessments. We are projecting a 25% in *Operations & Maintenance*. From Pages 6 through 12, you will see line-item descriptions of each of those account lines, which detail what those account lines are and how we get those dollar amounts. Then from Pages 13 through 24, is all of debt service for the District. We will note one change that you didn’t see in the previous version. Now that the Series 2021 bonds were issued, we added that to the tables. It is important to note, that doesn’t translate to anyone who already owns property. It’s exclusively for Phases 1 and 2 of Parcel K. For those on the phone, we have an agenda on the website as well as the budget, so you can refer to those items. If the Board is amenable at this point, we can open it up for any comments from folks on the phone. If you want to make a public comment about the budget, we ask that you keep your comments to three minutes and state your name and address for our recording. We will open it up, first come/first serve. Is there anyone on the phone who would like to comment on the budget?

Mr. Geismar: I am Mr. Cliff Geismar, an attorney for Mr. Michael Cochran. I had a question about the landscaping company. It is my understanding that you paid \$85,000 more than the prior company. I was wondering about that.

Mr. Showe: Is that in reference to the budget?

Mr. Geismar: Mr. Cochran is questioning the budget expenses.

Mr. Showe: The budget anticipates full development of the community, which includes some areas that are not currently under the contract of the landscaper. They provided us estimates for the new areas that we expect to come online at some point during the year. Those areas aren’t under contract as of yet, but we are putting them in the budget for purposes of assuring that we have enough assessments to cover those.

Mr. Geismar: So, they haven’t been questioned. Do you anticipate giving the owners receipts for giving them a breakdown of all expenses?

Mr. Showe: The full budget is available on the website. We also have Check Registers and financials, which was included in the agenda package. Those are all on the website as well. Additionally, the District will be audited every year by an independent auditor as well.

Ms. Carpenter: The results get submitted to the State of Florida Governor’s Office.

Mr. Showe: Are there any other public comments?

Mr. Geismar: Do we need to restrict ourselves to the budget at this point?

Mr. Showe: This is the public hearing strictly for the budget at this point. So, yes public comments would be related to the budget. Are there any other public comments? Hearing none, we can return it to the Board to take any comments on the resolution or a motion to approve Resolution 2021-19.

On MOTION by Mr. Bonin seconded by Ms. Kraljev with all in favor, Resolution 2019-19 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations was adopted.

**B. Consideration of Resolution 2021-20 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe: The second part of the budget process is Resolution 2021-20, which imposes the special assessments. Attached to this resolution is the budget that was just approved by the Board as well as the Assessment Roll, which I have with me if anybody wants to look at it. This outlines every property within the District and the expected assessments that go along with that, that were approved as part of the budget you just adopted. We can take public comment on this, but it would be strictly related to the imposition of special assessments. Are there any public comments? Hearing none, we can return it to the Board for any questions or a motion to approve.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor Resolution 2021-20 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We need a motion to close the public hearing.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the public hearing to adopt the Fiscal Year 2022 budget was closed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-21  
Accepting the Conveyance of Real  
Property and Improvements**

Mr. Showe: This is accepting the conveyance of real property and improvements to the CDD. I think District Counsel can present this one.

Ms. Trucco: I will start and Jan can add anything. Resolution 2021-21 is for the conveyance of real property tracts and related improvements for the Parcel L, Phase 3 Plat. This conveyance was contemplated by the original development plans for the District including the recorded plat. Attached to the resolution is a Special Warranty Deed and a Bill of Sale that will transfer the real property tracts and the related improvements from Lennar Homes, LLC. to the District. We also have an agreement regarding taxes and Owners Affidavit, which is a promise from the developer that there are no outstanding taxes on the real property, improvements or encumbrances on the real property improvements that would hinder the ability of the District to maintain those. Finally, there is a Certificate of the District Engineer that is attached to the resolution, which is required under the bond documents, including the Acquisition Agreement. The District Engineer certifies that the real property tax and improvements are up to the District's stands for acceptance. So, we also have that certificate attached to our resolution. We can answer any questions you may have. Otherwise, we are looking for a motion to approve.

Ms. Carpenter: This is the same process the Board has gone through for all of the plats for the requisitions. I think all of you have seen it many times before.

Ms. Kane MOVED to adopt Resolution 2021-21 Accepting the Conveyance of Real Property and Improvements and Mr. Kraljev seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor Resolution 2021-21 Accepting the Conveyance of Real Property and Improvements was adopted.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: We have nothing new to report to the Board, today. We are just working on some additional conveyances for a few other plats. So, we will be circling back with the Board for presentation of those conveyance. Jan, do you have anything else?

Ms. Carpenter: No.

**B. Engineer**

Mr. Showe: We checked with the District Engineer and they don't have any additional items this evening.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: In the General Fund, we have Checks 678 through 688 totaling \$32,237.32. We also have June payroll for \$369.40 for a total of \$32,606.72. Staff can answer any questions about those invoices should the Board have any. Otherwise, we would look a motion to approve the Check Register.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the June 17, 2021 through July 15, 2021 Check Register in the amount of \$32,606.72 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Showe: Finally, you have the Balance Sheet and Income Statement. There is no action required by the Board. I think the account lines are falling in line, just like in the budget, so there are no surprises there. We checked with accounting this morning and we are at 100% collected on our assessments. So, we are in great shape on assessment collections. If there are no questions, we will open it up again for any additional public comments. Hearing none,

**SEVENTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: Are there any additional public comments at this time? If so, please state your name and address and keep your comments to three minutes. Hearing none,

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Showe: Are there any Supervisor's Requests or other business? Hearing none,

**NINTH ORDER OF BUSINESS**

**Next Meeting Date – August 26, 2021 at 4:00 PM**

Mr. Showe: The next meeting is scheduled for August 26, 2021 at 4:00 P.M. at the GMS office. We are also still looking for locations that might be closer to the District at the same time, but maybe different days to accommodate staff. Schools are expected to reopen in September and October, so we will have more availability. We are hoping to have a meeting schedule for you at the next meeting.

Mr. Flint: We will have a public hearing on August 26<sup>th</sup>. It is advertised for our office downtown. We will have to have that meeting at the time you traditionally meet. However, as Jason indicated, we would expect when we present your annual meeting notice, that hopefully we will have some options that would be closer to Storey Park. We will work on that.

Ms. Carpenter: Libraries are still not open due to COVID and the schools have not been open. So, it is tough to find a place to hold meetings.

Ms. Kane: Is the August meeting the annual meeting?

Mr. Showe: CDDs really don't have an annual meeting like an HOA, but we are hoping to have the next meeting schedule. So, if we can get all of that completed, we may not need to have a September meeting, but we will see if we can find a good location for it. The August meeting will be at our office at our regular time at 4:00 p.m. If there are no other comments, we need a motion to adjourn.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman