

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 26, 2021 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

Jill Burns	District Manager
Kristen Trucco	District Counsel
Nicolle Van Valkenburg	District Engineer
Phillip Gildan	Developer's Counsel via Zoom
Alan Scheerer	Field Manager
Valerie D'Ambrosio	Lennar Homes
Resident	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. A quorum was present. Mr. Register was administered the Oath of Office prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns: This is the portion of the agenda where if any members of the public have any public comments on anything that is currently on the agenda, this would be the time. We ask that everybody keep their comments to three minutes, so everyone has an opportunity to be heard. There is also a public comment period at the end for any items that are not on the agenda. No members of the public are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Andrew Ashby and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

- **Acceptance of Resignation of Susan Kane (Item D)**

Ms. Burns: We received two letters of resignation. One is from Mr. Andrew Ashby. The term of this seat expires in November 2024. We also received a letter of resignation from Ms. Susan Kane, which you should have a copy of. The term of that seat expires in 2022. First, we need a motion to accept both of those letters of resignation.

On MOTION by Mr. Kraljev seconded by Mr. Register with all in favor the resignations of Mr. Andrew Ashby and Ms. Kane were accepted.

Ms. Burns: That leaves two vacancies on the Board. Does anyone have any nominations to fill those seats?

Mr. Kraljev: We do.

Ms. Burns: Let's do the seat with the longer term first, the one that expires in 2024. Would you like to do that one first?

Mr. Kraljev: Sure.

Ms. Burns: Who would you like to appoint to that seat?

Mr. Kraljev: I would like to appoint Mike McQuarrie.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor appointing Mike McQuarrie to fill the unexpired term of Andrew Ashby expiring in November 2024 was approved.

Ms. Burns: For the record, Mike is not in attendance today. So, he will be sworn in at the next meeting. Do you have anyone for the other seat or do you want to leave that vacant at this time?

Mr. Bonin: Leave it vacant.

Ms. Burns: Okay. That seat will remain vacant. We will leave that on the agenda going forward, until you have someone to fill that seat.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Register was sworn in prior to the meeting.

C. Consideration of Resolution 2021-26 Electing an Assistant Secretary

Ms. Burns: You have an updated copy of Resolution 2021-26 in your agenda. This is to re-elect officers since we had changes in the Board makeup. The current Chair is Rob and Ben is the Vice Chair. If you would like, we can have the remaining Supervisors continue serving as Assistant Secretaries. Does that work for you?

Mr. Register: Yes.

Ms. Burns: So, we need a motion to approve the resolution as outlined.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor appointing Mike McQuarrie as Assistant Secretary and retaining the remaining officers as evidenced by adopting Resolution 2021-26 was approved.

D. Administration of Oaths to Newly Appointed Supervisors

This item was discussed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 22, 2021 Meeting

Ms. Burns: Are there any questions, comments or corrections?

Mr. Register: They look good.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Minutes of the July 22, 2021 Meeting as presented was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolutions Accepting the Conveyance of Real Property and Improvements

A. Resolution 2021-22 – Parcel L Phase 4 Plat

Ms. Burns: You can see all of the documents that are included with the resolution. If anybody has any questions on those, I would be happy to answer them. There is the form of the Engineer’s Certificate saying that the improvements in those areas have been completed as well as the deeds. Exhibit A has the description of all the property.

Ms. Trucco: There is a Special Warranty Deed, which transfers the real property from Lennar to the District. We have a Bill of Sale, which transfers the improvements from Lennar to the District, Owners Affidavit and agreement regarding taxes, which is a promise from the

developer that there are no outstanding taxes or encumbrances on the property or improvements that would hinder the ability of the District to own and maintain those. As required by the Acquisition Agreement in the initial bond documents, there is a District Engineer’s Certificate. Christina is in the process of reviewing these conveyances and signing off, but for right now, we are looking for just approval by the Board of the conveyance of real property and improvements specified in the attachments. Are there any questions?

Ms. Burns: If not, we need a motion to approve.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor Resolution 2021-22 Accepting the Conveyance of Real Property and Improvements for Parcel L, Phase 4 Plat was adopted.

B. Resolution 2021-23 –Phase 5 Plat

Ms. Trucco: The same exact documents are attached to Resolution 2021-23. It is just for real property improvements for the Phase 5 plat.

Ms. Burns: Are there any questions? If not, we need a motion to approve.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Resolution 2021-23 Accepting the Conveyance of Real Property and Improvements for the Phase 4 Plat was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-24
Declaring the Assessment Area Three
Project (Series 2019 Bonds) Complete**

Ms. Trucco: Attached to the resolution is a Certificate of the District Engineer, certifying that the 2019 project that was constructed using the Series 2019 bond funds is complete. This certification and resolution are required under the bond documents. The District Engineer has already signed off on this and we are just looking for Board approval of the completion of the 2019 project.

Ms. Burns: Are there any questions on that?

Mr. Bonin: No.

Ms. Kraljev: Then we need a motion to approve.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor Resolution 2021-24 Declaring the Assessment Area Three Project (Series 2019 Bonds) Complete was adopted.

SEVENTH ORDER OF BUSINESS

Financing Matters

Ms. Burns: This public hearing has been advertised in the newspaper as well as a notice that was sent to all property owners. We need a motion to open the public hearing.

On MOTION by Mr. Kraljev seconded by Mr. Register with all in favor the public hearing for Assessment Area 4 was opened.

A. Consideration of Engineer’s Report

Ms. Burns: It is my understanding that this area is just a cleanup item regarding a parcel that was missing from the prior public hearing that was held levying assessments. So, this would levy the same assessment for this are, which is the Series 2021 bonds. Do you want to have the District Engineer go over it? It hasn’t changed.

Ms. Trucco: I believe it has. This is just incorporating an additional area that since the last public hearing has been platted and should be included in the assessment area. This is just cleanup work. The Engineer’s Report and Assessment Methodology now incorporates that additional area.

Ms. Burns: Do you want motions to approve both of the reports?

Ms. Trucco: Yes please.

Ms. Burns: We need a motion to approve the Engineer’s Report if there are no questions.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Engineer’s Report for Assessment Area 4 was approved.

B. Consideration of Master Assessment Methodology for Assessment Area Four

Ms. Adams: Unless there are any questions on the Master Assessment Methodology for Assessment Area 4, we would be looking for a motion to approve it.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Master Assessment Methodology Report for Assessment Area 4 was approved.

C. Public Comment and Testimony

Ms. Burns: We have one person who just joined the meeting. So, I want to open that up for public comment. Are there any public comments on the levying of assessments for Assessment Area 4?

Ms. Uma Sebi: Hello. Was an agenda sent out so I can follow?

Ms. Burns: Yes. It should be on the District’s website. This is just the public hearing on the levying of assessments for Assessment Area 4, which is an area that is current under development or will be under development shortly. There will be another opportunity on other items at the end as well.

Ms. Sebi: Thank you.

Ms. Burns: Are there any other public comments at this time? Hearing none, we need a motion to close the public hearing.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the public hearing for Assessment Area 4 was opened.

D. Consideration of Resolution 2021-25 Levying Assessments

Ms. Burns: Kristen, is there anything that you want on the record, in particular? I’m happy to give a brief overview.

Ms. Trucco: Oh no, that’s okay. The Board has already seen a levying resolution. Again, this is just a cleanup resolution to account for an additional parcel or an additional piece on a parcel from the last levying resolution. The Supplemental Assessment Methodology has been updated to reflect that additional piece. It is attached to the resolution as well as a revised Engineer’s Report. So, this is approving the levying of assessments to repay the Series 2021 bonds in the amount of \$6,030,000 to construct the Series 2021 project in accordance with the Engineer’s Report. If you have any questions, we can take them now. Otherwise, we are just looking for a motion to approve Resolution 2021-25.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2021-25 Authorizing and Confirming the Assessment Area 4 Project; Equalizing, Approving and Levying Special Assessments on Property Specially Benefitted by Such Assessment Area 4 Project to Pay the Costs Thereof; Providing for the Payment and the Collection of Such Special Assessments by the

Method Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date was adopted.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Ms. Burns: This was an item that I was told the Board wanted on all agendas going forward. So, if anybody has anything that they would like to discuss, please do so. If not, I think we can move on.

Mr. Kraljev: Only to the extent that we have additional parcels in the pipeline being compared to the same package as we have on L495.

Ms. Trucco: There are additional plats that we are working on conveyances for this District. So those will be forthcoming.

Ms. Burns: Is there anything else on that item? Hearing none,

NINTH ORDER OF BUSINESS

Discussion of Sign Proposals

Ms. Burns: Alan?

Mr. Scheerer: Yes. Thank you. If the Board recalls at a previous meeting, Tricia presented the L2 section that was missing some signs. Supervisor Ashby recommended that we get a quote from Mailbox Solutions, which we did. What’s in your agenda package is a proposal from Fausnight Stripe & Line, Inc. (Fausnight). Mailbox Solutions cost to do the same work was \$10,125. I have copies here. We didn’t include it in the agenda because they were the higher amount. The proposal that you see in the agenda today for consideration, I believe, Tricia mentioned, since we are in developer funding, this would be something that the Board wanted to approve, but they wanted us to look at the Mailbox Solutions quote. So, Fausnight’s price is \$8,975 and Mailbox Solutions is \$10,125.

Mr. Register: Do you have a recommendation? I do. Fausnight. They have done all of the recent work. They do a good job. They are competitive and will stake out each sign location prior to calling locates. This way when locates comes out, they will know exactly. That was the same scope that was provided to Mr. Barrios at Mailbox Solutions.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the proposal from Fausnight Stripe & Line, Inc. for no parking signs in the amount of \$8,975 was approved.

TENTH ORDER OF BUSINESS

Consideration of Engagement Letter for Arbitrage Services for Series 2021 Bonds

Ms. Burns: This is an engagement letter for arbitrage services for the Series 2021 bonds that were just issued. Under the Internal Revenue Code, the District has to demonstrate that it does not earn more interest than it pays. This is a report that is required under the Trust Indenture. There is a proposal from Grau & Associates. The annual cost is \$600. If anybody has any questions, I'd be happy to answer them. Otherwise, we are suggesting that you approve the quote from Grau & Associates.

On MOTION by Mr. Kraljev seconded by Mr. Register with all in favor the Engagement Letter from Grau & Associates for Arbitrage Services for Series 2021 Bonds was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Ms. Burns: Alan?

Mr. Scheerer: I believe that Jill handed out to the Supervisors a proposal from Applied Aquatic. At a prior meeting, the Board authorized the CDD to begin the landscape maintenance around Ponds K-2 and K-4. We didn't have at the time the proposal for the aquatic maintenance. So, in your agenda package is the agreement with Applied Aquatic to include Ponds K-2 and K-4 for monthly pond maintenance. These are the same numbers that were included in the budget for 2022. There should be a map, I believe, attached to the proposal that shows the two locations. The developer is working hard on that final pond and at some point, we will bring that back to the Board for approval.

Mr. Register: Our goal is to not let it get away from us.

Mr. Scheerer: If you recall, on the L-61 and L-62 Ponds, we had quite a bit of cattail and a lot of invasives in those ponds because it was let go for a while.

Mr. Register: It cost us more money to take care of it then.

Mr. Scheerer: That is correct. Again, this is the contract that is current doing all of the ponds in Storey Park. This number is included in the budget, but we will get ahead of it starting the month of September, probably.

Mr. Register: We are still digging the back pond, but it should be completed in the next 30 to 45 days. That is the big K-1 pond.

Mr. Scheerer: That is a deep pond.

Ms. Burns: Are there any questions for Alan on that proposal? If not, we need a motion to approve.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. for monthly pond maintenance of Ponds K-2 and K-4 was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no new updates for the Board. We are just working on those conveyance.

Mr. Register: It's a lot of work, isn't it?

Ms. Trucco: It is. There is quite a bit to do. So, we are just going to keep bringing resolutions before the Board to finished up the conveyance for the property.

Mr. Register: So, the title work is all done?

Ms. Trucco: I don't think we received them back, but the title has been ordered. They are in the process. Hopefully, I will have them by next week.

Ms. Burns: Are there any other questions for Kristen? Hearing none,

B. Engineer

Ms. Burns: Nicole?

Ms. Van Valkenburg: Yes. Good afternoon. We have no updates for the Board right now.

Ms. Burns: Does anyone have any questions for Nicole? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Ms. Burns: This is through August 19th. The total amount is \$119,358.46. I'm happy to answer any questions. If there are no questions, we are just looking a motion to approve the Check Register.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the July 15, 2021 through August 19, 2021 Check Register in the amount of \$119,358.46 was approved.

ii. Balance Sheet and Income Statement

Ms. Burns: The financial statements are included in your agenda package for review. No action is required by the Board, but I would be happy to answer any questions. Hearing none,

iii. Approval of Fiscal Year 2022 Meeting Schedule

Ms. Burns: We have a tentative schedule in the agenda package for four meetings at Innovation Middle School, which is closer to the site location. There is a cost to hold those meetings there of approximately \$50 an hour, with requirements from the school about everybody having to check in. Public meeting locations are a little tough fright now. Most of the libraries aren't allowing us to rent, so it's been a little tough to find locations. Generally, there are some costs involved with that. The schedule that is in there contemplates holding those meetings in October, January, April and July, just to be cost effective and not advertise all of the meetings separately. The other meetings will be held here.

Mr. Register: When?

Ms. Burns: The second Tuesday at 4:00 p.m. So, it's moving from Thursday to Tuesday. It would be here, except for on that quarterly schedule, it would be at Innovation Middle School.

Mr. Register: What months did we pick?

Ms. Burns: October, January, April and July. I think the reason for that was April and July would be the budget meetings. So that was the proposed schedule. The Board can feel free to suggest any changes or look at changes to the location. Whatever you want.

Mr. Bonin: We got some feedback from the community to have something closer. So, do we feel like quarterly is good?

Mr. Register: I think so.

Ms. Burns: We can always look at it down the road. If we keep getting more feedback and we want to move those locations, we can do that, but this is probably a good place to start. We need a motion to approve the meeting schedule.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Fiscal Year 2022 meeting schedule as presented was approved.

iv. Ratification of Funding Requests #3 - #5

Ms. Burns: These have already been approved. They just need to be ratified by the Board.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor Funding Requests #3 - #5 were ratified.

THIRTEENTH ORDER OF BUSINESS

Public Comment Period

Ms. Burns: This is the portion of the agenda. If anyone has any public comments on anything that was not on the agenda, now would be the appropriate time. We ask that you try to keep your comments to three minutes. We have no members of the public present, but anyone on Zoom who has a public comment, can use Zoom’s raised hand feature to be called on. I do not see anyone with a raised hand.

FOURTEENTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Burns: Is there anything else from the Board? Hearing none, Alan, do you have anything else?

Mr. Scheerer: Just a couple of things. We met with Ben earlier today. Just so the Board knows, we looked at that OS tract. We got that cleaned up. What you may not know is we had a mainline break in a sleeve that goes from west to east across Story Time Drive to the median. I have some great pictures of that. I was out a couple of days ago. You probably saw them laying sod today. The reason why they were laying the sod today is they had to excavate the median to cut the pipe out, pull it and reconnect it. The sleeve was left intact, but there was a break inside of the sleeve, so we had water bubbling up on the edge of the curb.

Mr. Register: Who found that, Alan?

Mr. Scheerer: OmegaScapes. They dug it up and called me. I happened to be in the area. I went out there with Shane who you know and their Irrigation Manager. They were still digging, but we did have that mainline break. It wasn't a big deal. It was in a 4 Inch sleeve. It was like a 2 Inch mainline. It's already been corrected and we re-sodded that area. Then OmegaScapes provided some free plants up and down the road and took out some old Juniper and installed some Variegated Liriope. It looks really good. That was done today as well.

Mr. Register: For the rest of the Board and Rob, we had some issues with the landscaper. I know that you were using them on other projects, but basically, they fell down big time. I was ready to release them and have OmegaScapes come in and clean up. They are supposed to come back and clean things up on Monday. It has been a little tough because it in rough shape on Story Time Drive. That should be cleaned up. We are also having challenges with Moss Park Properties (MPP) maintaining that strip between us and school. We continue to get letters from the City of Orlando. If they don't get it cleaned up, they are looking at some pretty substantial fines. So, Alan and I met this morning to make sure that our portion is cleaned up.

Mr. Scheerer: It is clean.

Mr. Register: It is clean. Dave will get rid of the Palm trees and any other degree out there tomorrow, but MPP has to be responsible to take care of their strip of land, which they have not been maintaining.

Mr. Scheerer: Other than that, I think the place looks good. Just a quick note for the Board, we have Bahia on Story Time Drive and Storey Park Boulevard. We have been having challenges with the grass filling in. So, what we are doing now is we are going to alternate weeks for mowing. You will see some seed heads. We want to see the seed heads pop up. So, if you drive out there and you see the seed heads, that's intentional. What we are going to do is re-germinate that Bahia using Mother Nature. So, we are going to let it grow for two weeks and then we will cut it. We are going to alternate Storey Park Boulevard and Story Time Drive. Those are the only two areas we have in the community on the boulevard that is Bahia grass. Everything else is St. Augustine. St. Augustine looks great, but the Bahia grass is struggling a little bit, even with all of the water that we have been getting. So, if you see the seed heads, don't panic. We are on it. Shane and I are working in concert and I think it will prove to be beneficial for everybody in the long run.

Mr. Kraljev: Perfect.

Mr. Scheerer: That's all I have.

Ms. Bruns: Does anybody have anything else? If not, we need a motion to adjourn.

FIFTEENTH ORDER OF BUSINESS

**Next Meeting Date – September 23, 2021
at 4:00 PM**

The next meeting is September 23, 2021 at 4:00 P.M.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman