

**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 Tuesday, January 11, 2022 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
Mike McQuarrie	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Christine Baxter	Engineer
Alan Scheerer	Field Manager

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: Only members of staff and the Board are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022

Mr. Showe: There is a current Board vacancy. We can take any appointments at this time for that seat.

Mr. Kraljev: I would like to appoint Ms. Teresa Díaz.

Mr. Kraljev MOVED to appoint Ms. Teresa Díaz to fulfill the Board vacancy with a term ending November 2022 and Mr. McQuarrie seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor appointing Ms. Teresa Díaz to fulfill the Board vacancy with a term ending November 2022 was approved.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Showe: She is not here today, so we will administer the oath to her prior to your next Board meeting.

C. Consideration of Resolution 2022-05 Electing Assistant Secretary

Mr. Showe: This resolution is to appoint Ms. Teresa Díaz as Assistant Secretary.

Mr. McQuarrie MOVED to appoint Ms. Teresa Díaz as Assistant Secretary as evidenced by the adoption of Resolution 2022-05 and Mr. Kraljev seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor appointing Ms. Teresa Díaz as Assistant Secretary as evidenced by the adoption of Resolution 2022-05 was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 12, 2021 Meeting

Mr. Showe: The minutes of the October 12, 2021 meeting are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve the minutes.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Minutes of the October 12, 2021 Meeting as presented were approved.

FIFTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Agreement with the Orange County Property Appraiser

Mr. Showe: The Orange County Property Appraiser requires one of these to be completed every year. This is the same type of agreement that we typically have with them to put the assessments on the Tax Bill. So, it would be our recommendation to approve the agreement.

Ms. Trucco: This is to collect the special assessment from the landowners as opposed to direct billing. So, we recommend this manner of collection.

Mr. McQuarrie: What is the other method?

Ms. Trucco: Direct billing.

Mr. McQuarrie: Okay.

Mr. Showe: We do direct billing on unplatted properties, but everything else falls under this agreement, so once its platted, it goes on the Tax Bill.

Mr. McQuarrie: Okay.

Ms. Trucco: So, we can potentially foreclose if they don't pay their assessments.

Mr. McQuarrie: I understand.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor the Non-Ad Valorem Assessment Agreement with the Orange County Property Appraiser was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06
Authorizing Execution of Public
Depositor's Report**

Mr. Showe: The original one that was created, only allowed certain folks to approve that. So, we expanded that to include the District Manager, Treasurer and Assistant Treasurer. This is just to execute any documents in accordance with the Florida Statutes.

Ms. Trucco: Yes. Because we are a holder of public funds and a governmental entity, we have to deposit funds into a public depository that is deemed a public depository by the Finance Department in Florida. They have certain things like insurance requirements for banks and indemnification. This is just a standard procedural resolution.

Mr. McQuarrie: So, you are just changing the title of the account and not the institution.

Mr. Showe: Correct.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor Resolution 2022-06 Authorizing Execution of the Public Depositor's Report was adopted.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. Showe: I didn't know if the Board wanted to discuss any pending real property conveyances.

Mr. Kraljev: Only to the extent that we are working our way through all of the different parcels. Rob, we have something for you to sign today. There are a couple of Parcels in I that relate to the work being done that we still need to transfer. For permitting purposes, we are going to leave it with Lennar until that work is finished.

Mr. Scheerer: The cell tower tract.

Mr. Kraljev: The cell tower tract and the two related parcels.

Mr. Scheerer: Yeah. There is that one parcel. I think it is Parcel 8 or something like that.

Mr. Kraljev: Yes. Then we will transfer those. So that is the only thing that's outstanding. I think these are going to clear up most of the other parcels.

Ms. Trucco: All of the remaining phases. We are nearly finished with all of the conveyances that are ready to be transferred to the District right now and are working in conjunction with the developer to finalize the remainder of them.

Mr. Showe: Alright.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Other than those conveyances, we are working with the District Engineer on a requisition for the Developer. You should be seeing that for ratification on the next agenda.

Mr. Showe: We are actually going to have the Chair sign it now.

Ms. Trucco: Great. So, there may be some additional improvement conveyances that we will have ratified at next month's meeting. We are just going to be reviewing that requisition and signing off on it.

Mr. Kraljev: Okay.

Mr. Trucco: That's my only legal update.

B. Engineer

Mr. Showe: Are there any updates, Christina?

Ms. Baxter: I have nothing for the Board today.

Mr. Kraljev: I don't know if this is the appropriate time, Christy, but I wanted to touch base on the closing of Parcel K-3 with MPP.

Ms. Baxter: Okay.

Mr. Kraljev: I think you received an email from Shamus, trying to put together a meeting. We have a number of obligations that are required from Lennar to MPP on a Master DRI. Parcel K-3 is the last closing. Storey Park is at last closing a parcel that Lennar has an obligation to. So, we have a laundry list of outstanding obligations that we need to clear up. There is going to be a requirement and coordination between the CDD, Poulos & Bennett and an Environmental Consultant to close out all of those obligations. If they are not closed out, we need to address how we are going to handle them on a going forward basis and still get Parcel K-3 closed. Christy, I spoke late this afternoon with Mr. Mark McDonald and Mr. Brian Cipollone. What we are thinking of is for that list to go out to everyone individually. So, Poulos & Bennett will look at their prospective items, clear what they can or identify what is not satisfied. We will do the same with Darla on the environmental side and work our way through that list. We want to get as many obligations closed out as possible. Of course, MPP is going to have to review it and agree or tell us what their position is. So, I just want to make sure that Christy, you are in the loop and Jane and Chris are also in the loop because there are some CDD tasks in there as well. I will go ahead and send that information to you also, Kristen.

Ms. Trucco: That would be great.

Mr. Kraljev: Then we can all individually reconvene, Christy and go through that list and go from there. Does that sound reasonable?

Ms. Baxter: Yes. It looks like there is a meeting on my calendar for January 12th, which is tomorrow.

Mr. Kraljev: Yes, but not everyone has accepted or communicated, so you may receive another email from Shamus pushing that out to give everyone an opportunity to review the information. There is no sense getting together when no one really has any information to add because they haven't seen the material yet. Okay?

Ms. Baxter: Okay.

Mr. Kraljev: I just wanted to put that out.

Ms. Baxter: I got it.

Mr. Kraljev: Okay. Because that is going to be a big deal to get closed out. Thanks. That's it.

Mr. Showe: Is there anything else for the District Engineer? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 726 through 774 for \$329,324.55 and October payroll for \$369.40 for a total of \$329,693.95. Staff can answer any questions about those invoices should you have any.

Mr. Kraljev: No questions.

Mr. Showe: Otherwise, we need a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the October 1, 2021 through December 31, 2021 Check Register in the amount of \$329,693.95 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. It is through December, so we are starting to see some trends. We are spending less than what is in the budget. Obviously, we haven't received much in assessments, yet, but those will start coming in.

iii. **Field Manager's Report**

Mr. Scheerer: I just have one thing that we need to update on, which the Board may not be aware of. We had some vandalism over the holidays. Somebody ripped one of the letters off of the Storey Park monument on Dowden Road on the south side of the road and a couple of covers that go over the books. So, we are working right now to get the same vendor to assist us and price all of that for us. I've already talked to them and sent them some photos since they did the same ones for the Storey Creek CDD, the most recent ones. So, we are working on those right now. The lights are out on that whole side because of the damage. I'm not sure what happened, but all of the other monuments work fine. The landscaper is doing a good job.

Mr. Kraljev: OmegaScapés?

Mr. Scheerer: Yes. The pond guys are doing a good job. Other than that, I don't think I have any other issues or concerns right now, unless you do about the Storey Park Boulevard landscaping.

Mr. Kraljev: Ms. Teresa Díaz will be taking on that work.

Mr. Scheerer: I got you.

Mr. Kraljev: A lot of that work has been contracted. Mike has some contracts done. We are getting very close to having the wood fencing done, as well as the landscaping, which Teresa will be focused on. We do have the permits for the I-5 cell tower park.

Mr. Scheerer: Okay.

Mr. Kraljev: That permit has been issued. Site Development will be doing the site work and then Teresa will be handling the equipment that goes in there and the dog park.

Mr. Scheerer: So, in the next few months, you will see once that Bahia starts growing, we will probably alternate cuts to try to get those seed heads to pop and regerminate some of the islands on Storey Time and Storey Park Boulevard. We did that towards the end of the season last year and I think it really helped.

Mr. Kraljev: It did.

Mr. Scheerer: If anybody calls, we will handle any complaints from residents, but if the Board or Lennar see that out there, know that we are doing that.

Mr. Kraljev: Can we communicate something to the HOA?

Mr. Scheerer: Of course. We are not there yet, obviously, but in the next few months, when we start getting into the growing season, that is what we are going to be doing. That's it.

Mr. Showe: One other update that is not on the agenda, but we communicated with the Board about, was the assessment issue that we had with the Orange County Tax Collector. There were about 500 parcels that got mis-assessed, although they were correct when we sent the file in. Residents were very understanding. We sent letters out to all of them explaining what happened and what their assessments should've been. The Tax Collector has been processing all of those. So, folks that should get a credit, should be receiving a check and folks that paid too little, should be getting a revised bill. That process should be on its way of completion.

iv. Discussion of Relocation of Select Meetings to Orange County Southeast Library

Mr. Showe: We had originally scheduled some meetings at Innovation Middle School, but due to some restrictions, we found out after we set that meeting schedule, that it's not a good location. They need all of the names of the people that are attending upfront and they can only conduct meetings when school is in session, which doesn't work for your public meetings. So, we found the South Semoran Library. We just need a motion from the Board, if you are amenable, to hold your April and July meeting at that location, just to have something separate and a little closer to the District, but it is up to the Board.

Mr. McQuarrie: Where is that library?

Mr. Showe: 5575 South Semoran Boulevard.

Mr. Scheerer: It's on Narcoossee Road and 436.

Mr. Bonin: Is this for the annual meeting?

Mr. Showe: Yes, for the April and July meetings.

Mr. Bonin: Okay.

Mr. Showe: It would be at the same time, 4:00 p.m. We need a motion to approve it.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor changing the meeting location to the South Semoran Library, 5575 South Semoran Boulevard, Orlando, Florida was approved.

NINTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Showe: Is there anything else from the Board? Hearing none,

ELEVENTH ORDER OF BUSINESS

**Next Meeting Date – February 8, 2022 at
4:00 PM**

Mr. Showe: The next meeting date is February 8th at 4:00 p.m. Is there anything else? If not, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman