

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, October 12, 2021 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Rob Bonin	Chairman
Ben Kraljev	Assistant Secretary
Mike McQuarrie	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Christine Baxter (<i>by phone</i>)	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. Mr. McQuarrie was administered the Oath of Office prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will note for purposes of the recording that only members of staff and the Board are present. Are there any members of the audience on the phone? Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022**
- B. Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Showe: We have a vacancy. Are there any appointments for that vacancy at this time?

Mr. Kraljev: No.

Mr. Bonin: No.

Mr. Showe: Okay. We will just keep that item on the agenda.

C. Consideration of Resolution 2022-04 Electing Assistant Secretaries

Mr. Showe: If the Board is amenable, we would like to present Resolution 2022-04, appointing myself as Assistant Secretary for the purpose of signing documents. If so, we need a motion to approve the resolution.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor appointing Mr. Jason Showe as Assistant Secretary as evidenced by the adoption of Resolution 2022-04 was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 26, 2021 Meeting

Mr. Showe: The minutes of the August 26, 2021 meeting are included as part of your agenda package. We can take any corrections or changes at this time. Hearing none, we need a motion to approve the minutes.

Mr. Kraljev MOVED to approve the Minutes of the August 26, 2021 Meeting as presented and Mr. McQuarrie seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor the Minutes of the August 26, 2021 Meeting as presented were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolutions Accepting the Conveyances of Real Property and Improvements

A. Resolution 2022-01 – Parcel L Plat

B. Resolution 2022-02 – Parcel L Phase 2 Plat

Mr. Showe: We will let District Counsel present these.

Ms. Trucco: Thanks, Jason. You will recognize these two resolutions. They are identical to the other Plat Conveyance Resolutions that have been before this Board the past few months.

Resolution 2022-01 approves the conveyance of real property and improvements for the Parcel L Plat. Resolution 2022-02 is related to the conveyances in the Parcel L Phase 2 Plat. So, attached to both resolutions are the same set of conveyance documents. The only difference is the tracts and improvements that they identify. So, I will just go through one set. If you have any questions, just let me know. There is a Special Warranty Deed and Bill of Sale, which are the actual conveyance documents that will convey the real property and improvements from Lennar to the District. Then there is an Agreement Regarding Taxes and Owner's Affidavit. Those are promises from Lennar to the District that there are no outstanding taxes or encumbrances on the property that would hinder the ability of the District to own and maintain those. We also run a title search for every single tract, which we review and sign that they are up to the standards for acceptance. Finally, we have the Certificate of the District Engineer, which is required under the initial bond documents including the Acquisition Agreement, where the District Engineer certifies that they have reviewed the conveyances and find them to be up to the standard required for the District to own and maintain them. If you have any questions, I believe Christina is on the line right now. She has reviewed them. I have reviewed them. My office has reviewed them and we find them to be in acceptance to approve. So, we recommend approval of Resolutions 2022-01 and 2022-02.

Mr. Kraljev MOVED to adopt Resolution 2022-01 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for the Parcel L Plat and Resolution 2022-02 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for the Parcel L Phase 2 Plat and Mr. McQuarrie seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Bonin: No.

On VOICE VOTE with all in favor Resolution 2022-01 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for the Parcel L Plat and Resolution 2022-02 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for the Parcel L Phase 2 Plat were adopted.

Mr. Bonin: So, just to recap, does that mean everything is done including I-5?

Ms. Trucco: Yes.

Mr. Bonin: Thank you.

Ms. Trucco: I will send out a copy of all the recorded conveyances.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Amending the Fiscal Year 2021 Budget**

Mr. Showe: This is a clean-up item in advance of the start of the audit for Fiscal Year 2021. It recognizes some additional developer contribution to the General Fund as well as the offsetting expenses that balance that out. This is required by the end of November in order for us to true it up prior to the start of the audit. We would recommend a motion to approve, unless there are any questions from the Board.

Mr. Bonin: No questions.

Mr. Showe: Then we need a motion to approve.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor Resolution 2022-03 Amending the Fiscal Year 2021 Budget was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Agreement with Grau &
Associates to Provide Auditing Services
for the Fiscal Year 2021**

Mr. Showe: The next item is the consideration of an agreement with Grau & Associates to start the Fiscal Year 2021 audit. Again, this is in line with the prior bid where Grau & Associates was selected as the number one ranked vendor and is in line with the cost that they provided initially. We want to go ahead and get them started as quickly as we can to meet all of the statutory requirements. We can take any questions, but it would be our recommendation that we have a motion to approve the agreement.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2021 in an amount not-to-exceed \$8,300 was approved.

EIGHTH ORDER OF BUSINESS

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

NINTH ORDER OF BUSINESS

Consideration of Extension to Landscape Management Agreement with OmegaScapes, Inc.

Mr. Showe: The next two items are Continuing Service Agreements with Applied Aquatic Management, Inc. (Applied Aquatic) and OmegaScapes, Inc. (OmegaScapes). The Applied Aquatic Agreement is at the same amount that it was last year. Are there any issues with them, Alan?

Mr. Scheerer: Not at all.

Mr. Showe: The Agreement with OmegaScapes is just a continuation into next fiscal year at the same dollar amount. So, we can take any questions on those or a motion from the Board to approve both Agreements.

Mr. Bonin: Do we have any Service Contracts not encompassing everything?

Mr. Scheerer: Yes.

Mr. Bonin: Is there anything missing?

Mr. Scheerer: We have the Service Agreement from the landscaping company to mow two ponds, but we don't have the Applied Aquatic Agreement. So, we will bring that back at the next meeting.

Mr. Showe: Yes.

Mr. Scheerer: The large pond, K-4, is still being excavated. All of the rest of the ponds in the District are under landscape and aquatic contracts.

Mr. Bonin: Good.

Mr. Showe: We need a motion to approve both Agreements.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. and the Extension to Landscape Management Agreement with OmegaScapes, Inc. were approved.

TENTH ORDER OF BUSINESS

Discussion of Enhanced Traffic Enforcement for Fiscal Year 2022

Mr. Showe: The next item is to let the Board know what we are thinking. Obviously, there has been some resident feedback on our part about enhanced speed enforcement. In the Fiscal Year 2022 Budget, \$39,500 was budgeted for three days a week of four hour shifts for off-duty officers. One of the requests that we received from several residents has been for solar

signs. So, we put some samples in your agenda of what those would look like. We are not making any recommendations at this time, as we don't get our assessment revenue in until the January timeframe. We have also seen some requests from residents for additional speed humps as well as maybe turning some intersections into four-way stops. We are having the District Engineer review those. It is our anticipation to be able to bring you something back in January that would encompass both resident requests as well as the Board's wishes. So, we just wanted to open it up if there was any discussion from the Board. Like I said, we anticipate bringing you something back in January once revenues are available for any expenses.

Mr. Kraljev: We are pretty exhausted on that preparing for this year. So, whatever your recommendation is, we will look at it.

Mr. Showe: Perfect. Sounds good.

Mr. Bonin: There seems to be some confusion between speed bumps and raised crosswalks.

Mr. Showe: Correct.

Mr. Bonin: Is Christy on the line?

Mr. Scheerer: Yes.

Mr. Bonin: If she wants to address it, there is a perception that a raised crosswalk is a speed bump. It is not.

Mr. Showe: Right.

Mr. Bonin: It is a much lower threshold. So, I don't know how you want to clarify that. We did a lot more raised crosswalks in K-1, than what we have done historically in the other parcels.

Ms. Baxter: My general recommendation would be more towards picking some select locations for stop signs rather than the speed hump approach. That is my general recommendation. If there are specific locations, if you send those to me, we would be happy to review it and provide some recommendations.

Mr. Scheerer: Imaginary Way seemed to be the big focal point at one time. I know there was one resident a few months back that requested speed signs on Satire Street, but we informed her that new raised crosswalks would be installed. I haven't heard back anything.

Mr. Bonin: They have been installed.

Mr. Scheerer: So, they have been installed and I think they work. I think it replicates a low-profile speed table.

Mr. Showe: Right.

Mr. Scheerer: Whether it is intentioned to be that way or not.

Mr. Bonin: We will wait to hear Christy's recommendations.

Mr. Scheerer: We will see what she finds out when she audits the community and gives us some ideas of what we can do.

ELEVENTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. Showe: The next item that we are keeping on the agenda is the discussion of any other pending real property conveyances.

Ms. Trucco: There are none that I'm aware of, but we are going to work with the developer to make sure.

Mr. Bonin: We will audit the prior conveyances.

Mr. Showe: Perfect.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The only report I have, is we just wanted to update the Board that as of July 1, 2021, the Florida Legislature passed a law requiring all cities, counties, and Special Districts, such as the CDD, to create something called a Needs Analysis Report that details a lot of information about our stormwater and wastewater systems. So, the detailed information that needs to be included in the report is on the second page of the memo. Our recommendation is that the Board direct Christy to prepare a proposal detailing the cost for her and her team to prepare this report. There may also be some additional costs coming from GMS as well. So, our direction would be for the Board to direct GMS and Christy and her team to come up with a proposal to bring back before January 1st, so the Board can formally approve it. This is due by June 30, 2022. So, it is something that we need to start working on.

Mr. Bonin: It says, "*The Office of Economic and Demographic Research*," which seems weird.

Ms. Baxter: We typically do an Annual Engineers Infrastructure Report for the overall infrastructure.

Ms. Trucco: Okay.

Ms. Baxter: I believe June 30th sounds familiar. They sound like they have a very similar due date. You said that's an annual report that we would have to do every year?

Ms. Trucco: No. It is going to project for the next 20 years and we need to update it every five years. Hopefully, there is some overlap with the report that it sounds like you are already preparing.

Mr. Bonin: Yes.

Mr. Trucco: Then our duty is to submit it to the county by June 30, 2022 and they submit it to the Department of State.

Mr. Showe: We can send you this memo. That way, you can just give us a price. If there is any additional cost, we can present a proposal to the Board at the January meeting.

Ms. Baxter: Okay. We will review it.

Ms. Trucco: We will send it to you, Christy. That's all I have to report. Thanks!

B. Engineer

Mr. Showe: Engineer, do you have any updates?

Ms. Baxter: I have nothing else for the Board today. Thank you.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 709 through 725 and August payroll for a total of \$93,482.15. Those invoices are summarized behind that. Alan and I can take any questions you might have on those.

Mr. Kraljev: No questions.

Mr. Showe: Good, then we need a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the August 20, 2021 through September 30, 2021 Check Register in the amount of \$93,482.15 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. I think those account lines are falling in line consistent with what we have discussed at prior meetings. We are in good shape on our financials. Before we leave the District Manager's Report, I think Alan has a couple of items to touch on quickly for the Board.

- **Field Manager's Report** (*Added*)

Mr. Scheerer: I think Jason handed out an Architectural Review Form from the POA for a particular lot wanting to install a swimming pool. Jason also handed out a sheet from the Property Appraiser's website. They are requesting to remove some trees in the front yard and backyard, which are not CDD trees. However, they didn't get permission from the city according to the application, so the application was denied. One of the questions we have as a CDD is where you are going to access that lot when the easement is all the way on the other side of the community. So, we are waiting to hear back from the HOA with respect to that. If it looks like they want to go between the homes, then that is between the homeowner and the CDD, but if they want to access that lot all the way down there, then they are going to have to come to us and get permission. I don't know that we would recommend approving that.

Mr. Bonin: They will just destroy it.

Mr. Scheerer: Yes. It will just be one long tract from the easement all the way to the house. So that was one item. We also had a young lady in your office yesterday, regarding an email sent to us with some photos of a company called Suntek. There is a tract that has yet to be installed by Lennar. I guess the resident owns this Suntek company and took it upon himself to mow the monument area. He didn't even do the entire tract. He just mowed in front of the monument and next to his house. There has been a lot of back and forth with the community about why it is taking so long to get that particular tract of land improved, which is P-10. I know that Mike reached out to OmegaScapes. I don't know where we are with that, but I've also spoken with OmegaScapes and the attorney said the same thing. We are going to go ahead and monitor that particular area and if it needs to be cleaned up, OmegaScapes agreed to do it.

Mr. Bonin: And send us a bill?

Mr. Scheerer: At no cost.

Mr. Bonin: Oh.

Mr. Scheerer: Just in front of the monument and next to the homeowner's home, but the rest of that going east towards Story Time Drive, really needs to be cleaned up. I can talk to him and see if they will do a one-time cleanup. We are going into the winter months, hopefully soon. Grass and weeds will slow down, but it would be nice if we could get some sort of a commitment and timeframe from Lennar as to when that P-10 tract is going to be improved.

Mr. Kraljev: Mike is actually working with OmegaScapes on Parcel K as well.

Mr. Scheerer: Good.

Mr. Kraljev: So maybe we can just wrap that into the cost.

Mr. Bonin: Mike and I drove that last week.

Mr. Scheerer: Mike and I did too.

Mr. Kraljev: Mike is learning a lot about Storey Park. It is a lot to take in.

Mr. Scheerer: It is.

Mr. Kraljev: He is getting his arms around it.

Mr. Bonin: So, this is a proposal from them to pick up the difference?

Mr. Scheerer: Yes. Any update on the streetlights would be helpful.

Mr. Kraljev: Oh yeah. We actually drove around K-1 yesterday.

Mr. Scheerer: Good.

Mr. Kraljev: It continues to feed the loop back around. We are now at that transformer where all of those temporary lights are connected overhead.

Mr. Scheerer: Are you talking about the transformer on the south side by the little corner pond at Story Time Drive and Dowden Road?

Mr. Kraljev: Yes. That is all hot.

Mr. Scheerer: It is all energized?

Mr. Kraljev: It is all energized. Now the push is from there to take those wires in. It should be okay.

Mr. Scheerer: The jumpers?

Mr. Kraljev: All the down to Moss Park Road to the intersection; that whole stretch.

Mr. Scheerer: Is Dowden Road now lit?

Mr. Kraljev: I haven't checked it, but the point is that there is power there.

Mr. Scheerer: Okay.

Mr. Kraljev: The transformers are hot. They should be able to energize it.

Mr. Scheerer: Hopefully. That's on Duke. I know that there was a downed pole on Story Time Drive. I received a photo today. Finally, after three months of people bugging them, I guess they finally took care of that today. So, maybe they are getting ready to take the temporary jumpers off overhead.

Mr. Kraljev: There are about four or five separate recorders relating to those items. The focus and push have been on K-1. Obviously, we are closing on houses in there now. We are already a month late.

Mr. Scheerer: Right.

Mr. Kraljev: All of that infrastructure goes to help continue to feed the rest of them.

Mr. Scheerer: Exactly. We understand that.

Mr. Kraljev: So, there is progress, slow that it is, but it is progress.

Mr. Scheerer: Yeah. So those are the big-ticket items. I don't know that it will be a permanent fix, but my contractor came out on Saturday morning and did a temporary cold patch of that alleyway.

Mr. Kraljev: Okay.

Mr. Scheerer: So, he tamped it down. It looked really good from what I saw in the photos, but I don't know how stable it is going to be knowing that there is some concrete underneath it. That patch was only as good as the installation. We will see what happens over time, but we have all of that cleaned up. All of the plywood is gone. All of the A-Frames are gone. All of the cones are gone.

Mr. Kraljev: A number of street signs have been knocked down by home building in Parcel K.

Mr. Scheerer: I know.

Mr. Kraljev: You can see them crumpled up on the side of the road. What we do, Mike, is normally as we are winding things up, we do an audit with Alan and a drive through and make a list of what is missing.

Mr. McQuarrie: Yeah.

Mr. Scheerer: So, the ones that are missing, are based on the initial plan, we will look for Lennar to take care of it, but we do have an enhanced No Parking Sign Plan with some cost allocated in the 2022 budget to install the additional "No Parking" signs, which we will do after

the fact. I think we will have to actually do a resolution in order to adopt the rule for parking in Parcel K.

Ms. Trucco: Right. We will have to have a public hearing.

Mr. Scheerer: A public hearing with a 28- and 29-day notice.

Ms. Trucco: That's right.

Mr. Scheerer: That's all I have. I think we covered everything.

Mr. Showe: Yeah.

Mr. Scheerer: Like I said, if we can get that OS parcel off of our plate, oh my goodness. We are ready to mow it and we have the money. You are not involved anymore, Mike. He is no longer part of the equation. That's all I have. Thank you.

THIRTEENTH ORDER OF BUSINESS Public Comment Period

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

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

**FIFTEENTH ORDER OF BUSINESS Next Meeting Date – January 11, 2022 at
4:00 PM**

Mr. Showe: Just as a note, we have the next meeting scheduled for January 11th. It was scheduled at the middle school, which is no longer able to accommodate a 4:00 p.m. meeting, even though it looked like they would when we set the schedule up. We are still going to try and set up something a little closer to the District, but if we can't, obviously we will meet back here in January.

Mr. Kraljev: As few people as we have, how come we don't do it at the Clubhouse?

Mr. Scheerer: Because you wouldn't have a few people if you met at the Clubhouse.

Mr. Showe: We certainly could try if that's the Board's desire. We are having major challenges with any of the public libraries, which is where we normally would meet. They are not allowing any meetings at this stage.

Mr. Kraljev: Where do you have your other meetings, Rob?

Mr. Bonin: I have my other meetings at Oasis.


Mr. Scheerer: That is in Osceola County. We can't piggyback that. We have to meet in Orange County.

Mr. Showe: So, the next meeting is on January 11th. We will be in touch with the Board if we can secure an alternate location. Is there anything else? If not, we need a motion to adjourn.

SIXTEENTH 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