

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, February 8, 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	Vice Chairman
Teresa Diaz	Assistant Secretary
Mike McQuarrie <i>joined late</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Christine Baxter <i>by phone</i>	District 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**

**Approval of Minutes of the January 11, 2022 Meeting**

Mr. Showe: The minutes of the January 11, 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. Bonin seconded by Mr. Kraljev with all in favor the Minutes of the January 11, 2021 Meeting as presented were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Disclosure of Public Financing Report for Assessment Area Four**

Mr. Showe: Every time we do a new assessment area, we are required by Florida Statutes to produce the disclosure of public financing. This is just an update, we just took the last version and updated it for Area 4. We included all the changes in there so you can see what’s changed, but other than that, we would typically just accept it as all the changes, and then have it recorded. Is there a motion from the Board?

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Disclosure of Public Financing Report for Assessment Area Four, was approved.

**FIFTH ORDER OF BUSINESS** **Consideration of Streetlighting Agreements with Duke Energy**

Mr. Showe: We will note that this has already been executed on behalf of the District by the Chair, and this is for the Parcel K area with the streetlighting agreement. We could take any questions or changes, but if not do we have a motion from the Board.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Streetlighting Agreement with Duke Energy was approved.

**SIXTH ORDER OF BUSINESS** **Discussion of Pending Real Property Conveyances**

Ms. Trucco: This is part of my report too, but we just recently recorded the 5 conveyance documents to process a requisition. That needed to be done quickly so the District Engineer has signed off on it and District Counsel has reviewed it. We also ordered title work, and we are signed off on the conveyance as well. That’s going to be up for ratification, and at the next Board meeting there will be a resolution. Otherwise, we are just working with Lennar. At the last Board meeting, the Board had approved conveyance of real property tracts and improvements in L1 and L2. So, the District Engineer sent us over some permits and approvals that we are in the process of reviewing. As soon as we review those and they are signed off, we will go ahead and record those conveyance documents.

**SEVENTH ORDER OF BUSINESS** **Ratification of Series 2021 Requisition #1 – Added**

Mr. Showe: This was submitted earlier this week. I know that Counsel and Engineer reviewed all of those documents and we all signed off on it. We just need a motion to ratify.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Series 2021 Requisition #1, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: I don't have anything further for the Board.

**B. Engineer**

**i. Consideration of Proposal for Preparation of Stormwater System Management Report**

Mr. Showe: Are there any updates, Christina?

Ms. Baxter: I am working on the updates for the proposal from the Stormwater Management System Report. I should have it finalized and out to you guys at the end of this week.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: In your General Fund, we have checks 775 through 786, and January payroll, for a total of \$700,774.59. I will point out that the vast majority of that were transfers from the general fund to debt service because we have started receiving those assessment funds. I just need a motion to approve those from the Board.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Check Register in the amount of \$700,774.59 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. I think in our General Fund we are falling in line pretty well as far as actuals to budgets. We'll note for the Board that we did start the CDD funding of the City of Orlando Police Department doing their off-duty patrols so that is occurring under the CDD and we are just waiting until a little later in the year to work on those capital projects. We are about 80% collected on our assessments and those will continue to come in.

**iii. Field Manager's Report**

Mr. Scheerer: Everything is looking good, we got hit with a little bit of frost when the last freeze came through but there were no significant damages. I'm still getting questions about the

streetlights, so hopefully that will get resolved soon. All of the amenities are in good shape, I'm still getting questions about the future dog park and the remaining landscaping that needs to go in, so hopefully we will get some answers from the developer soon. We did get a strange request to sanitize the dog park, so we are looking into that. As you all know, last year we shut the dog park down, replaced sod, treated for fleas and ticks, did any repairs necessary to the dog equipment, and just recently rebuilt all the park benches. We are waiting on a proposal from Seminal Masonry; during Christmas and New Year's, we had a couple of the books vandalized and the "T" removed from the Storey Park sign on Dowden Road. Seminal Masonry is working on getting a number for that so we can get those signs back up.

*\* Mr. McQuarrie joined the meeting at this time.*

**iv. Presentation of Arbitrage Rebate Calculation Report**

Mr. Showe: This is required annually for the bonds for all of our CDDs and especially for yours, so it's really just a test to show that we are complying with the statutory requirements and the bond requirements that the District is not making more in interest than is legally allowed. In the third paragraph on the first page, it says, "No amounts must be on deposit of the Rebate Fund", meaning we are in compliance. There is no action required by the District.

**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 – March 8, 2022 at 4:00 PM**

Mr. Showe: The next meeting date is March 8<sup>th</sup> 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. Bonin seconded by Mr. Kraljev with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman