

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, March 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
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

Jason Showe	District Manager
George Flint	GMS
Kristen Trucco	District Counsel
Christine Baxter (<i>via 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 District staff and the Board are present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 8, 2022 Meeting

Mr. Showe: The minutes of the February 8, 2022 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 February 8, 2022 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Consideration of Property Conveyance Resolutions

A. Resolution 2022-07 – Parcel K Phase 1

B. Resolution 2022-08 – Parcel K Phase 2

Mr. Showe: We have two resolutions for conveyances; one for Parcel K, Phase 1 and the other for Parcel K, Phase 2. We can let Counsel go through those.

Ms. Trucco: Absolutely. Thanks, Jason. The documents attached to each of these resolutions are the same, but the tracts and improvements listed vary by plat for each resolution. I will go through the first one. Resolution 2022-07 approves the conveyance of real property tracts and improvements from the developer to the District. These conveyances were part of the original development for the CDD including the recorded plat. Attached to the resolution, are the actual conveyance documents with a Special Warranty Deed and Bill of Sale. Those two documents transfer the real property and improvements from the developer to the District. Following that is an agreement regarding taxes and Owner’s Affidavit. Those are promises from developer that there are no outstanding taxes nor encumbrances on the real property or improvements that would hinder the ability of the District to own and maintain those. Following those two agreements is a Certificate of the District Engineer. This is a requirement under the initial bond documents including the Acquisition Agreement for the CDD. The requirement is that the District Engineer certify that this conveyance was contemplated by the original plans for the District to own and that the real property tracts and improvements have met all of the requirements of the District with regard to approvals, permitting, etc. This first resolution is regarding real property tracts and improvements for Parcel K, Phase 1. We have also ordered title work for all of these tracts. My office will review that title work and make sure that there is in fact no liens or encumbrances. If you have any questions, I can take them now. Otherwise, we are just looking for a motion to adopt Resolution 2022-07 for the Parcel K, Phase 1 conveyances.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor Resolution 2022-07 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for Parcel K Phase 1 was adopted.

Ms. Trucco: The next resolution is Resolution 2022-08 for the conveyance of real property tracts and improvements in Parcel K, Phase 2. You will see the same exact documents

attached to this resolution, but different tracts and improvements are referenced. If you would like, I can go through them individually. We ordered title work on this and are required to have the District Engineer sign off before this is finalized. As part of this, we also need a motion to adopt Resolution 2022-08.

Mr. Kraljev MOVED to adopt Resolution 2022-08 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for Parcel K Phase 2 and Mr. McQuarrie seconded the motion.

Mr. McQuarrie: Christy, have you reviewed all of the legal descriptions and documents?

Ms. Baxter: I believe that these are in for review. We will let you know if we have any comments. Typically, these are all squared away once they come to us. I don't have comments.

Ms. Trucco: You can do a motion to approve in substantially final form, subject to Christy's sign off.

Mr. McQuerrie: I agree. We just want another set of eyes.

On MOTION by Mr. Kraljev seconded by Mr. McQuerrie with all in favor amending the prior motion to adopt Resolution 2022-08 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for Parcel K Phase 2 in substantial form subject to review and confirmation of the necessary approved parcels was approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Showe: This is the start of the bond process for the final phase of the project. The first item is the consideration of the Engineer's Report. The one that we did last February is still valid and covers all of the areas and the costs are valid.

B. Consideration of Master Assessment Methodology Report for Assessment Area Five

Mr. Showe: We also re-did the Master Assessment Methodology Report for the new issue. We will note that obviously like all of our issues, this is a Master Methodology that contemplates all of the improvements being bonded. We don't expect that will happen, but we

do that for maximum flexibility of the Board. So, we can take any questions or comments on either of those reports should the Board have any.

Mr. Kraljev: Which area is this?

Mr. Showe: Parcel K, Phase 3.

Mr. Kraljev: So, there were two assessment areas for Parcel K.

Mr. Showe: Yes.

Mr. Kraljev: One was for Phases 1 and 2 and this will be for Phase 3.

Mr. Showe: Correct.

Mr. Kraljev: I just didn't see it on there.

Mr. Bonin joined the meeting.

Mr. Showe: We can take any questions, changes or comments on the methodology or Engineer's Report.

Mr. Kraljev: Is it consistent with prior ones?

Mr. Showe: Yes. It is the same way that we have done it. When we get closer to actually having numbers and knowing where the bonds are going to be, you will get a supplemental that will tie correctly to what we are going to assess. This contemplates that all of the improvements are included.

On MOTION by Mr. Kraljev seconded by Mr. McQuerrie with all in favor the Engineers Report and Master Assessment Methodology Report for Assessment Area Five were approved.
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C. Consideration of 2022-09 Declaring Special Assessments

Mr. Showe: The next part of the process is to declare these special assessments.

Ms. Trucco: Like Jason is saying, this is the first step in the bond issuance process. First, we have to declare the levying of the special assessments on the property. This resolution does just that. We are going to declare assessments in the amount of \$6.945 million and those assessments are going to be used to repay the Series 2022 bonds to construct the project as specified in the Engineer's Report. The methodology for the assessments is what was set forth in the Assessment Methodology Report that the Board just approved. Again, this is just the first step in the bond issuance process, declaring special assessments on the property to be levied.

Mr. Kraljev: Will that amount be divided per homes like in Parcels K-1 and K-2?

Mr. Showe: Typically, you would want to match them up.

Mr. Kraljev: Would or would not?

Mr. Showe: You would.

Mr. Kraljev: Okay, so that will happen.

Mr. Showe: I believe that's the intent. We want to give maximum flexibility in case market conditions change or there are some other outstanding items.

Ms. Trucco: Page 15 shows the per allocation of assessments per house and unit. As Jason said, this will be supplemented further on in the bond issuance process.

Mr. Showe: Right.

Mr. Kraljev: Thank you.

Ms. Trucco: I just need a motion to adopt Resolution 2022-09.

On MOTION by Mr. McQuerrie seconded by Mr. Kraljev with all in favor Resolution 2022-09 Declaring Special Assessments was adopted.

D. Consideration of Resolution 2022-10 Setting a Public Hearing for Special Assessments

Ms. Trucco: The following resolution is also a requirement under Florida Statutes. We are required to hold the public hearing, so all members of the public can come forward and provide any comments or objections to the levying of assessments in accordance with the Assessment Methodology Report, in order to construct the project that is detailed in the Engineer's Report. So, this is a resolution actually setting the public hearing regarding the bond issuance.

Mr. Showe: Yes, it would be our recommendation to set that hearing for your regular May meeting on May 10, 2022. We must have enough time to send out those mailed notices to the property owners.

Mr. Flint: I think you want to move the entire meeting just to meet the 30 days and not wait until May. We will see if the Board is available the next week.

Mr. Showe: Is there availability for the Board the week of April 18th or the 25th? The 26th would be tight.

Mr. Bonin: I'm available on Tuesday, April 19th.

Mr. McQuerrie: Will it be here?

Mr. Showe: We can do it here. You have a regularly scheduled meeting on April 12th and we would likely just cancel that one and advertise the one for the 19th.

Mr. Bonin: Let's make it the 19th at 4:00 p.m.

Mr. Showe: We should be able to coordinate that. The motion would be to approve Resolution 2022-10 with the date of the public hearing for April 19th.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor Resolution 2022-10 Setting a Public Hearing for Special Assessments on April 19, 2021 at 4:00 p.m. at this location was adopted.

E. Consideration of Resolution 2022-11 Bond Delegation Resolution

Mr. Showe: We will hold this resolution until the April meeting.

SIXTH ORDER OF BUSINESS

Discussion of Proposal from Turf Scoop to Provide Pet Waste Removal Services

Mr. Showe: We received a request from a resident to provide waste removal at the dog parks. We are not really sure if we want to recommend this at this point, but we wanted to present it to the Board as just an option.

Mr. Scheerer: His concern is even though we provide a beautiful park, the pet waste bags and pet waste station to throw it away, there are still those folks that use the dog park that don't pick up after their pet.

Mr. Bonin: Is there one request?

Mr. Scheerer: One request. Right now, it is wintertime and the grass doesn't grow and we are not really mowing. As the Bahia starts to take off here in the next month, we will have mowers out there next month on a weekly basis.

Mr. McQuerrie: There will be a lot more rain.

Mr. Scheerer: A lot more rain, but right now that is his concern.

Mr. Showe: I don't know that we recommend it personally

Ms. Diaz: In my building, they do DNA tests on every dog.

Mr. Scheerer: They have a washdown station. They have everything that they need at that dog park.

Mr. Showe: Yeah.

Mr. Bonin: Except willing participants.

Mr. Scheerer: Except for mama who sends her kid over with the pet and he says, *“I’m not picking up after my dog.”*

Mr. Bonin: I’m not in favor.

Mr. Kraljev: Have you solicited a proposal?

Mr. Showe: He said that he reached out to a company that charges \$105 per month. We didn’t do any further investigation at this point. I think it is something that we can just keep an eye on.

Mr. Bonin: Lets monitor the situation.

Mr. Showe: Okay. No worries.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. Showe: We don’t have any other real property conveyances for the Board to consider.

Ms. Trucco: I think that we are all shored up.

Mr. Bonin: We are all caught up. We just need to go back and audit.

Ms. Trucco: Once we get Christy to sign off, we will record it.

EIGHTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #2

Mr. Showe: We added Requisition #2 for the Series 2021 bonds. This is just for our annual construction account for \$3,500 for GMS. We can take any questions from the Board or a motion to approve. That is per our contract.

On MOTION by Mr. McQuerrie seconded by Mr. Kraljev with all in favor the Series 2021 Requisition #2 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no updates other than we are proceeding with the bond issuance. The CDD has their own issuer documents. They will be included as part of the Delegation Resolution at the next meeting. We are reviewing any comments that you may have. Otherwise, I have no updates.

B. Engineer

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

Mr. Showe: This is for the Stormwater System Management Report that we discussed this at the last meeting that the District needs to do. Do you want to go over that Christy?

Ms. Baxter: Yes. We prepared a proposal based on the requirements provided in the new Statute for the stormwater and fewer elements that you are required to write a report on. The general scope is covered in the proposal that we provided. I believe that the report is due by June 1st of each year.

Mr. Bonin: Who has that proposal?

Mr. Showe: It is in the agenda.

Mr. Kraljev: Christy, did you send that to Lennar or to the District?

Ms. Baxter: It went to the District. It is \$19,500. That is in line with what we are seeing for all of our other Districts in terms of the costs. We wouldn't have to do this for another five years once it is completed. Obviously, the intent would be, as we move forward, to start budgeting some money for these every five years.

Mr. Kraljev: Is it in the budget?

Mr. Showe: No, but according to our financials, we are doing pretty well and it is in line with our current budget. There is enough to accommodate it. Unfortunately, because it is the Florida Statutes, we don't have a lot of choices at this point.

Ms. Trucco: In five years, we just need to supplement the report.

Mr. Showe: Yeah.

Ms. Trucco: It will be another \$19,500 in five years.

Mr. Showe: It would be our recommendation to have the Board approve that proposal. We can obviously take any discussion.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor proposal from Poulos & Bennett to prepare the Stormwater Needs Analysis Report was approved.

Mr. Showe: Do you have anything else, Christy?

Ms. Baxter: I don't have anything else for the Board. Thank you.

C. District Manager’s Report

ii. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 787 through 801 for \$234 and February payroll for \$369.40 for a total of \$234,375.21. The vast majority of that, of about \$180,000 was transferred from the General Fund to the Debt Service Fund. We get those assessments in one check and then we have to write a check to ourselves to transfer it out. We can take any questions or comments on those invoices or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the February 1, 2022 through February 28, 2022 Check Register in the amount of \$234,375.21 was approved.

iii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. In looking at your General Fund, we are doing better than our projected expenses. Between your next meeting, we are going to start looking at some of the additional striping that needs to be done. We wanted to see how the expenses were going first. We are going to start looking at some additional projects.

Mr. Scheerer: One of the things that I was going to talk about in the Field Report, is we priced out for Parcel 1 the yellow curb markings, arrows and alleyway stuff. We have proposals to do all of that. Like Jason said, we are going to see how we fare with money in the next month or so and will start some of those projects. We will also start looking at some of the other capital items that we have in the budget.

Mr. Showe: Everything else on your financials are good.

iv. Field Manager’s Report

Mr. Scheerer: I think things are going well. You will see that we started late last year with OmegaScapes. The Bahia grass area, which is the last island going east on Dowden Road and all of the medians on Storey Time Drive and Storey Park Boulevard, we started letting those seed heads on the Bahia grass pop. It really helped us. We not only jumped on it last year because we have a lot of bare areas, but also a lot of the problematic areas due to the construction. People are driving off of the road. You will start seeing that. We are going to let it grow and cut every other week during the growing season. We won’t let it get crazy. We will still edge. That is probably one of the biggest things that you will see. We had some really good

cooperation with the residents regarding their easement agreements. We just worked with a gentleman on Imaginary Way and Storey Time Drive to have that all re-sodded. So, that is probably the biggest change you are going to see. Then of course we talked about the alleyway striping. I guess that I need to get with Teresa on Parcel K and do a sign inventory.

Ms. Diaz: Yes.

Mr. Scheerer: Hopefully, you have all of your signs up. At some point, we will be pricing the No Parking signs. I don't know that I got the No Parking maps for Parcel K. at some point when that is all completed, we should get them, but I think that we have a way to go. We did get with OmegaScapes to take a look at some of the trail areas that you guys were adding between the ponds. We made some minor adjustments to the contract for the 2023 budget. It's not a lot of money per month, but we need to make sure that we are able to maintain both sides of the basketball path.

Mr. Bonin: The boardwalk is coming on soon.

Ms. Diaz: Yes.

Mr. Scheerer: Do we have a trail plan for that? I don't think that I have an overall plan.

Mr. Kraljev: There is a trail plan.

Mr. Showe: I don't know that I have that plan. I will check.

Ms. Diaz: I can send it to you.

Mr. Scheerer: Send me everything.

Mr. Kraljev: It wouldn't hurt for you to have a whole set on file.

Mr. Scheerer: Yeah. I think that I get it in bits and pieces. If you have final plats, give it to me. For the boardwalks themselves, you already have money in the budget. We can just increase it. Are they going to be wood or trex?

Mr. Kraljev: Wood.

Mr. Scheerer: Okay. We know that we will have some ongoing maintenance with the wood. Send me what you have. You can drop a link or whatever you want to do. Like I said, we are working on budgets for 2023, which is coming up. So, I think that we are good budget-wise for everything that's currently in the budget and under contract. We have some areas in Parcel K, but we want to make sure that we have Parcel K finalized. I know that massive stormwater pond in the back will come to us at some point. It's getting better out there construction-wise. We actually have been able to drive down a few of the roads. That's really

all I have. Teresa, I am out all next week, but I will be working. I just won't be here. When I get back, maybe we can get together and take a look at those inventory signs and go from there. Thank you.

TENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's requests? Hearing none,

TWELFTH ORDER OF BUSINESS

Next Meeting Date – April 12, 2022 at 4:00 PM at Southeast Branch Library

Mr. Showe: We have a meeting for April 12th at the library. We likely will cancel that one since we will be required to have the one on April 19th here. We will leave it for now to make sure that we confirm that with you in advance. If there are no other questions, we need a motion to adjourn.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman