

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, April 12, 2022 at 4:00 p.m. at the Orange County Public Library, Southeast Branch, 5575 S. Semoran Blvd., Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Vice Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary in progress

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Christine Baxter	Engineer by phone
Alan Scheerer	Field Manager
Steve Sanford	Bond Counsel by phone
Willem Boermans	Resident

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: We will open it up for any members of the audience who would like to provide comment. We ask that you please keep your comments to three minutes and state your name and address for the record.

Mr. Willem Boermans (History Avenue): I am an HOA Board Member. I have some questions about the Storey Park signs on some of the CDD properties. I know that some of them are still with Lennar. The last time that I sent an email to Jason about the Storey Park signage, it was regarding a sign that was vandalized. One of the outer signs also fell apart.

Mr. Showe: Once Alan gets back, he will handle it. He is on top of the signage out there. The one that was vandalized, we ordered all of the parts. We are just waiting for them to come

in. They have to manufacturer it. It took us a little while to get a quote. So that’s on the way. Alan can address the other monument. I know that the one by the middle school, Lennar is working on getting the landscaping finished up. So once that is turned over, the CDD will maintain that as part of our contract.

Mr. Boermans: It looks pretty bad. Thank you so much for giving me that update.

Mr. Showe: Absolutely.

Mr. Kraljev: Thank you for coming.

Mr. Showe: Anything else?

Mr. Boermans: No.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 8, 2022 Meeting

Mr. Showe: The minutes of the March 8, 2022 meeting are included as part of your agenda package. We can take any corrections or changes at this time.

Mr. Kraljev: No changes.

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

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Minutes of the March 8, 2022 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer’s Report

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

Mr. Showe: There was an issue with Lennar and some property ownership as it relates to the financing that we approved at the last meeting, so we are going to re-start the process. The Engineer’s and Master Assessment Methodology Reports are the same from your last meeting. There have been no changes, so we would just need a motion from the Board to accept both of those reports.

Ms. Diaz joined the meeting.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Engineers Report and Master Assessment Methodology Report for Assessment Area Five were approved.

C. Consideration of Resolution 2022-11 Declaring Special Assessments

Mr. Showe: The second part of that is the declaration of assessments, which is Resolution 2022-11. That is included as part of your agenda package. Kristen, do you want to talk about the mechanism?

Ms. Trucco: Absolutely. Just to echo Jason, you are declaring special assessments with this resolution and setting a public hearing. There is just a delay, so we are bringing it back before the Board for record purposes. This resolution declares special assessments on the Assessment Area Five land. There are 46 acres within Parcel K. The methodology for which we will be levying assessments is set forth in the Master Assessment Methodology Report that is included in the agenda package. The bonds will be used to pay for the Assessment Area Five project. So, we are levying assessments in accordance with the Master Assessment Methodology Report that's included in the agenda package to construct the Assessment Area Five project. This is a requirement under the Florida Statutes that we have a resolution formally approved by the Board declaring special assessments and following this, we are going to set a public hearing for any member of the public to come forward and provide comments or objections to those assessments. If you have any questions, I can take them now. Otherwise, we are just looking for a motion to approve Resolution 2022-11.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2022-11 Declaring Special Assessments on Property Within the District; Indicating the Location, Nature and Estimated Cost of Those Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Estimated Cost of the Improvements to be Partially Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of the Resolution; Providing for an Effective Date was adopted.

D. Consideration of Resolution 2022-12 Setting a Public Hearing for Special Assessments

Mr. Showe: It is our recommendation that we set the public hearing for two months out, which will give us time to make sure that the land issues with the developer are fixed and they acquire the property and still give us the 30 days' worth of notice. We would request that the Board set that for your regular June meeting, which is June 14th at 4:00 p.m. in our office. We will fill those blanks in if the Board is amenable to that. If you are, then we would just need a motion to approve Resolution 2022-12.

On MOTION by Mr. McQuarrie seconded by Mr. Bonin with all in favor Resolution 2022-12 Setting a Public Hearing for Special Assessments on June 14, 2021 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-13
Bond Delegation Resolution**

Mr. Showe: Steve, do you want to go through the Bond Delegation Resolution?

Mr. Sanford: Yes. The resolution number might be wrong, unless it was changed. I was given 2022-11. I think its 2022-13 now.

Mr. Showe: Its 2022-13 now. Correct.

Mr. Sanford: Is that what was in the agenda package or do I need to fix that?

Ms. Trucco: 2022-13 is in the agenda package.

Mr. Sanford: Okay. I represent Greenberg, Traurig, serving as District Bond Counsel. This resolution is what we call a Delegation Resolution. It's called that because we set forth certain parameters in the resolution that is approved by the entire Board. When the time comes for pricing the bonds and we are within the parameters set by the Board, then the Chair or Vice Chair is authorized to sign the Bond Purchase Contract. I will quickly go through what those parameters are. We are authorizing the principal amount of bonds to finance the project within Assessment Area Five in the principal amount of not exceeding \$5,000,000. The interest rate on the bonds won't exceed the maximum rate permitted under Florida Law and the compensation to the Underwriter is 98% of the principal amount of the bonds exclusive of any discount. When they sell the bonds, the difference between the discount and the par amount, is the compensation to the Underwriter. This resolution also asks the Board to approve certain documents. I will quickly go through what they are. The first is the Bond Purchase Contract, which is between the District and FMS as your Underwriter. Once the bonds are marketed and sold, that contract gets signed, pursuant to the parameters set by the Board in this resolution. That agreement basically

sets forth what the requirements are to have a successful closing, which includes certain deliverables like closing certificates and opinions. It would also have the final terms of the bonds, the interest rates and the redemption provisions. The next exhibit is the Preliminary Limited Offering Memorandum (PLOM), which is the marketing tool by the Underwriter to solicit purchasers of the bonds. It has the basic security for the bonds and what the bonds are being issued for, but it doesn't have the interest rate or the redemption provisions nailed down until the bonds are priced. Once that happens, this PLOM would become final and it would be delivered to the investors. The next exhibit is the Continuing Disclosure Agreement, which is required under SEC rules. It basically provides that the District and the developer are going to provide annual information about the bonds and the development. It also requires that there be the disclosure of certain numerated material events. The purpose of that agreement is that it creates a level playing field. So, a potential investor in the secondary market would have the same up-to-date information. The Offering Document, which I mentioned, only speaks as of its date. So, if things change, the intent of this is to update the information that's relevant to an investor making a decision to purchase the bonds. The next exhibit is the Fifth Supplemental Trust Indenture. We are operating under an existing Master Trust Indenture, which governs all series of bonds, but for the series of bonds issued, this is the supplemental for these bonds that is between the District and the Bond Trustee. Once the bonds are sold, all of the interest rates, redemption provisions and the sources of uses would be set forth in this document. The next couple of exhibits were prepared by Ms. Trucco's office. We have a Completion Agreement, which is between the developer and the District, that obligates the developer to complete the project to the extent the bond proceeds weren't sufficient. The next exhibit is the True-Up Agreement. If the number of units decreases when there are not enough assessment revenues, the scheduled debt service on the bond, this agreement, which is between the developer and the District requires the developer to make a true-up payment. So, there would always be sufficient monies to pay debt service on the bonds. The next exhibit is the Acquisition Agreement, which is the basic agreement between the developer and the District, setting forth the mechanism by which completed infrastructure is sold to the District and spells out the procedure for doing so. The last exhibit is the Collateral Assignment, which is required today by the bondholders. They want to know that if the bonds should ever go into default and if there was a disclosure, there would be an ability to complete the project. Under this agreement, the developer assigns all of

the permits and entitlements. It's really of no effect and the developer can continue to operate. It only becomes relevant if there was a default. Then those assignments become permanent. Two other things that this resolution does is it authorizes that if there are any changes necessary to the Engineers and Master Assessment Methodology Reports in connection with the sale of the bonds, those changes are authorized and there wouldn't be a need for any special meeting to do that. So, unless someone has any questions, I would recommend that you move to adopt Resolution 2022-13.

Mr. Kraljev: Who gets to see the exhibits? Have you looked at those, Kristen?

Ms. Trucco: We prepared several of the agreements that you went through. We prepared the Acquisition Agreement, Collateral Completion, True-Up Agreement and declarations, reviewed them and provided our sign-off. The Chair will also review the PLOM and get his sign-off before its posted as well as the District Manager, Bond Counsel, Underwriter Counsel and Developer Counsel. They will provide their signoffs and reviews.

Mr. Kraljev: Okay. Thank you.

Mr. Showe: All of those attachments are in their forms or drafts. They are not final documents. They are just provided as examples. They are pretty boilerplate for most of our Districts.

Mr. Kraljev: Okay. As long as they are reviewed. Thank you.

Mr. Sanford: I can say that every document, whether I presented it or Kristen's office prepared it or Underwriter's Counsel prepared it, I review and comment on those. So, you have another set of eyes looking at those documents.

Mr. Kraljev: Okay. Thank you.

Mr. Sanford: By the time that we get to the finish line, I think there's been a lot of review and they should be in pretty good shape.

Mr. Showe: We need a motion from the Board to approve the resolution.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor Resolution 2022-13 Authorizing the Issuance of Not Exceeding \$5,000,000 Special Assessment Bonds, Series 2022 to Finance Certain Public Infrastructure Within Assessment Area Five Within the District; Determining the Need for a Negotiated Limited Offering of the 2022 Bonds and Providing for a Delegated Award of Such 2022 Bonds; Appointing the Underwriter for the Limited Offering of the 2022 Bonds; Approving the Form of and

Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the 2022 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Fifth Supplemental Trust Indenture Governing the 2022 Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated as of November 1, 2019 with Respect to the 2022 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Form of and Authorizing the Execution and Delivery of a Completion Agreement, a True-Up Agreement, an Acquisition Agreement, and a Collateral Assignment; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the 2022 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to do all Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the 2022 Bonds; and Providing for Severability, Conflicts and an Effective Date was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-14
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Mr. Showe: This is the start of our budget process. The front page does a couple of things for the Board. It sets the Proposed Budget, which we have a draft attached as Exhibit A. It also sets the public hearing, which is scheduled for July 12th at this location. There is an assessment increase proposed in the current budget. We felt like we needed a little more room in case residents show up. It also directs us to transmit it to the City of Orlando in Orange County and post on our website, which is all in accordance with Florida Statutes. That is the front page and then we can walk you through the budget. It is as detailed as the Board would like. In general, we have about a \$95,000 assessment increase overall. A lot of that is driven off of just increases in the contracts as well as costs that we are seeing increasing throughout. On your maintenance side, some of the bigger increases are obviously the landscaping as we take over the new areas. We have all of those projected in here for lakes, landscaping, maintenance as well as the irrigation that goes up and streetlights. All of those are the big drivers of the cost increases. In your capital we allocated \$60,000. Alan, do you want to talk about the projects that they cover?

Mr. Kraljev: Sorry to interrupt, with regard to landscape and maintenance in general, how often are those bid out, if ever?

Mr. Scheerer: We haven't bid it out yet. I take that back, we had Down To Earth a couple of years ago. I think this is Year 2 for OmegaScapes. Down To Earth was the original vendor. We went out for public bid and the Board selected OmegaScapes. That was done a couple of years ago.

Mr. Kraljev: Thank you.

Mr. Scheerer: As far as what Jason alluded to, there is \$60,000 in the Capital Outlay. We've got additional no parking signs. As you know, the Board adopted a Parking Resolution declaring certain sides of the roads no parking. We worked before with Ben and are working with Teresa now to make sure we know where the designated parking spaces are. Then we came in after the fact and added no parking signs. So, there is \$25,000 allocated to that. Last year after we adopted our budget, the engineer did an assessment of CDD property and there were some repairs and maintenance that needed to be performed. So, we went out and got a quote to bring some of this curb patching and sidewalk damage and other things that are within the District, back up to where they need to be. There was a cost estimated of about \$35,000 to do that. So, that is what those two capital outlay items are for. I'm sure when Poulos & Bennett did the last one, the budget was lean and there was no funding for those repairs. I don't believe we had the Developer Funding Agreement in place.

Mr. Showe: I think overall if you look at the budget, it's still fairly lean. There's not a large reserve. There's not a lot of excess. We are seeing upward pressure on every contract that we have as well as utilities. So, we factored some of those in here. To the extent that we get to July and we know that some of them aren't going to be that high, we can always make adjustments down. But right now we factored in about an 8% assessment increase, which translates on a 20 Foot townhome to a \$28 per year increase and an increase of \$84 per year on a 60 Foot home. So, there's a range between \$28 and \$84 per year per home. Again, a lot of that is driven off of just new areas that we think are going to come online.

Mr. Scheerer: Yeah. There was some discussion that I heard about those two Moss Park Properties (MPP) ponds that may or may not get turned over to the CDD. There's been some talk that maybe MPP would like for the CDD to maintain those ponds.

Mr. Kraljev: I'm sure that they would.

Mr. Scheerer: Again, I don't know whether or not that is going to happen, but we put funding in there just in case. When we go to the adoption meeting, if that's not the case, we can just remove that cost from the overall budget. We didn't want to go in there and then somebody saying, "Yeah, we need you to do this," and we don't have any funding in there. You will see under ponds in the narrative where it says, "Two Additional Ponds – Dowden Road." Those are the ones on north/south Dowden Road that are part of MPP.

Mr. Showe: Behind your General Fund on Page 6, we do a fairly detailed line-item description that goes through each one of the account lines. To the extent that we have contracts, you will see that we break those out in as much detail as we can to back up to where we get all of those landscaping and lake numbers as well as all of the contracts. Although we never like to present the Board with an increase in assessments, I don't know that we have much of a choice in this stage, to ensure that the level of service continues at a similar level to what we have now. Behind that, starting on Page 13, is all of your debt service. There are multiple pages of those. The Board doesn't have any flexibility with those. They are all designed just to cover the debt service requirements of the District. Other than that, we can take any questions or comments from the Board. Like I said, we set the public hearing for the July meeting. With the assessment increase proposed 21 days in advance of that, we would send out notices to all residents notifying them of the increase as well as the amount and where to find information.

Mr. McQuarrie: With this item, are we approving the budget or approving the draft budget?

Mr. Showe: You would be approving the Proposed Budget. This doesn't lock the Board into this particular budget. We can still make adjustments. Mechanically what you are doing is setting the ceiling. We couldn't go higher than this assessment amount, but we can reduce it if we find that there are some ways we can make savings work. I will also point out that we continue to fund the off-duty Sheriff's officer for three days a week. It is included in that funding as well. If there are no other questions or comments, we can take a motion from the Board to Resolution2022-14 as read.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2022-14 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for July 12, 2022, at 4:00 p.m. at this location was adopted.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Mr. Showe: The audit is included as part of your agenda and we provided you with a hard copy. The last page has the meat and potatoes of the audit. These are the items that they are statutorily required to review as part of the audit and what they look at in terms of if we have a clean audit or not. So, if you go to the last page, you will note that there are no current or prior year findings. All of the items that they are required to look at, which represent Items 1 through 7, we are all in compliance with all of those. There were no comments, so it's a clean audit. Counsel, did you have any comments?

Ms. Trucco: This is a statutory requirement that we go through this auditing process each year. We have a clean audit this year, so I have no comments.

Mr. Kraljev: Okay.

Mr. Showe: Its good. As soon as the Board approves it, we will transmit it to the State for compliance as well as post to the website. We need a motion to accept the audit.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Fiscal Year 2021 Audit Report was accepted.

EIGHTH ORDER OF BUSINESS

Consideration of G-17 Disclosure Letter from FMSBonds Related to the Series 2022 Bonds

Mr. Showe: We added one more bond item, which is the G-17 letter. This is a disclosure letter required to notify that FMSBonds will serve as the Underwriter for the bond and outlines the terms. Kristen, this is the standard document.

Ms. Trucco: Exactly. This is the same G-17 form that this Board approved for all previous bond series that were issued where FMSBonds served as Underwriter. We reviewed this and signed off on it. It is just a required statutory disclosure document.

Mr. Showe: It is our recommendation to have the Board approve it.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor the G-17 Disclosure Letter with FMSBonds, Inc. was approved.

NINTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Ms. Trucco: I'm going to take a quick look at these to confirm that we transferred everything that needs to be transferred as far as those plats. Otherwise, we are up to date.

Mr. Kraljev: Parcel L is 100% completed.

Mr. McQuarrie: Was the tower tract conveyed?

Ms. Trucco: That's pending.

Mr. Bonin: Maybe we can talk about the completion of the dog park in the cell tower area and I-5. I know that's in process.

Ms. Diaz: It's in process.

Mr. Bonin: Were the permits issued?

Ms. Diaz: Yes.

Mr. Scheerer: Oh yeah.

Mr. Kraljev: As soon as that's done and we close out that permit, we can transfer them.

Ms. Trucco: Okay. So, we will keep that on the radar.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no updates for the Board. We are proceeding with the bond issuance. Unless you have any questions for me, I don't have any updates.

B. Engineer

Mr. Showe: Any updates, Christy?

Ms. Baxter: I don't have any additional items for the Board today. Thank you.

Mr. Showe: Are there any questions 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 802 through 823 for \$273,028.25 and March payroll for \$369.40 for a total of \$273,397.65. The vast majority of that are transfers from the General Fund to the Debt Service Fund as we get those assessment collections in. If the Board has any questions on any of those invoices, both Alan and I can assist on those. Otherwise, we need a motion to approve the Check Register.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the March 1, 2022 through March 31, 2022 Check Register in the amount of \$273,397.65 was approved.

ii. 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 budget to actuals, so we are in good shape. With our on-roll assessments we are close to 100%.

iii. Field Manager's Report

Mr. Showe: We can have Alan go through the Field Manager Report. Willem had a question on one of the monuments. I think there was some damage to one that wasn't repaired.

Mr. Willem Boermans (History Avenue): It's a new one by Innovations School on the left side. Two letters are out.

Mr. Scheerer: Are they just out?

Mr. Boermans: Yeah.

Mr. Scheerer: Okay. I'll take a look. It's just a back lighting issue.

Mr. Boermans: I didn't want to touch it.

Mr. Showe: No. Absolutely.

Mr. Scheerer: As part of my report, behind the monument on the west side of Sonnet Avenue, we have a dead Medjool Palm. We will be working with OmegaScapes to get that out. I don't think that we are going to replace it at this time. We are hoping that it's not going to take over any of the rest of the palm trees that are there. We are going to do some direct root injection on some of those just to make sure we are giving them the direct vitamins that they need. We are not sure what happened with the palm. We did enter into an agreement with Kendal Signs. They were the original sign vendor. As you know, a few months back we had some damage over the Christmas holiday to the monument on the south side of Dowden Road. A couple of the letter covers were removed and the "T" was removed. We sent Kendal Signs a deposit. They were hoping within the next three weeks or so to have that sign back up and running and then I will point them over to the other one to see about the letters. I continue to meet with OmegaScapes every week. I think things are going well. Last year, we reported to the Board about some of the Bahia sections of turf on Story Time Drive and Storey Park Boulevard. In the last median as you are heading east before you get to Story Time Drive and Dowden Road,

there is all Bahia. We started letting that turf grow out a little bit to get some seed head regeneration. I think it really made a world of difference last year in some of those areas. So, if you see that or any residents see that some of that Bahia turf is getting a little tall, it's not because we are not doing our job. We are just going to let it grow up and try to get some seed heads rather than trying to hydroseed or replace a bunch of Bahia grass that was stressed out for whatever reason over the years. I think last year we started a little late and got a good feed on that. We are going to continue that. So, if any of the folks from Lennar or any residents question it, this is intentional. That's really all that I have.

Mr. Showe: Are there any questions for Alan? Hearing none,

iv. General Election Qualifying Period and Procedure

Mr. Showe: We have a General Election. That will be the first one for this District. Seats 4 and 5, which are currently occupied by Mr. Kraljev and Ms. Diaz respectively, will go to General Election this year. This means anyone who wants to qualify for those seats, must live in the District and be registered to vote within the boundaries of the District. We included in your agenda package, the qualifying period for those folks to register, which is Noon on June 13th through Noon on June 17th. It goes through the process of how you qualify at the Supervisor of Elections. That is all done through the Supervisor of Elections. The District Office doesn't do anything with that. So, if anyone is interested, that is the process.

Mr. Kraljev: Will we be resigning for those new positions?

Mr. Showe: Your term will be over.

Mr. Kraljev: So, we don't have to resign. It just terminates.

Mr. Showe: Correct. Seat 1 will continue to be a Landowner's seat.

v. Designation of November 8, 2022 as the Landowners' Meeting Date

Mr. Showe: We scheduled a Landowners' Election for November 8th for the District, which would be the election for Seat 1. If the Board is amenable, we need a motion to designate November 8th as the Landowners' Election.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor designating November 8, 2022 as the Landowners' Election date was approved.

Mr. Boermans: I have two questions. There are a lot of residents in the cellphone tower area that are very concerned. They think that the cellphone tower is coming back.

Ms. Diaz: No, it's not.

Mr. Scheerer: You're going to like what's coming back. It's not going to be a cellphone tower.

Mr. Boermans: It is my understanding that Lennar will go through the neighborhood whenever repairs are needed to the street and curbs and they will be responsible for it. Then it will be turned over to the residents or to the CDD.

Mr. Scheerer: The CDD will own the roads.

Mr. Kraljev: That has happened.

Mr. Boermans: Okay. Perfect.

Mr. Showe: We work with the developer. So, if we identify something that might be covered under warranty or there is a challenge, we work with the developer to get it resolved.

Mr. Scheerer: Or if they want their bond money back.

Mr. Showe: Is there anything else?

Resident (Willem Boermans, History Avenue): No. Thank you so much.

Mr. Showe: You're welcome.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

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

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – May 10, 2022 at 4:00 PM at GMS-CF

Mr. Showe: The next meeting will be on May 10th at our office at 4:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman