

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, June 14, 2022 at 4:00 p.m. at the Offices of GMS-CF, LLC, 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:

George Flint	District Manager
Kristen Trucco	District Counsel
Jay Lazarovich	LLEB
Christine Baxter	District Engineer by phone
Jeremy LeBrun	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We only have Board and staff here, so we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 12, 2022 Meeting**

Mr. Flint: The minutes of the April 12, 2022 meeting are included as part of your agenda package. I can take any corrections or changes at this time.

Mr. Kraljev: No changes.

Mr. Flint: Is there a motion to approve?

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Minutes of the April 12, 2022 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Financing Matters**

**A. Consideration of Engineer’s Report**

Mr. Flint: You have the Engineer’s Report - Revision 7 for Parcel K boundary expansion dated February 22, 2021. You’ve seen this report previously when you set the public hearing for today for consideration of levying the assessments. Christy Baxter is on the phone. The report has not changed since the last time you saw it. We are dealing with Assessment Area 5 which is Parcel K3 in the Engineer’s report.

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

Mr. Flint: The Master Assessment Methodology is also included, it is dated March 8, 2022. It has not changed since the last time you saw it. You all approved a resolution declaring your intent to levy assessments and setting the hearing. The hearing date was changed, it was initially set and then changed again because we were waiting for Lennar. If you turn to Table 1 it shows the development program. It is a mix of townhomes, single family 32’, 40’, 50’, and 60’ lots for a total of 231 units. We’ve assigned ERU factors to those units resulting in 171 ERU’s. The Engineer’s report estimates the infrastructure costs at \$5,154,112 as reflected in Table 2. Table 3 is a preliminary bond sizing for purposes of the master assessments. It takes the CIP as estimated by the engineer, we include max annual debt for debt service reserve, 24 months of capitalized interest, and then your cost of issuance and underwriter’s fees. Table 4 indicates the allocation of benefit based on improvement costs. Table 5 indicates the allocation of benefit based on the par debt amounts. Table 6 shows what the per unit assessments would be under the assumptions in the bond sizing if we were to fund 100% of the improvements. Table 7 is the preliminary assessment roll which includes all 41.55 acres within Assessment Area 5. We will attach a legal description for the assessment area to the report. Are there any questions on the methodology?

**C. Public Comment and Testimony**

Mr. Flint: This is a public hearing, so I will ask for a motion to open the public hearing.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Public Hearing was opened.

Mr. Flint: For the record I will note that there are no members of the public here to provide comment or testimony so we will close the public input portion of the hearing.

**D. Consideration of Resolution 2022-15 Levying Assessments**

Mr. Flint: You have Resolution 2022-15 levying assessments. Kristin?

Ms. Trucco: I will add that there is a land description in the Engineer’s report for Assessment Area 5 if you want to reference that. Like George explained, this Board has already approved a resolution declaring special assessments on Assessment Area 5 which is 41.55 acres. It is 231 residential units. It is also referred to as Parcel K in the Engineer’s Report. This Board has also approved a resolution setting this public hearing and now the next statutory requirement is that we approve the levy of special assessments in accordance with the assessment methodology report that is included in your agenda over this area. That’s what this resolution does.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-15 Levying Assessments was adopted.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Public Hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Ratification of Partial Release of Drainage Easement**

Mr. Flint: The next item is ratification of the partial release of the drainage easement.

Ms. Trucco: I can go over that really quick. The Developer had contacted us back in March and explained that the County is requesting a partial release of a drainage easement in the amount of .33 feet off of one of the lots. It was just a platting issue that was discovered later. We had contacted the District Engineer and received her approval to move forward with the partial release. She felt it was in compliance with the development plans and future plans moving forward. We were comfortable with that and she signed off, so we went ahead and authorized a recording of the partial release of drainage easement. Again, this is for .33 feet of a 5-foot drainage easement located on the South lot line of Lot 176 of the Phase 2 plat. If you have any questions, I can answer them now.

Mr. McQuarrie: Just one lot?

Ms. Trucco: Yes, one lot.

Mr. Flint: There is another 5-foot easement next to this 5-foot easement, so you’re going from 10 feet down to 9 something feet. Are there any questions? This has been executed already so we are asking the Board just to ratify that action.

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor the Partial Release of Drainage Easement was ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion of Pending Real Property Conveyances**

Mr. Flint: This is to trigger any discussion necessary for any conveyances or plats.

Ms. Trucco: I think we are through all the conveyances for the plats, but there was a question about the cellphone tract.

Mr. Bonin: We're still on hold on the cellphone tract. Alan, when do you want it?

Mr. Scheerer: We'll set up a walkthrough like we did before. I was there this morning, it's a big difference from what it was a year ago.

Ms. Trucco: There was also some discussion about a dog park tract.

Mr. Bonin: There's a separate tract, it's not just a cellphone tract. There's a tract that goes over the utilities, so there are two pieces that have to be deeded.

Ms. Trucco: Okay, we will keep that on our radar. Was there a separate discussion of the dog park tract?

Mr. Scheerer: There is a dog park tract in Parcel K, are you talking about the one in the back of L? She put the fence up.

Mr. Bonin: What else needs to be done?

Ms. Diaz: The fence is done, but we need to have discussion if we're going to change it or modify it.

Mr. Scheerer: We need a wire gate.

Mr. Bonin: That's kind of going to run along the same timeline as the cell tower.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: I have no other updates for the Board.

**B. Engineer**

Mr. Flint: Any updates, Christy?

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

Mr. Flint: Are there any questions for the District Engineer? Hearing none,

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint: You have approval of the check register from April 1<sup>st</sup> through May 31<sup>st</sup> totaling \$244,989.04. The detail is behind the summary. 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.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the April 1, 2022 through May 31, 2022 Check Register in the amount of \$244,989.04 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: No action is required by the Board. If the Board has any questions, we can discuss those at this time. Hearing none,

**iii. Field Manager’s Report**

Mr. Flint: We can have Alan go through the Field Manager’s Report.

Mr. Scheerer: Just a couple of updates. The fountain at the dog park has been repaired, it was down. I looked at the hardscape plan, Dog-On-It was listed on the hardscape plan, and they said it is not their fountain. But we were able to pull the part, locate the part, and get it replaced. There was a mainline break on Storey Park Boulevard just east of History behind the path. The water has been shut down. We spotted that today, so we are working on that repair. The entry monument on Dowden Road that was vandalized, we are getting really close to getting that out of production, repaired, and back up to speed. I did notice Duke Energy was digging on Storey Park Boulevard at the streetlights. Where they’re digging, is there a timeframe for those landscape improvements is a question that I keep getting, so if you’ve got information and want to send it to me that’s fine. Other than that, the place looks great. Grass is green, plants are looking good, turf is looking good. The contractor is doing a good job. That’s all I have.

**iv. Presentation of Number of Registered Voters – 1,769**

Mr. Flint: Each year we are required to announce the number of registered voters as of April 15<sup>th</sup>. You can see there are 1,769 registered voters in the District. That’s relevant once the District is in existence six years and once it has 250 voters.

**EIGHTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public here.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Flint: Are there any Supervisor's requests?

Mr. Kraljev: I think we should discuss the upcoming changes in Board membership. There is an expiration date coming up in November. Seats 4 and 5 expire, which is me and Teresa. We need to do some shifting around. We will have two residents joining the Board at that point in time. Jason was kind enough to send me a recap of which seats are expiring. We are thinking that Dan LaRosa who is really Rob's counterpart for Storey Park, that he should be coming on the Board. If Rob wants to move into one of the other open positions, he could. Lane should be coming off most likely. If Rob wants to assume that position that's up to him. Rob could be Seat 3, Dan will be Seat 1, residents will be Seats 4 and 5, that leaves Mike's Seat 2. That probably should be Teresa. That will be the plan.

Mr. Flint: We'll have to do some musical chairs to do that. We'll need four Board members here, one will resign, and we'll have to figure out the sequence of how we assign seats.

Mr. Bonin: What's the timing on that election? When does that notice get sent out to the community?

Mr. Flint: They have to qualify to run, and the qualifying period is this month. I think it ends on June 17<sup>th</sup>. Our legal obligation is that we run a notice in the newspaper and we announce it in a Board meeting so many days before the election. We've done that. If no one qualifies after the period is over, the Board will declare that seat vacant as of the second Tuesday after the election, and then the incumbent can stay in that seat until you appoint a qualified elector. We'll have to see if anyone qualifies, it's possible if more than one person qualifies that it will be on the ballot in November. If one person qualifies, they get elected unopposed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – July 12, 2022 at 4:00 PM at Orange County Library – Southeast Branch**

Mr. Flint: The next meeting will be on July 12<sup>th</sup> at 4:00 p.m at the Orange County Library Southeast Branch location.

**ELEVENTH 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