

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

Present and constituting a quorum were:

Ben Kraljev	Vice Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jan Carpenter	District Counsel
Jay Lazarovich	District Counsel
Alan Scheerer <i>by phone</i>	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: Any members of the audience are permitted to make any public comments at this time. We are having a separate public hearing for the budget and you will have an opportunity during that time, to make additional public comments specifically on the budget. At this time, we will open it up for any members of the audience who would like to make comments. We ask that you please keep your comments to three minutes and please state your name and address for the record.

Mr. Jonathan Fautauzzi (Sonnet Avenue): I have no comments. This is my first meeting.

Mr. Showe: Perfect. Welcome!

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 14, 2022 Meeting**

Mr. Showe: Those minutes were provided as part of your agenda package. We can take any corrections or changes or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Minutes of the June 14, 2022 Meeting as presented were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Showe stated if the Board is amenable, we need a motion to open the public hearing.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the public hearing to adopt the Fiscal Year 2023 budget was opened.

**A. Consideration of Resolution 2022-16 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Showe: Resolution 2022-16 approves the Adopted Budget. We included the Proposed Budget in your agenda package as an Exhibit. The Adopted Budget will be similar to that version, but with any changes that the Board makes today. It does include an 8% assessment increase, largely due to the expanding areas in Parcel K. The big increases are the increase in your landscaping as well as streetlights. Those are the two big items that calls for that assessment increase. Other than that, everything is level. That results in an assessment increase to the homes of anywhere between \$28 and \$84, depending on the lot size. That is on Page 5 of the budget. At the bottom, is the table. Starting on Page 6, we list all of the expenses and do our best for transparency, for both the Board and residents, to lay out all of the different account lines, how we get there and if there are contract costs. It breaks all of that down as well. If the Board is amenable, we'll open it up for any members of the audience who would like to provide any public comment on the budget today. We ask that you state your name and address and keep your comments to three minutes.

Mr. Fautauzzi: I do have a question. There is some development in my area. I have been here for almost three years now and there are things that are unfinished. Where I live, the median is not finished. The entrance where you have the sign is not finished. At the other side of the structure, the sign fell off. So, I'm just concerned. We pay the CDD all of this money and I don't see anyone picking up. There are a bunch of cement buckets on the ground. I don't know what's going on. Can someone tell me what's going on?

Mr. Kraljev: We had a contractor who failed to perform that specific area. We had a couple of different changes with those contractors, but I believe there's someone now under contract, Teresa.

Ms. Diaz: Yes.

Mr. Kraljev: Teresa is currently the Land Development Manager. I used to be a Land Development Manager on the project. Teresa now has taken that over. So, she is working with the new contractor to come in and clean that up. There was vandalism that was done to the signage.

Mr. Showe: I can address that because I was talking to Alan about that earlier. There was some vandalism that occurred around New Year's Eve. Unfortunately, it has taken us this long to get those because they are made. They are not off the shelf pieces. They had to manufacture them. There are also some latching issues. They expect that to be done within the next few weeks. So those signs should be restored.

Mr. Kraljev: You should start seeing some improvements on the landscape signs.

Resident (Jonathan Fautauzzi, Sonnet Avenue): It's just concerning. It's been two years.

Mr. Kraljev: Fair enough.

*Mr. Bonin joined the meeting.*

Mr. Showe: To help you in the future, I will give you my card. If you see any of these things, just email me directly. I will get right back to you

Resident (Jonathan Fautauzzi, Sonnet Avenue): Thank you so much.

Mr. Showe: Are there any other comments? Hearing none, we can go back to the Board for the consideration of Resolution 2022-16.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor, Resolution 2022-16 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.
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**B. Consideration of Resolution 2022-17 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe: This is the second part of your budget process. This resolution will be followed by two exhibits. One will be the Adopted Budget that you just approved in its final form and the Assessment Roll. I have it here if anybody would like to inspect it. It is just a large Excel spreadsheet that is transmitted to the Tax Collector to place on everyone's assessments.

We will open it up again for public comments, but it just applies to the assessment portion of this resolution.

Ms. Carpenter: It is a two-part process. The first resolution you adopted is the Appropriations Resolution. It adopts the budget and all of the payments for the year. The second resolution imposes assessments on the homes to pay for the budget.

Mr. Showe: Correct.

Ms. Carpenter: So, there are two resolutions that accomplishes everything that you need to accomplish with the budget.

Mr. Showe: Are there any public comments on the assessment portion? Hearing none, we need a motion to approve Resolution 2022-17.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-17 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We need a motion to close the public hearing.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the public hearing to adopt the Fiscal Year 2023 budget was closed.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pending Real Property Conveyances**

Mr. McQuarrie: I believe that we have an update on the cell tower/dog park.

Mr. Kraljev: Correct. That construction is still ongoing. Do you have a target on when that might be completed?

Ms. Diaz: The hardscape is going to start next week.

Mr. Kraljev: So, we will probably do a walk-through after that when its ready with the CDD and then make the transfer.

Ms. Diaz: Yes.

Ms. Carpenter: Okay. Great.

Mr. Kraljev: Probably in the next 45 to 60 days.

Ms. Diaz: Yes.

Ms. Carpenter: Okay. Good. Today, one of the Engineers let us know that the new lift station conveyance will come up between now and the next meeting.

Mr. Kraljev: The conveyance of Parcel K is done.

Mr. McQuarrie: It was provided only for Lennar.

Ms. Carpenter: We will find out more. We just received the email a couple of minutes ago. They are going to do a direct transfer.

Mr. Kraljev: For Parcel K, Phase 2.

Ms. Carpenter: We will get the documents together for that.

Mr. Kraljev: Parcel K1 one is already done. Parcel K2 is the next one.

Ms. Carpenter: Phase 2 is what it's for. That will be coming up at the next meeting.

Mr. Kraljev: We are just duplicating what we did.

Ms. Carpenter: Exactly.

Mr. Showe: Are there any other items of review for the Board? Hearing none,

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich: I have no updates for the Board.

**B. Engineer**

Mr. Showe: Is the District Engineer on the call? Hearing none,

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: In your General Fund, we have Checks 857 through 874 for \$96,509.43 and June payroll for \$369.40 for a total of \$96,878.83. Alan and I can answer any questions about those invoices should the Board have any or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the June 1, 2022 through June 30, 2022 Check Register in the amount of \$96,878.83 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. We are performing better than our budget to actuals, so we are in great shape. We are about 98% collected on our assessments, so we are in great shape on those as well. We expect to get those before the year is over.

**iii. Field Manager's Report**

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

Mr. Scheerer: No. I think you covered everything. One of the audience members questioned the landscaping by Sonic. That is being addressed. Like you said, the signs will hopefully be done in the next couple of weeks. We will be shutting down the dog park. I don't have a specific date, but we will get with the HOA about that and notify the residents. We are going to replace the sod. It has been used quite a bit over the summer, so we are trying to get the sod replaced and get the turf treated for fleas and ticks. We did a similar closure last year too, around June. We are a little behind, but we are going to go ahead and get that done. We will notify the community once that happens so they will know. It will be about two weeks.

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

**iv. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Showe: This schedule is following your past meeting schedule, with the exception of changing the October 11<sup>th</sup> meeting to October 4<sup>th</sup>, due to several conflicts on that day. We wanted to make sure should we need a meeting; we have staff to cover it. Other than that, we schedule the quarterly meetings here at the library and the rest of the meetings at our office at 4:00 p.m. We can make any changes that the Board would like or a motion to approve the meeting schedule.

On MOTION by Mr. Bonin seconded by Mr. McQuarrie with all in favor the Fiscal Year 2023 meeting schedule as presented was approved.

Mr. Showe: That's all I have under the District Manager's Report.

**SEVENTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: We can open it up for public comments.

Mr. Fautauzzi: I want to speak to someone about the notice that I received.

Mr. Showe: Absolutely.

Mr. Fautauzzi: To see what's going on.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

Mr. Kraljev: What is the timetable for the nominations. I know that you said that it's on the website.

Mr. Showe: I will look again. I believe that no one qualified on the General Election side for any of those seats.

Mr. Kraljev: What happens if its vacant?

Ms. Carpenter: The Board would nominate people to fill the seats or people can be allowed to stay on as-is because they stay on until they're replaced.

Mr. Kraljev: Okay.

Mr. Showe: Let me double check.

Ms. Carpenter: Nobody qualified?

Mr. Showe: No candidates filed for the two seats.

Mr. Kraljev: Do you leave two seats open or do you keep them filled with developers?

Ms. Carpenter: They stay on.

Mr. Showe: The folks that are in the seats will normally just stay in those seats until a qualified elector can be appointed.

Mr. Kraljev: Okay. Once that window is closed, are they no longer elected or does that seat stay open indefinitely?

Mr. Showe: You can keep the incumbent in there until such time as a qualified elector becomes available and is appointed by the Board.

Ms. Carpenter: So, you can keep it as-is.

Mr. Bonin: The total number of seats never changes.

Ms. Carpenter: Correct. In those two seats, the people will stay on until we have a qualified elector or someone is appointed.

Mr. Kraljev: We have one people who is interested who is actually going to be a homeowner in the community. They are interested in being on the Board in a company seat.

Ms. Carpenter: It would be good to have her at a meeting, so she can be appointed to one of those two open seats.

Mr. Kraljev: As that time approaches, we'll have her attend the meeting.

Mr. Showe: I'll talk to you about it. I have that on my list to go over all of that with you.

Mr. Kraljev: If we keep the other five on the Board, since nobody qualified...

Ms. Carpenter: They would just stay on until they are replaced.

Mr. Kraljev: I understand. Thank you.

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

**NINTH ORDER OF BUSINESS**

**Next Meeting Date – August 9, 2022 at  
4:00 PM at the Offices of GMS-CF, LLC**

Mr. Showe: The next scheduled meeting is August 9, 2022 at 4:00 p.m. in our office.

**TENTH 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