

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, September 13, 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 (Resigned at Meeting)
Ben Kraljev	Vice Chairman
Teresa Diaz	Assistant Secretary
Albert Guidice	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
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: We'll open it up for any members of the audience who would like to provide public comment. We will note for purposes of the recording that we only have members of District Staff and the Board present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)

Mr. Showe: Prior to the Board meeting, we received and we handed out to the Board a resignation for Mr. Lane Register. I think the first thing that we could do is to transition some of the Board seats. We need a motion to accept that resignation.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the resignation of Mr. Lane Register was accepted.

Mr. Showe: That opens up a vacancy in Seat #3. Is there an appointment to fill that vacancy?

Mr. Bonin: Yes.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the appointment of Mr. Albert Guidice to fill Seat #3 was approved.

B. Administration of Oath of Office to Newly Appointed Board Member(s)

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Albert Guidice.

Mr. Showe: Print your name and sign it and I'll notarize it after the meeting. I will go through the package of materials with you after the meeting so we can get through the business. I think there's another resignation.

Mr. Bonin: Yeah. I'm going to resign from my seat.

Mr. Showe: Alright, we need a motion to accept that resignation.

On MOTION by Mr. Kraljev seconded by Mr. Guidice with all in favor the resignation of Mr. Rob Bonin was accepted.

Mr. Showe: That leaves a vacancy in Seat #5. I believe that the developer requested Mr. Daniel LaRosa be appointed to that seat. So, we need a motion to appoint Mr. LaRosa to that seat.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the appointment of Mr. Daniel LaRosa to fill Seat #5 was approved.

Mr. Showe: We'll get his Oath prior to the next meeting.

C. Consideration of Resolution 2022-21 Electing Officers

Mr. Showe: The next step is every time there is a new slate of officers, we do an election of officers. What we would typically do is appoint one of the Board Members as Chair, one as Vice Chair and the rest of the Board Members would serve as Assistant Secretaries. Is there direction from the Board on who you would like to appoint as Chair? Rob was the prior Chair.

Mr. Kraljev: Should we make Dan Chair since he's the Project Manager.

Mr. Showe: Dan? Okay. We'll put him as Chair. Ben is Vice Chair. Would you want to keep that office?

Mr. Kraljev: It's up to the Board.

Ms. Diaz: Yes.

Mr. Showe: Okay. For Resolution 2022-21, electing officers, Mr. Daniel LaRosa would serve as Chair; Mr. Ben Kraljev as Vice Chair; Mr. George Flint as Secretary; Mr. McQuarrie, Ms. Diaz, Mr. Guidice and Mr. Showe as Assistant Secretary, Ms. Jill Burns as Treasurer and Ms. Teresa Viscarra as Assistant Treasurer. We need a motion accepting that resolution as read.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor electing the officers as stated as evidenced by the adoption of Resolution 2022-21 was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 12, 2022 Meeting

Mr. Showe: The minutes of the July 12, 2022 meeting were provided as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Minutes of the July 12, 2022 Meeting were approved as presented.

Mr. Bonin left the meeting at this time.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-18 Finalizing the Series 2022 Bonds

Mr. Showe stated next is the formalization and finalization of our bond process that was started earlier this year. Resolution 2022-18 finalizes the Series 2022 bonds. We can let District Counsel go through the mechanics of that.

Mr. Lazarovich: Resolution 2022-18 finalizes the Assessment Area 5 Project. The final number for that bond was \$3,105,000. This resolution just sets those assessments on that assessment area. Do you have any questions? If not, we're just looking for a motion to approve.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-18 Finalizing the Series 2022 Bonds was approved.

Mr. Showe: You wanted a separate motion on the Supplemental Assessment Methodology Report?

Mr. Lazarovich: Yes.

Mr. Showe: Okay. As part of that, we would like a motion from the Board to ratify the Supplemental Assessment Methodology Report, which was used to finalize those bonds. It was included as part of that prior motion, so if we could just have a formal motion to approve the Supplemental Assessment Methodology Report.

Mr. Kraljev: Was there a change?

Mr. Showe: No. It's just kind of wrapping it up, as the Supplemental Assessment Methodology Report is used for the bond process.

Mr. Kraljev: Okay.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Supplemental Assessment Methodology Report was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-19 Approving the Conveyance of Real Property and Improvements (Parcel K Phase 2)

Mr. Showe stated next is Resolution 2022-19, approving the conveyance of real property and improvements related to Parcel K, Phase 2. We can let District Counsel go through what that resolution does.

Mr. Lazarovich: This resolution transfers the infrastructure improvements on Parcel K, Phase 2. In front of you, you have a Bill of Sale transferring the improvements from Lennar to the District. Then we have another Bill of Sale transferring from the District to Orange County. Also included is an Owners Affidavit and agreement regarding taxes. These are contracts between Lennar and the District, promising that there are no outstanding liens or taxes on the property that would hinder the District's ability to transfer the improvements to the county. Lastly, is a certificate of the District Engineer, signing off that everything is in line with the original plan for the District. We're just looking for a motion to approve.

Mr. Kraljev: Has this been inspected by the CDD, Alan?

Mr. Scheerer: Well, if you're talking about the landscaping itself that Teresa I just did, then yes.

Ms. Diaz: I think its K-1.

Mr. Scheerer: Is it K-1, the Dowden Road improvements along Dowden Road?

Ms. Diaz: Yes.

Mr. Kraljev: I'm just asking if you're okay with it, Alan.

Mr. Scheerer: Yeah.

Mr. Kraljev: Okay.

Mr. Lazarovich: Is that included in this one?

Mr. Showe: I don't think that's included in this one. I think this is the property that's going to be transferred.

Mr. Kraljev: As long as Alan is good, we're good.

Mr. Showe: He's always good.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-19 Approving the Conveyance of Real Property and Improvements for Parcel K, Phase 2 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-20
Declaring Vacancies in Certain Seats on
the Board of Supervisors**

Mr. Showe: Next is Resolution 2022-20. This District has started its transition process to General Election. No one qualified for those seats, so we need the Board to declare those two seats as vacant, which are Seats #4 and #5. This resolution declares those seats vacant and allows the incumbents in those current seats to continue service until such time as a qualified elector would be appointed to those seats. It would have to be somebody that lives in the District and is registered to vote.

Mr. Kraljev: Can that be done in a cycle?

Mr. Showe: The incumbents of those seats will continue serving in those seats until somebody else is appointed.

Mr. Kraljev: Can someone be appointed at any time?

Mr. Showe: Yes, they can be appointed at any time.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-20 Declaring Vacancies in Certain Board of Supervisors Seats was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Agreements

A. Landscape Management Agreement with OmegaScapes

Mr. Showe: Next are some service agreements. We can let Alan go through them o. One is with OmegaScapes and one is with Applied Aquatics.

Mr. Scheerer: Yes, as I mentioned earlier, Teresa and I and the install contractor for Lennar as well as the folks for OmegaScapes, did a walk-through of the landscape and irrigation installation. There was a minor punch list that was drafted based on that, that everything with the exception of the relocation of the reclaimed meter, which is on private property and not on our property, is acceptable to the CDD. I know Teresa is working on getting that meter out of that guy's backyard because it's fenced in and we can't get to it. We're going to either have to jump the fence or go through his gate, should we need to.

Mr. Kraljev: Is that a common area meter?

Mr. Scheerer: It's a common area meter for all of the Dowden Road improvements along Dowden Road east and west of Stanza Way. So, that's something that really needs to happen, but we went ahead. It looks really good. We reached out to OmegaScapes.

Mr. Kraljev: Is that a K-1 install?

Ms. Diaz: Yes. That's Dowden Road.

Mr. Scheerer: That's where Stanza Way and Dowden Road meet, at the entrance, across from the new sign that went in. I think I may have a map. We were already maintaining two of the ponds within Parcel K. The common area tracks and a few of the entry features were added to this. This is well within our budget for the current fiscal year budget as well as the 2023 budget. The only thing that we're missing out of this agreement, when it becomes complete, will be the K-1 pond. That's the only thing that's not been turned over.

Mr. Kraljev: The big one?

Mr. Scheerer: The large pond. Yes, sir. That's the only one that's not included in this, but it's accounted for in the budget as well as the numbers that are included here. I think whoever did your install did a great job.

Ms. Diaz: The Project Manager was behind it.

Mr. Scheerer: The Project Manager was behind the work. Yes. Ma'am, that's correct. We also accepted the passive park, the tot lot. I noticed the fence was installed. All of the park benches and the trash receptacles are in there. We'll be sending a document with numbers on it to our insurance company to make sure it's covered.

Ms. Diaz: What about the area around the amenity?

Mr. Scheerer: The amenity is not us.

Mr. Kraljev: That's an extension of the Club Plan.

Mr. Scheerer: The HOA or the club manages that as well as where the CBU's are going that we were talking about earlier, the cluster mailboxes.

Mr. Kraljev: So, in Storey Park, the amenity stands alone in its own entity?

Ms. Diaz: Yes.

Mr. Scheerer: Yes.

Mr. Kraljev: I believe they are capturing the one in Parcel K. It will be in the Club Plan.

Ms. Diaz: Okay.

Mr. Scheerer: There's a map, I believe that was included in here. What's not included is where the club goes. Right? That's where that's at. Then they just highlighted everything. There's the passive park right here, and again, the big K-1 pond. The little green space around the wetland, was not included. When K-1's done and everything's ready to go and that gets all mowed and cleaned up, we'll do another quick walk-through of that because I know there is supposed to be a Boardwalk to get over to the outfall structure. Right?

Ms. Diaz: Yes. There's one here.

Mr. Scheerer: Yes, ma'am.

Ms. Diaz: And one here.

Mr. Scheerer: Okay. This one's a walking one, but these are just observation ones, where you can just walk out and take a look. It's not connected to anything. Anyway, the K-1 pond is the only one that's not captured. We will bring that back whenever Lennar tells us that it's ready for us to review, inspect and accept.

Mr. Kraljev: It worked a lot better for you to take on the maintenance of those banks and everything.

Mr. Scheerer: Yeah. We would've loved to get K-1, but that was a monster. You guys have been moving serious dirt. Anyway, OmegaScapes is doing a great job. I think they're doing very well and we would recommend approval of the agreement by this Board.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Landscape Management Agreement with OmegaScapes was approved.

B. Aquatic Plant Management Agreement with Applied Aquatic Management

Mr. Scheerer: The next one is an agreement with Applied Aquatic. It has a slight increase, which we've captured. There's some discretionary funding in the 2023 budget for the original four ponds. I didn't print out a map in advance. The original four ponds are the two on either side of Parcel J, this G-2 pond and this I-1 pond at the end of History Avenue. That's the only thing this agreement covers. They're doing all of the other ponds with the exception of K-1. They are turned over at different cycles, which means they renew at a different time. In talking with the District Manager, as soon as we get K-1 on line, we're going to come back to this Board with one agreement. We'll take this map with everything that's in it, and we'll attach it to the agreement. But for right now, the way the aquatic company works is, whenever they serve us, is when that agreement will expire and be renewed. These are the original four ponds that started way back many moons ago. There is a slight increase, which is all due to chemical costs. Like I said, there are discretionary funds within the budget this year as well as in the budget for 2023. They're doing a really good job. The place is really coming along nice. That's my opinion, of course, I'm a little biased. Again, we would seek approval.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Aquatic Plant Management Agreement with Applied Aquatic Management was approved.

NINTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. Showe: I don't know that we have any other discussions for property conveyance, but we can open it up to the Board.

Ms. Diaz: We are already working on Parcel I-4.

Mr. Scheerer: Yes, I was there today. I saw United was there today. They sprayed a bunch of grasses. Hopefully, they get all the way down to Storytime Drive.

Ms. Diaz: Yes, they will.

Mr. Scheerer: Well, they should be able to do that whole track and then there's that piece of OSL-9, I think.

Ms. Diaz: The median.

Mr. Scheerer: Yeah. The Sonic median. That's all sprayed. They were out there doing some stuff today.

Ms. Diaz: Probably in two weeks it will be done?

Mr. Scheerer: Yeah.

Ms. Diaz: And we can do the turnover.

Mr. Scheerer: We'll see.

Mr. Kraljev: Have you started the deed transfers on Parcel K?

Mr. Lazarovich: No, not on Parcel K. If that's ready, we can get started on that.

Mr. Kraljev: We need to transfer the CDD tracks to the CDD by deed. We went back and did all of Parcel L. So, we should have on our radar to do Parcel K.

Mr. Scheerer: Okay. Did we do OSL-8, where the cell tower track was? I know that we kept that out.

Mr. Kraljev: We did. Is the cell tower tract finished?

Mr. Scheerer: No. The easement that goes with that OSL-8 track that's between the cell tower and Storey Park Boulevard, that's done, but the cell tower tract is not.

Mr. Kraljev: They were doing that at the same time.

Mr. Scheerer: Yeah.

Mr. Kraljev: Because those utilities go to the cell tower tract.

Mr. Scheerer: Yeah. Okay.

Mr. Kraljev: Do you have a guestimate?

Ms. Diaz: On the cell tower tract? Chad was the one working with us. The grading of the land is done. Everything is done. The hardscaping is done.

Mr. Kraljev: Okay. So, its 69 days?

Ms. Diaz: Probably.

Mr. Scheerer: They can clean up all of the weeds.

Mr. Kraljev: Okay. So as long as we have that on the radar, that's fine. We don't want to lose sight of it.

Mr. Scheerer: No. We're getting close.

Mr. Kraljev: Especially if it becomes active.

Mr. Scheerer: Oh, it's going to be active. These people are everywhere. Its quieted down here. As you realize, some of those that's been here for a while, we've had a lot of local personnel over the last couple of years, but that's subsided now.

Mr. Kraljev: You've seen the action moving forward?

Mr. Scheerer: Well, I mean, there's a lot of good things happening out there, but it's a lot of putting out fires. In summertime, the kids were all over Epic Park, the quad park, however you want to call it, they were everywhere out there. The capstones on some of the knee walls were damaged, but other than that, I haven't heard anything.

Mr. Showe: No, we haven't.

Mr. Scheerer: We closed the dog park on Philosophy Way. That's going to be an ongoing thing annually every year for about three weeks because we replaced all of the Bahia sod because of the dogs and people. That thing looks like carpet out there right now. It's some of the nicest Bahia. It looks really good. We did it with Tricia a year ago. We did it for about three weeks, closed it down and treated it for fleas, ticks, and any other animal, unfriendly pests. But it looks really good. We're moving along.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We can go to Staff Reports. Do you have anything, Counsel?

Mr. Lazarovich: No major updates, except we have the Assessment Area 5 bonds set to close on Thursday.

B. Engineer

Mr. Showe: Is the District Engineer on the call? I don't have any updates specifically from them.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We can go to the District Manager's Report. The first item is the approval of the Check Register in your General Fund. We have Checks 875 through 905 in the amount of \$148,298.64. We also have July payroll for \$1,419.26, for a total of \$149,717.90. Both Alan and I can answer any questions on those invoices or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. Guidice with all in favor the July 1, 2022 through August 31, 2022 Check Register in the amount of \$149,717.90 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: The next item is your Balance Sheet and Income Statement. No action is required by the Board. I will note that your General Fund is doing better than budget to actuals. We're in great shape on the General Fund. We're also 100% collected on our assessments, so great shape there as well.

iii. Field Manager's Report

Mr. Showe: Alan, are there any other field updates from you?

Mr. Scheerer: No. I covered the dog park. If you're out onsite and you see that the Bahia grass gets a little long and it's going to seed, that's intentional. We're cycling between Storytime Drive, the Bahia and a little bit on Dowden Road, because that first island at Storytime Drive and Dowden Road for reason, was not St. Augustine. So, we're letting it go to seed. It's filling in nicely. We did the same thing for Storey Park Boulevard. So that's intentional. The stormwater ponds are looking good. Like I said, the parks are being used. Everything is being used. We installed a double gate on the dog park on Folklore Lane because the guys couldn't get their mower in there. They had to bring a push mower in. So, we went ahead and installed just a double chain link fence gate back there. This way they can get their 50-ton mower in there and mow it at a decent time. The streetlights, I guess, is probably one of the few things that we're still dealing with out there that we'd like to get resolved and get down the road.

Ms. Diaz: By October 15th.

Mr. Scheerer: Halloween, right?

Ms. Diaz: Yes. We are on schedule.

Mr. Scheerer: Good. Other than that, I really don't have anything else to report. It's moving along. We are going to be gearing up for the new budget. We'll be out there doing some pressure washing at the beginning of the fiscal year and end of the annual year calendar. We are getting ready for the holidays. Everybody likes to have it clean so we'll be doing a lot of pressure washing and cleaning up out there. That's all I have.

iv. Presentation of Series 2021 Arbitrage Rebate Calculation Report

Mr. Showe: The last thing that I have is the presentation of the Series 2021 Arbitrage Rebate Calculation Report. This is a required calculation as part of the bond documents. Every year we have to perform a test that shows we don't earn more in interest than we're legally allowed. On the first page, three paragraphs down, it says that the results indicate no amount

must be on deposit in the Rebate Fund, which means we're in compliance. There's a lot of other math and everything after that if you're interested, but that's the meat and potatoes of it. It'd really be difficult anyway, at this stage, for us to make more in interest than legally allowed. But we are required as part of the bonds to test that.

ELEVENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Other than that, we can take any Supervisor Requests. Hearing none.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – October 4, 2022 at 4:00 PM at the Orange County Library – Southeast Branch

Mr. Showe: The next scheduled meeting is scheduled for October 4, 2022 at 4:00 p.m. at the Orange County Library. If we don't have any agenda items, we'll look to cancel it.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman