

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, January 10, 2023 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:

|                |                     |
|----------------|---------------------|
| Dan La Rosa    | Chairman            |
| Teresa Diaz    | Assistant Secretary |
| Mike McQuarrie | Assistant Secretary |

Also present were:

|                                     |                   |
|-------------------------------------|-------------------|
| Jason Showe                         | District Manager  |
| Jay Lazarovich                      | 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: We will open it up for a public comment period. I will note for purposes of the recording that only members of staff and the Board are present.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Mr. Showe: We had a Landowners' Election earlier and will do the Oath of Office for Mr. La Rosa.

**A. Administration of Oath of Office to Newly Appointed Board Member**

*Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Dan La Rosa.*

Mr. Showe: Print your name and sign it and I'll notarize it.

**B. Consideration of Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Showe: The Landowners' Election was conducted in November in accordance with Florida Statutes. In your agenda you have a resolution showing that Mr. La Rosa received 700 votes and will serve a four-year term. If you have any questions or comments, we can take those. Otherwise we would look for a motion of the Board to approve that resolution.

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election was adopted.

**C. Acceptance of Resignation of Albert Guidice and Appointment of Individual to Fulfill the Board Vacancy**

Mr. Showe: Last week we received the resignation of Mr. Guidice. So first we would need a motion to accept that resignation.

On MOTION by Ms. Diaz seconded by Mr. McQuarrie with all in favor the resignation of Mr. Albert Guidice was accepted.

Mr. Showe: That leaves a vacancy of the Board. The Board can fill that vacancy at any time. It is a landowner elected seat, so it can be filled with anyone. If the Board has somebody that they can appoint to that seat, they can do it now or leave it for consideration at a future meeting, should you choose.

Mr. La Rosa: I don't have anyone.

Mr. Showe: Okay. We'll move on.

**D. Consideration of Resolution 2023-03 Electing Officers**

Mr. Showe: After every election, we are required to have an election of the Board of Supervisors. In your agenda, we have Resolution 2023-03. Essentially the Board has remained the same so we could just keep the same officers, with the exception of switching out Mr. Guidice and just leaving that blank. If the Board is amenable to that, we can keep it the same or take a motion of the Board to discuss a new Chair and Vice Chair. Typically, the rest of the Board would serve as Assistant Secretary. We can keep it the same if you choose.

Mr. La Rosa: There's no reason to change it.

Mr. Showe: Okay. I can read the names into the record and you can approve the resolution as read.

Mr. La Rosa: What are they right now?

Mr. Showe: You, Mr. La Rosa is Chair, Mr. Kraljev is Vice Chair; Mr. George Flint is Secretary; Mr. McQuarrie, Ms. Diaz and Mr. Showe are Assistant Secretaries, Ms. Jill Burns in our office is Treasurer and Ms. Katie Costa is Assistant Treasurer.

Mr. La Rosa: Keep it the same.

Mr. Showe: Okay. Is there a motion approving that as read?

On MOTION by Mr. McQuarrie seconded by Mr. La Rosa with all in favor electing the officers as stated as evidenced by the adoption of Resolution 2023-03 was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 13, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 8, 2022 Landowners' Meeting**

Mr. Showe: After that we have the approval of the minutes of the September 13<sup>th</sup> meeting as well as the minutes of your November landowners' meeting. Those are included as part of your agenda. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. La Rosa seconded by Mr. McQuarrie with all in favor the Minutes of the September 13, 2022 Board of Supervisors Meeting and acceptance of Minutes of the November 8, 2022 Landowners' Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Property Conveyances – Item Revised**

Mr. Showe: The next items are the consideration of some resolutions for property conveyance. We will let Jay run through those. The Engineer is on the call as well.

**A. Resolution 2023-01 Approving the Conveyance of Real Property and Improvements (Parcel I Phase 4)**

Mr. Lazarovich: We are starting with Resolution 2023-01, which is the conveyance of real property and infrastructure improvements in Parcel I. There are three tracts that are being turned over to the CDD. As part of this resolution, there is a Special Warranty Deed and a Bill of Sale, transferring the property and improvements, an Agreement Regarding Taxes and Owners Affidavit. These are just contracts between the developer and the CDD. There is nothing hindering the CDD's ability to own and maintain the property. Lastly, is a Certificate of the

District Engineer, stating that everything is in line with the plans. If you have any questions, I would be happy to answer them. We're just looking for a motion to approve.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor Resolution 2023-01 Approving the Conveyance of Real Property and Improvements for Parcel I, Phase 4 was adopted.

**B. Resolution 2023-04 Approving the Conveyance of Real Property and Improvements (Parcel K Phase 3) - Added**

Mr. Lazarovich: The second one is for Parcel K, Phase 3 utilities. As a part of this resolution, 2023-04, there are no deeds. There is just a Bill of Sale and the same Agreement Regarding Taxes, Owners Affidavit and Certificate of the District Engineer. This will be transferring from the developer to the CDD and then the CDD to Orange County. If there are any questions, I would be happy to take those. We're just looking for a motion to approve.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor Resolution 2023-04 Approving the Conveyance of Real Property and Improvements for Parcel K, Phase 3 was adopted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape Management Agreement with OmegaScapes for Phase 4 Maintenance**

Mr. Showe: Next is a Landscape Agreement with OmegaScapes, covering some additional maintenance. We will let Alan touch on that.

Mr. Scheerer: Yes. Back in October, we did a walk through with United Land and Theresa with OmegaScapes for the remainder of the landscaping along Storey Park Boulevard. We have been maintaining it since October. It's contemplated in the budget and we are just seeking approval by the Board for the addendum to the contract.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor the Landscape Management Agreement with OmegaScapes for Phase 4 Maintenance was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Series 2021 Requisition #4**

Mr. Showe: This is a ratification of Requisition #4. Based on all of the information that we received from District Counsel and the District Engineer, we went ahead and submitted this already for processing and payment, but the Board needs to ratify it. These are for construction

costs related to the Series 2021 bonds. We can take any questions from the Board or a motion to approve.

On MOTION by Ms. Diaz seconded by Mr. McQuarrie with all in favor the Series 2021 Requisition #4 was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022**

Mr. Showe: We went ahead and signed this internally to get them stated on that, so we didn't have any delays in getting it processed. It's all in accordance with your prior agreement and prior approvals from the Board, but we would like to have a ratification of the Board if there's a motion to do so.

On MOTION by Ms. Diaz seconded by Mr. La Rosa with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2022 in an amount not-to-exceed \$10,400 was ratified.

**NINTH ORDER OF BUSINESS**

**Discussion of Cost Sharing Agreement with Epoch Residential - *Added***

Mr. Showe: This is for the discussion of a Cost Sharing Agreement between the CDD and Epoch Residential (Epoch), who are the property owners of the apartment complex that is going to go into the center circular parcel. It was brought to us that there may be some concerns based on where they are going to be accessing that property from. They are going to be crossing a lot of CDD roads and may be impacting some landscaping as well as streetlights. So counsel engaged the city and got a hold of the developer. Kristen can probably give you some information on where we are at.

Mr. Lazarovich: Yes. That was approved yesterday and the developer reached out to us. They said that they would enter into a Cost Sharing Agreement with the District for roadways and landscaping.

Mr. Showe: Yeah. They agreed as I understand it. We have to come up with some kind of rational proportional cost of it, not to exceed \$20,000 in any one year. It will probably take some more work to formalize the agreement.

Mr. McQuarrie: Are they going to want to do a traffic study or something that elaborate?

Mr. Showe: No.

Mr. McQuarrie: By that same token, I don't think it would be necessarily fair to just take a linear foot of road and make it 5% linear foot of road because that's not fair, due to the amount of traffic that they are going to be having. It's not necessarily 1:1 single-family as far as daily count for those homes. So I think that's somehow the way that you do it. Some form of that is based on how much linear foot of road and the amount of daily traffic or you could just make it very, very simple and say, "*Okay, whenever we do repairs on this portion of road.*" Just specifically call it out and have a sketch and legal and all of that and then just simply say, "*We split it 50/50.*"

Mr. Showe: Yeah.

Mr. McQuarrie: Something along those lines. That's even favorable to them because it should be more like 70/30 or 80/20 for that particular stretch with the hundreds and hundreds if not thousands of trips that it's going to be getting weekly. That would be my suggestion. Is there anything compelling them to move forward with this Cost Sharing Agreement or was it nicey, nicey before they got their approval presented well to the Board?

Mr. Lazarovich: No. They actually said that they were not opposing it. So they are going to work with us. It was prior to the approval process.

Mr. McQuarrie: Okay. So they weren't fishing in a boat.

Mr. Lazarovich: No.

Mr. Showe: It was more just the intent to let the Board know what had transpired over the last week or so on that project and we'll keep you up to date. You will obviously have to approve whatever agreement that's formalized. I'm just letting you know.

## **TENTH ORDER OF BUSINESS**

### **Discussion of Pending Real Property Conveyances**

Mr. Showe: I don't know if there's anything else outstanding at this point.

Mr. McQuarrie: I think there was just a follow-up on the cell tower tract. We spoke about that last time.

Ms. Diaz: Yeah.

Mr. La Rose: Its close.

Mr. McQuarrie: All of the improvements are in?

Mr. Scheerer: Close. When the larger park was done and the smaller park...

Mr. McQuarrie: Is the athletic equipment there?

Mr. Scheerer: No.

Ms. Diaz: Were you there today?

Mr. Scheerer: I was there last week. I'll be there tomorrow. I didn't see the fitness equipment on Friday. It looked like the large dog park was complete for the most part and there looked to be a smaller park. The fence panels weren't up yet. That was pretty much it from what I saw last Friday.

Ms. Diaz: That's exactly what I saw the last time that I was there.

Mr. Scheerer: Yeah. I'll be there tomorrow because Jason and I have a meeting down in South Florida on Friday, just keeping an eye on things, but it looks like it is coming along pretty quickly.

Ms. Diaz: Yes.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Showe: We can go to Staff Reports.

Mr. Lazarovich: I have nothing further.

**B. Engineer**

Mr. Showe: Are there any updates?

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

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: In your General Fund, we have Checks 906 through 992 as well as September payroll for \$769,249.46. We can take any questions. I know it seems like a lot. Some of that are transfers from the General Fund to the Debt Service, which is why those numbers are higher than normal. We get those assessments to the General Fund. We have to essentially cut ourselves a check. Other than that, Alan and I can take any questions on those invoices or a motion to approve the Check Register.

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor the September 1, 2022 through December 31, 2022 Check Register in the amount of \$769,249.46 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Showe: Next is the Balance Sheet and Income Statement. No action is required by the Board. We are through November, so it's only reflecting two months' worth of actuals, but we're doing better than budget to actuals. There are not a lot of assessment receipts, yet. We get those typically in the December/January timeframe. You're next one should factor in the majority of that, but everything else looks to be on track.

**iii. Field Manager's Report**

Mr. Showe: We can have Alan go through any Field Manager items.

Mr. Scheerer: There is not a whole lot from the field perspective. Like I said, we are keeping an eye on the cell tower tract. I think the property is looking really good. Next month, we will be going into Crepe Myrtle pruning and trimming and getting those ready for the spring. We did some pressure washing and cleanup items over the holiday, right before the holiday in all of the various parks. The two monuments on the north and south side of Dowden Road, we are getting ready to have those metal artworks at the top. Those are going to get painted. We are using Kimmel Signs to do the work since they did the sign work. We have one sign that has a set of books that are out. On the other side, the letters are out. So, Kimmel is going to be handling that all at the same time. The ponds are in good shape. We are keeping an eye on things in Parcel K. The only other issue I have is that meter at Stanza Way at Dowden Road. It's actually inside the yard of somebody's house.

Ms. Diaz: It's in the easement, but its inside of the backyard.

Mr. La Rosa: Its behind somebody's fence?

Mr. Scheerer: Yeah. We can't get to it. Its locked.

Mr. McQuarrie: Hmm.

Mr. Scheerer: The resident won't answer, every time we go to the door.

Mr. La Rosa: We have the right to cut her gate.

Mr. Scheerer: I understand.

Mr. La Rosa: I get it.

Mr. McQuarrie: We're trying to avoid that.

Mr. La Rosa: Has the HOA tried to reach out to them?

Mr. Scheerer: Not that I know of.

Mr. McQuarrie: Did you send them a letter?



Mr. Scheerer: No. So far, we haven't had a need to go in there.

Mr. McQuarrie: Okay.

Ms. Diaz: Can we talk to Chris?

Mr. La Rosa: No. It has nothing to do with those guys. We need to talk to Michelle Bart. She needs to communicate with the homeowner and they need to either provide us a number that we can call somebody when we need to get in there, that will open and unlock the gate or they need to put two locks on the gate; one that we have a key to.

Mr. Scheerer: We would even pay for a gate on the Stanza side. So we don't need to go around the front. We can just install a small gate that we can access when we need it.

Mr. La Rosa: We can do that, but how often do you have to check it?

Mr. Scheerer: Its funny, Orange County was out there excising some of the valves and they can't even get to it to read it and they don't have a remote reader. So they need access to the meter as well. Like Toho Water Authority, you can't just drive by and go, "bleep, bleep, bleep" and pick up the meter.

Mr. McQuarrie: It might be an absentee owner or Airbnb or something like that.

Mr. La Rosa: It could just be a renter. Why don't we just start with the HOA and see if Michelle can reach out and get us a contact number so we can start a conversation with the homeowner and then we'll take it from there. I like the idea of just putting a gate in.

Mr. Scheerer: We can put in a small pedestrian gate just on the street side.

Mr. La Rosa: From a security standpoint, I can understand their point of view.

Mr. Scheerer: I do too.

Mr. La Rosa: I wouldn't want a strange gate in my yard. If you really have that much of an issue with it, you can literally just bump the fence up and around the meter and back out.

Mr. Scheerer: Yeah. They installed the meter based on the plot plan for the house, I'm sure.

Mr. La Rosa: They installed the fence in the wrong place. When they installed that fence, they pulled the permit. If they pulled the permit, that means they got a survey done. Somebody should have said, "*Hey, you realize you're taking a risk building it over an easement?*"

Mr. Scheerer: Well, as you well know, it's kind of like when people put in swimming pools, they don't realize they're going across property they don't own. The HOA who we've worked with in the past, had a couple of different account managers there. Mr. John Mullins is

there now. We require them to please put a check box on the CDD permission as well because we have a lot of times where people are coming in here and they messed up the easements and broke curbs and done a lot of things like that. I know they hold a \$2,000 retainer typically for certain activities out there, swimming pools being the biggest expense, but I like the idea of maybe having Michelle reach out to us to see what we can do. We don't want to mess anything up. We're not trying to be a bad neighbor.

Mr. La Rosa: At some point, Orange County Utilities is going to do it themselves.

Mr. Scheerer: Yeah.

Mr. La Rosa: They won't be as gentle. They will literally just remove a panel of the fence, set it to the side and go in and just leave it. They have the legal right to do that.

Mr. Scheerer: I understand. That's it. We're just trying to be a good neighbor. Let me know about the cell tower tract when you think that is done in that last pond in Parcel K. There is a parcel, I can't think of the exact tract number, but it runs behind the fence along Storey Park going east. There is a landscaping tract that is supposed to go in back there at some point.

Ms. Diaz: Parcel K?

Mr. Scheerer: Not K.

Mr. La Rosa: Its right at the end of Imaginary Way south where you just did all of that landscaping.

Mr. Scheerer: Yeah. If you go to the stoplight...

Mr. La Rosa: And then keep going, there's that asphalt trail that runs there.

Ms. Diaz: We still have to do landscaping there and irrigation?

Mr. La Rosa: There is a landscaping plan for that portion. I thought it was done.

Mr. Scheerer: No. I know that there's an issue with where the path was and where the fence went and some things like that.

Ms. Diaz: Do you know if there is irrigation?

Mr. Scheerer: There were trees there. There are bubblers there.

Ms. Diaz: It's probably the same situation.

Mr. Scheerer: It's probably the same. Probably John didn't finish it over on the side that you just did with United and that's been left.

Mr. La Rosa: Yeah.

Mr. Scheerer: What they were complaining about was Sonnet Avenue east, everything from Sonnet Avenue. That’s done and it looks great and everybody is doing a good job on the maintenance out there.

Ms. Diaz: Yeah, that portion.

Mr. Scheerer: They’re going, “Ah, they’ll do that when they widen the road,” which may be part of it. I don’t know. But just in case it comes up, it’s an internal discussion amongst us and staff.

Ms. Diaz: John will take a look at it.

Mr. Scheerer: Ben knows.

**iv. Presentation of Series 2015 Arbitrage Rebate Calculation Report**

Mr. Showe: The last thing that I have is the presentation of the Series 2015 Arbitrage Rebate Calculation Report. This is a required calculation to show that we’re not earning more interest in the bonds than we're legally allowed to. There’s nothing that we need to rebate, so we’re in compliance with that. That’s just a presentation of that report.

**TWELFTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

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

**FOURTEENTH ORDER OF BUSINESS**

**Next Meeting Date – February 14, 2023 at 4:00 PM at the GMS-CF, LLC**

Mr. Showe: The next scheduled meeting is on February 14, 2023 at 4:00 p.m. at our office.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman