

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, February 14, 2023 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Dan La Rosa	Chairman
Ben Kraljev	Vice Chairman
Teresa Diaz	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 any members of the audience to make public comments. We will note for purposes of the recording that only members of staff and the Board are present.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fulfill the Board Vacancy in Seat #3**
- B. Review of Letter of Interest and Resume for Board Vacancy in General Elector Seat**
- C. Administration of Oath(s) of Office to Newly Appointed Board Member(s)**
- D. Election of Officers**
- E. Consideration of Resolution 2023-05 Electing Officers**

Mr. Showe: We received a letter of interest from a resident that would like to be considered for one of the resident seats on the Board. Unfortunately, he is not here, so we can't make any moves because there are only three Board Members. In order to put him on the Board,

we would have to move one of you off and put you in the other seat, which we can't do with only three Board Members.

Mr. La Rosa: Okay. I thought we had two open seats.

Mr. Showe: Correct.

Mr. La Rosa: So why can't we move that individual? I don't think we have a problem with moving that individual into one of the open seats.

Mr. Showe: We need three Board Members and him here so that technically we maintain the quorum throughout the process.

Mr. La Rosa: Okay.

Mr. Showe: So, we'll just keep that on the agenda and I'll follow back up with him to see if he is available for the next meeting. We have another resident that we think might be interested so we'll reach out to them as well.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 10, 2023 Meeting

Mr. Showe: After that we have the approval of the minutes of the January 10th meeting. Those minutes are included as part of your agenda. We can take any corrections or changes the Board might have or we can accept a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. La Rosa with all in favor the Minutes of the January 10, 2023 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Series 2021 and Series 2022 Requisitions

A. Ratification of Series 2021 Requisitions #3 and #5

Mr. Showe: We have some requisitions. The first one is from the Series 2021 bonds. We would like for the Board to ratify Requisitions #3 and #5. Those are included as part of your agenda. Both are for work that was completed. The engineers approved all of these items. It's been through both counsel and staff. They have already been processed. We would just need a motion to ratify Requisitions #3 and #5 from the Series 2021 bonds.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2021 Requisitions #3 and #5 were approved.

B. Ratification of Series 2021 Requisitions #1 and #3

Mr. Showe: Then from the Series 2022 bonds, we have Requisitions #1 and #3. These are mostly small requisitions for some preliminary work that was done, preparing the Engineer’s Report and some additional work completed by the engineer on Requisitions #1 and #3. We would like a motion to ratify those as well.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2022 Requisitions #1 and #3 were approved.

C. Consideration of Series 2022 Requisition #2

Mr. Showe: The one that needs approval today would be Requisition #2 from the Series 2021 bonds. This is \$2.1 million paid back to Lennar for all of the work in Assessment Area 5. The engineer put together detailed backup on that. Everything has been through District Counsel. I have a copy of the backup if anyone would like to go through it, individually, but there are a lot of documents. We can take any questions from the Board or a motion to approve that requisition.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2022 Requisition #2 was approved.

i. Resolution 2023-06 Approving the Conveyance of Real Property and Improvements – Item Added

Mr. Showe: Secondly, we added Resolution 2023-06, which we will let District Counsel present quickly.

Mr. Lazarovich: Yes. This resolution is related to Requisition #2, which conveys all tracts in Parcel K, Phase 3 from Lennar to the CDD. It involves roadways, alleys, open space and wetlands. As usual, we have a Warranty Deed, Bill of Sale Agreement Regarding Taxes, Owners Affidavit and Certificate of the District Engineer. We are just looking for a motion to approve.

Mr. Kraljev: Has it been executed?

Mr. Lazarovich: They have been executed by Lennar.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2023-06 Approving the Conveyance of Real Property and Improvements for Parcel K, Phase 3 was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Aquatic Management Agreement with Applied Aquatic Management, Inc.

Mr. Showe: This was already contemplated in your budget. So, they just provided that agreement. We need them to start maintaining those ponds.

Mr. Kraljev: Continue maintaining them.

Mr. Showe: Yes. We need a motion to ratify.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Aquatic Management Agreement with Applied Aquatic Management, Inc. was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Temporary Access Easement Agreement with Eduardo Rodrigues Dias

Mr. Showe: This agreement is for a resident that lives at 12168 Grammar Lane. He would like to install a pool and to do that, he needs to cross over CDD property. We reviewed it with District Counsel. Alan reviewed it on-site and we feel comfortable. He signed the agreement that indicates he will repair anything that's damaged as part of the process. We'll inspect it afterwards to make sure as well.

Mr. Scheerer: There were pre-existing conditions with the gas line easement. There is just unirrigated Bahia between the back of his house and Folklore Lane.

Mr. La Rosa: My only concern is the gas line. There are very specific requirements of what activity can take place as far as heavy trucks driving over it.

Mr. Kraljev: Has that been coordinated with the gas company?

Mr. La Rosa: Typically, FTT doesn't have any involvement unless there is excavation.

Mr. Scheerer: They are not excavating.

Mr. Kraljev: They receive gas trucks. So, you might want to reach out to them.

Mr. La Rosa: That's what I would do. Do you have the FTT contact?

Mr. Scheerer: Yeah. Shoot it over to me.

Mr. La Rosa: Usually, they are the type that just says, *"Let us know what's going on. We're cool with it."*

Mr. Scheerer: Yeah.

Mr. La Rosa: Any work we do around the gas main, would be just making sure that they are aware.

Mr. Kraljev: They are reasonable.

Mr. Scheerer: They usually don't have a whole lot. Like you said earlier, its mainly if you're digging or doing something. I can see those trucks backing up to that mess.

Mr. La Rosa: I can too.

Mr. Scheerer: I don't know how deep that mainline is.

Mr. La Rosa: Its 60-foot wide and the mainline is 9 or 12 feet deep. Which side does the pipe lay on? The north or south side?

Mr. Scheerer: Its directly across from the lift station.

Mr. La Rosa: So, it's on the north side. He can access it from the road and just go straight across the pipe.

Mr. Scheerer: Yeah. I don't want them driving linear. We want them the shortest distance between the road and the house.

Mr. Kraljev: The difference is you are crossing the pipeline.

Mr. La Rosa: The line goes right through the middle of that.

Mr. Scheerer: Right.

Mr. La Rosa: That's going to be an FTT thing.

Mr. Scheerer: Okay.

Mr. La Rosa: They might say, "*Hey, we would prefer they come in from this side and they stay away from the gas main.*"

Mr. Scheerer: He can stay up against the fence maybe or the property line.

Mr. La Rosa: Yeah, because that pipe is not exactly in the middle. It's kind of diagonal. So, it would be better for him to come in...

Mr. Scheerer: This way.

Mr. La Rosa: Yes. Correct.

Mr. Scheerer: Okay. We can coordinate that with the owner.

Mr. La Rosa: Absolutely.

Mr. Scheerer: I like the idea if you have a contact. I'll give them a call. When we have the address, we'll explain to them that we have a resident who wants to put in a pool and they would like to access the easement.

Mr. La Rosa: Okay.

Mr. Scheerer: If they have a problem with it...

Mr. La Rosa: We just don't approve it.

Mr. Scheerer: He doesn't get approval. It's that simple.

Mr. Kraljev: They can go through the side yard if they don't want to do it.

Mr. La Rosa: No. I don't think there's any room in the side yard.

Mr. Kraljev: You can do it. I've seen it.

Mr. Scheerer: I've seen it too.

Mr. La Rosa: He has to get permission from the neighbor.

Mr. Scheerer: Got you.

Mr. La Rosa: In the general agreement that we got from the attorney, is there some indemnification in there, some hold harmless, in case something happens?

Mr. Showe: Yeah. The homeowner agrees to indemnify the District hold harmless against any and all damage and they agree to repair anything.

Mr. La Rosa: There's a provision for damages. Then that's fine. I just want to make sure that we can't get sued if someone gets hurt.

Mr. Scheerer: So that will go for hydraulic fluid and stuff like that and make sure that it's all cleaned up.

Mr. Kraljev: If they don't repair it within 30 days, we have the right to repair it.

Mr. Showe: And charge them.

Mr. Scheerer: I believe that the HOA holds a \$2,000 or \$2,500 retainer for all ARC work that is being done.

Mr. Showe: Yeah.

Mr. Scheerer: Until its completed. So, we have that as well through the HOA.

Mr. La Rosa: Did they happen to tell you who the pool company was?

Mr. Showe: Yes.

Mr. Scheerer: Is it on the application?

Mr. La Rosa: I don't see it in the agreement.

Mr. Showe: American Pools and Spas.

Mr. Scheerer: Is that a good thing?

Mr. La Rosa: Yes. The Vice President is my next-door neighbor. That's fine.

Mr. Scheerer: I know who to send all of the pictures to.

Mr. La Rosa: They are pretty responsible. They are a big company. They are good.

Mr. Scheerer: Okay.

Mr. La Rosa: They have done all of our commercial pools.

Mr. Scheerer: Perfect.

Mr. Showe: So, if the Board's amenable, you could approve it subject to approval of the gas line company. We'll obviously communicate before its executed.

Mr. Scheerer: Thank you. I'll make sure when I speak to them, I send something to Jason and he can forward it to the Board to let them know that we received approval.

Mr. Showe: Yeah.

Mr. Scheerer: If the guy wants to meet with me, no problem. I can meet with the gas guy at any time.

Mr. La Rosa: Okay.

Mr. Scheerer: We'll make sure that its done the right way.

Mr. La Rosa: Yeah, the field guys are very easy to work with.

Mr. Kraljev: They fly a lot.

Mr. La Rosa: They fly back and forth.

Mr. Kraljev: It's not just a service lane.

Mr. La Rosa: It runs most of the power plants. It's the natural gas feed for Duke and Florida Power & Light (FPL).

Mr. Scheerer: yeah. We don't want to crack a hole in that. Thank God its 9 feet. I had a 26-inch gas main that was 3 feet.

Mr. La Rosa: That's scary.

Mr. Scheerer: Its insane.

Mr. Showe: We need a motion to approve the agreement subject to coordination with the gas line.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Temporary Access Easement Agreement with Eduardo Rodrigues Dias, subject to coordination with the gas line was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution to Establish
State Board of Administration Operating
Reserve Account**

Mr. Showe: Next, is we always look at different investment opportunities for the District. Several years ago, we pulled a lot of our funding out of the State Board of Administration

(SBA), which is the investment pool that we normally use. But we started to put some more money back in there and its gaining about 4% interest from whatever monies are in there, which is more than we can get anywhere else. So, if the Board is amenable, we would like permission to open one of those accounts for Storey Park, so we can at least, start earning a little more interest.

Mr. Kraljev: What is the principal amount?

Mr. Showe: We haven't done that yet. Our accountants would look at three or four months of what you need for expenses and then they'll transfer some in there. You can get it back within typically 24 hours.

Mr. Kraljev: Okay.

Mr. Showe: But they only transfer enough that it's really an investment. So, if there is money that we need, it's not sitting there tied up. It would just allow the District to earn a little bit larger interest.

Mr. Kraljev: Okay. That interest is to the benefit of?

Mr. Showe: The CDD.

Mr. Kraljev: Okay. Thanks.

Mr. Showe: Absolutely. We would just need a motion from the Board to allow us to open that account.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution to Establish State Board of Administration Operating Reserve Account was adopted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll go to Staff Reports. We'll start with District Counsel.

Mr. Lazarovich: The only thing that we're still working on is we're negotiating with EPOCH's counsel regarding the Cost Sharing Agreement. There's been some back and forth. We're trying to get a solid number on that.

Mr. La Rosa: The last one I saw was \$15,000.

Mr. Lazarovich: A not-to-exceed.

Mr. La Rosa: Not-to-exceed of \$20,000.

Mr. Lazarovich: We haven't heard back from them.

Mr. La Rosa: With a 2% escalator.

Mr. Lazarovich: 3%. We've not heard back yet.

Mr. Kraljev: Where are we on the I-5 transfer?

Ms. Diaz: They're currently working on the playground.

Mr. Kraljev: Are they getting close?

Mr. Lazarovich: They are getting close.

Mr. Kraljev: Dan, That's the only parcel we haven't transferred to the CDD.

Mr. La Rosa: I know.

Mr. Scheerer: Not true.

Mr. Kraljev: Close, but no cigar.

Mr. Scheerer: It's the rest of OSL-10 and 9.

Mr. Kraljev: That's because of the landscaping.

Mr. Scheerer: No sir. You did everything west of Story Time to Sonnet. This is the I-4 tract, for which you guys approved landscape maintenance at the previous meeting, but nothing in January. But what's not done is these two parcels and K-1.

Mr. Kraljev: I don't know if that landscaping ever got finished on the other side of the school.

Mr. Scheerer: Then whatever is going on here with that big Tract K pond.

Ms. Diaz: The boardwalk is waiting to be turned over.

Mr. Scheerer: It would be nice if we got it all at the same time.

Ms. Diaz: Yes.

Mr. Scheerer: We need to walk a lot of that too.

Mr. Kraljev: Can you do the maintenance on it?

Mr. Scheerer: We can do the pond maintenance. I know that it's kind of off topic, it's Jay's thing, but just remind me of the utility easement when I get to my report.

Mr. Kraljev: We do have a couple of loose ends.

Mr. Scheerer: Just a couple.

Mr. Kraljev: There shouldn't be too much left.

Mr. Scheerer: No. It's coming out really nice. I like the fencing around everything. I'm usually there every Friday.

Mr. La Rosa: We'll keep those on our radar.

Mr. Scheerer: Yeah.

Mr. Lazarovich: I have nothing further.

B. Engineer

Mr. Showe: What do you have, Christie?

Ms. Baxter: I'm looking at speed control measures along Imaginary Way. I'll work on that and get some information back to the CDD. One question that I had, as I was reviewing that, is awhile back, there was a question regarding putting a four-way stop at Imaginary Way and Satire Street. Was that installed or is that still a two-way stop?

Mr. Scheerer: It's still two-way.

Ms. Baxter: Okay. I'll mark that off as part of that plan that was requested. Beyond that, I don't have any other items for the Board today.

Mr. Showe: Just the background on that, I was going to cover that until Alan's report, but we did get a request. We had lots of requests from residents about speed control measures, some additional speed control. We did find a company that does speed studies so we can get some counts to see where the areas of speeding, the highest concerns would be. You can actually get some data and then figure out if you want to do something with that data once you have it. It's a little more effective than just using your eyes to figure out where the speed control devices might want to go. So, we'll bring a proposal back. We're not going to spend any money until we get a feel for it.

Mr. Kraljev: What do they charge?

Mr. Showe: They typically charge us about \$100 per location. It's not terrible. They come out for 24 hours, pop the lines and then they give you data about what percentage of cars are going over or under the speed limit. I figure if we did a couple of different locations throughout the community, we could get an idea if you want to do more throughout the community, but without the data, it's hard to make a recommendation.

Mr. Scheerer: It seems that Imaginary Way and Satire Street are always the two hotspots because we don't own Dowden, Storey Park or Story Time Drive. That is all the City of Orlando.

Mr. Showe: So, we'll still working on that issue. I received requests from the HOA. A whole bunch of residents were concerned about it. So, we just figured that we would at least bring you guys some information back at your next meeting.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 993 through 1008 for \$931,164.04. We also have January payroll for \$369.40 for a total of \$931,533.44. I will point out that about \$770,000 of that are transfers from the General Fund to your Debt Service Fund of assessments. Alan and I can take any questions on those invoices or a motion to approve the Check Register.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the January 1, 2023 through January 31, 2023 Check Register in the amount of \$931,533.44 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. In your General Fund, your budget to actuals are in good shape and you are 95% collected on your assessments already, so that's very good.

iii. Field Manager's Report

Mr. Showe: We can have Alan go through his Field Manager Report.

Mr. Scheerer: There are not a whole lot of updates. We completed all of the pressure washing in the CDD common areas. We did that over the last 30 to 45 days. So that was done. We're going to look at maybe putting a fresh coat of paint on the split rail fence along Dowden Road between Story Time Drive and Biography Way, I guess. Maybe a little further down. In watching the development come to a close, one of the questions that I have, if I may, is the utility easement on the back side between Mattamy and us, is there a maintenance responsibility there that we need to be doing?

Mr. La Rosa: Who is maintaining that same utility easement on the back of L-4?

Mr. Scheerer: We are.

Mr. La Rosa: So, it's the same easement.

Mr. Scheerer: Is there going to be a cleanup effort on that?

Mr. La Rosa: Oh yeah.

Mr. Scheerer: I know right now; I can't get anything.

Mr. La Rosa: They're going to bushhog that whole thing. They are going to cut it all down. They are going to weed form the bank and sod the berm all the way down from one end all the way to the other.

Mr. Scheerer: Okay.

Mr. La Rosa: The entire border of Mattamy is going to be sodded.

Mr. Scheerer: I guess that would be a question for Mattamy.

Mr. La Rosa: The Mattamy side looks fine in backyards. There is some along the edge of the road on their side.

Mr. Scheerer: Right.

Mr. La Rosa: I don't have any control over that.

Mr. Scheerer: Okay. Do you have a sidewalk that went in there? Is it pitched down like that to allow for drainage?

Mr. La Rosa: That's actually an access easement as well for the utility company. There are going to be ramps.

Mr. Scheerer: Okay.

Mr. La Rosa: There are going to be two; one on each side that will allow trucks to be able to drive in.

Mr. Scheerer: Okay. Because I know that the road connects.

Mr. La Rosa: The road does connect.

Mr. Scheerer: But there's a small pedestrian sidewalk, I'm assuming to get the walking path.

Mr. La Rosa: That is correct.

Mr. Scheerer: Okay. That's all I have. I think everything is looking good. We are trimming or are almost finished trimming all of the Crepe Myrtles. I think OmegaScapes does a really good job with that. They actually trained the foreman for Yellowstone since we have part of the Parcel K side of Dowden Road being done by Yellowstone. We did that and OmegaScapes was a little higher. Yellowstone was a little lower, but they are doing great. I think Shane and the team with OmegaScapes is a good team and Mr. Lathan Smith, the Account Manager for Yellowstone, also does Dowden West and Randal Park on either side of us. They were just awarded the contract for Narcoossee, which includes Dowden Road all the way to Narcoossee Road. I think the place looks really good. I did get with Kendal Signs. We had a couple of letters that were out on the Dowden Road entry signs, the Storey Park signs. We have some money in the budget to paint the metal work. If you see it, it's gotten ugly and faded. They said that they would get the light fixed and I got those lights fixed within a week or two. We're just waiting on

the painting. We're going to have those painted. I'll probably just start using Kendal on a regular basis. They seem to response well.

Mr. La Rosa: Okay. Has the K-1 park's entry monument been turned over yet?

Mr. Scheerer: The Stanza entrance monument and the roadway landscaping? Yes.

Mr. La Rosa: There is also a park.

Mr. Scheerer: There is a small pocket park in there and landscaping around a lift station in the back. All of that has been turned over.

Mr. La Rosa: What about the HOA?

Mr. Scheerer: They have already taken over the amenity.

Mr. La Rosa: It actually stays with Lennar.

Mr. Kraljev: The front end.

Mr. La Rosa: I saw that.

Mr. Kraljev: The HOA manages it.

Mr. La Rosa: We're putting in a dog park and some other stuff out there. We have the basketball courts.

Mr. Scheerer: Yeah. So, we have this pond, this pond, this lift station, this park, all of Dowden Road and the entry here. I think we'll probably get ready to take this over. I don't know where they are with home building and construction. That is just to get to the back side of that. The last thing that we have is K-1. Once all of this has been cleaned up on the utility easement, we'll have to add that.

Mr. La Rosa: Yeah. That little piece on the west side is all sodded.

Ms. Diaz: The boardwalk too.

Mr. La Rosa: Yeah. I believe that there's going to be a gazebo right there.

Ms. Diaz: In the middle of the boardwalk.

Mr. Scheerer: You have some asphalt work that you're going to have to do on some of this stuff because they butchered that asphalt to get to the trails.

Mr. La Rosa: Yeah. We have to redo the entryways.

Mr. Scheerer: Even this one here.

Mr. La Rosa: I don't think it has been done yet. I think that was just a stabilization.

Mr. Scheerer: Maybe.

Mr. La Rosa: It's all chewed up.

Ms. Diaz: It was gone.

Mr. Scheerer: Between the houses going in on either side.

Mr. La Rosa: Yeah.

Mr. Kraljev: The boardwalk isn't in yet?

Mr. La Rosa: No.

Mr. Scheerer: They're doing it now. Right?

Ms. Diaz: They are doing it now. They have to raise Palm trees.

Mr. La Rosa: We did extra borings out there.

Ms. Diaz: They said that is sand. I'm meeting with them tomorrow morning.

Mr. Scheerer: In earlier conversations, Ben, you had mentioned that you want me to go ahead and get a price to finish and start mowing and spreading this pond. Because that's really the last pond that we have or is there too much stuff in the way of the mow?

Ms. Diaz: No. There is not a lot of stuff in the way.

Mr. Scheerer: Either way, we can work around it. I'll look it over and walk with the landscaper on Friday. We'll take a look at it.

Mr. Kraljev: The sooner the better because then it gets out of control.

Mr. Scheerer: Yeah, well you know how it is. Plus, we're going into the growing season too.

Ms. Diaz: Landscaping should be gone all around. We are only waiting for the boardwalk.

Mr. Scheerer: Okay. Let me look at it on Friday and I'll walk it with OmegaScapes. I actually have a true-up meeting with them budget-wise. We are going to have to walk this entire easement and get an idea of just how much of that we need to add to the 2024 budget to make sure that its covered. Other than that, I think the place is looking good.

Mr. Kraljev: Thank you.

Mr. La Rosa: I agree.

TENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor Requests? Hearing none.

TWELFTH ORDER OF BUSINESS Other Business

- A. Discussion of Pending Real Property Conveyances**
- B. Status of Pending Permit Transfers**

Mr. Showe: We handled the property conveyance. Are there any other items to discuss?

Hearing none.

THIRTEENTH ORDER OF BUSINESS Next Meeting Date – March 14, 2023 at 4:00 PM at the Offices of GMS-CF, LLC

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

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