

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

Present and constituting a quorum were:

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| Dan La Rosa | Chairman |
| Ben Kraljev | Vice Chairman |
| Mike McQuarrie | Assistant Secretary |

Also present were:

| | |
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| Jason Showe | District Manager |
| Jay Lazarovich | District Counsel |
| Christine Baxter <i>by phone</i> | District Engineer |

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: For purposes of the recording, we will note that only members of Board and staff 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 still have the letter from Mr. Willern Boermans. However, he was unable to attend today's meeting. He said that he would be available for the April meeting. So, we will keep this item on the agenda, if the Board is amenable.

Mr. La Rosa: Yes.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 14, 2023 Meeting

Mr. Showe: We have the approval of the minutes of the February 14, 2023 Board meeting. Those minutes were included as part of your agenda package and we can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor the Minutes of the February 14, 2023 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Addendum for Parcel K from OmegaScapes

Mr. Showe: This is an amendment to the OmegaScapes contract for Parcel K. If you look at the map, they have taken over about 80% of the full project at this point. The scope that we put in the budget was \$5,540 per month. Currently, they are going to go up to about 80%. So, they have done an adjustment of 80% of that work. This was already considered as part of your budget. It just adds on some additional areas. They have actually been maintaining it for about a month or two and are not looking for any back pay. They just want to start catching it up going forward. So, we would recommend approval of that addendum.

On MOTION by Mr. McQuarrie seconded by Mr. La Rosa with all in favor the Landscape Maintenance Addendum for Parcel K from OmegaScapes was approved.

SIXTH ORDER OF BUSINESS

Consideration of Cost Sharing Agreement for Maintenance of Shared Infrastructure with Linus, LLC

Mr. Showe: District Counsel negotiated a cost sharing arrangement with all parties to allow them to go through the issues.

Mr. Lazarovich: We discussed this at the last meeting. We are still going back and forth with Linus' attorney. This is the final draft, so it would be subject to District Counsel and District Engineer sign off. We are just working on a couple of items before we get it executed.

Mr. La Rosa: Is it premature to approve it before you completed your negotiation?

Mr. Lazarovich: Right now, the only negotiation left is regarding access points. If you look at Section I, that was the latest addition. They will be connecting to three points on

Literature Way and Biography Way. So, we are still discussing this. It seems that they are willing to enter into this. That way they will notify the District of where they enter into our property at the same time that they are going to put in those plans with the City of Orlando.

Mr. La Rosa: How many access points were there before?

Mr. Lazarovich: I believe that they were planning on three, but I have to discern that. It was in their plan that was already approved by the City of Orlando.

Mr. La Rosa: Okay.

Mr. Lazarovich: We just wanted to make sure that they were working with the District at that time.

Mr. La Rosa: Okay. Do they have a Traffic Engineer on their side determining where those access points would create the least amount of pinch points?

Mr. Kraljev: It should be in line.

Mr. La Rosa: Right. Exactly what I was thinking with the roads. I'm assuming that they do. Is there a picture?

Mr. Kraljev: Yeah, that's what I'm looking for. If you go back to the Landscaping Plan, there's an overview of that parcel. It's on Page 30. I'm sorry, that's for Parcel K only.

Mr. Lazarovich: Yeah, that's only for Parcel K.

Mr. La Rosa: Have they provided you with a copy?

Mr. Lazarovich: I don't believe that they provided it. Christie, are you aware?

Mr. La Rosa: I don't think there should be a blanket one. We should have some control over that. Only because it's going to be a very small stretch.

Mr. Lazarovich: Yeah.

Mr. La Rosa: There are going to be a lot of people coming out from their side onto that stretch as well as a lot of people from Storey Park. I think there should be four-way stops. Is that your thought Ben?

Mr. Kraljev: Yes.

Mr. La Rosa: Rather than having ingress here and ingress here, you will have continuous stop bars all the way across. As far as the approval of this, are they just asking for a third point? They are not telling us that this is where they want the three points.

Mr. Lazarovich: To my knowledge, no, according to the plans that they approved.

Mr. La Rosa: Do we have the approved plans?

Mr. Kraljev: No.

Ms. Baxter: Is there a particular intersection/location that you are questioning?

Mr. La Rosa: No. There are no access points off of the main road.

Mr. Lazarovich: They are asking for access points.

Mr. Showe: Off of Literature Way and Biography Way.

Mr. La Rosa: We already talked about that. All of that has come off of Literature Way. I think Christie and I know better than us as far as what their approval process would entail.

Mr. Kraljev: The larger intersection is here, Dan. So that would be probably one. Why would they need three?

Mr. La Rosa: They need to do three.

Mr. Kraljev: Okay.

Ms. Baxter: Is there a particular intersection that you are looking at?

Mr. La Rosa: We're basically looking at having three access points onto Biography Way. I'm wondering what we believe the city's requirements would be with lining them up with our existing access points onto Biography Way. Right now, we have four coming down off of Biography Way and if they add an additional three and they don't line up, I think there should be two-way stops at a minimum at a four-way, right?

Mr. Kraljev: Right.

Mr. La Rosa: Because you want to keep Biography Way moving. There would be a stop across from each other. Would the city require them to line those up?

Ms. Baxter: Yes, they should. I believe the Concept Plan had those lined up. We will need to work on opening that up.

Mr. La Rosa: So, there are some very obvious ones. One is a main thoroughfare. We have four roads to connect. One is Literature Way and the main thoroughfare.

Ms. Baxter: The city's expectation is always to align access points.

Mr. La Rosa: Three just seems like an awful lot in this area. Are we committed to three?

Mr. Kraljev: I believe we are, but I can double check.

Mr. McQuarrie: I'm fine with three.

Ms. Baxter: The Concept Plan that they submitted to the city included a connection point at History Avenue, Sonnet Avenue and Fiction Avenue. Those were the three. There was not a connection at Philosophy Way.

Mr. La Rosa: What about Literature Way? Does Literature Way connect there by the amenity?

Ms. Baxter: By the Club?

Mr. La Rosa: The Clubhouse.

Ms. Baxter: Philosophy Way, if their map is labeled right.

Mr. La Rosa: Give me two seconds.

Ms. Baxter: In the approval of their Master Plan, they have their Concept Plan. It got circulated with the Cost Share Agreement in the last two weeks, I think. Page 8 of that document shows their Concept Plan and the access points that they are proposing.

Mr. La Rosa: I don't have that. That's okay. I know what those three access points are. If we get large backups at the apartment complex, people are more inclined to shoot out in front of other people. I don't have a big issue with that.

Mr. Kraljev: You said Philosophy Way, Sonnet Avenue and... That's fine.

Ms. Baxter: There is no access at Philosophy Way. There are access points at History Avenue, Sonnet Avenue and Fiction Avenue.

Ms. Baxter: If you're looking at the half circle, it's in the center and a third of the way east and west of the other two points.

Mr. La Rosa: Okay. That's fine.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor the Cost Sharing Agreement for Maintenance of Shared Infrastructure with Linus, LLC was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #6 and Series 2022 Requisition #4

Mr. Showe: We have Requisition #6 for Series 2021 and Requisition #4 for Series 2022. Both are for some engineering costs related to those bonds. We can take a motion to approve them together or separately.

On MOTION by Mr. La Rosa seconded by Mr. McQuarrie with all in favor the Series 2021 Requisition #6 and Series 2022 Requisition #4 were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: I have nothing else, unless the Board has any questions.

B. Engineer

Mr. Showe: Are there any updates other than that, Christie?

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

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 1009 through 1030 for \$1,271,604.09. We also have February payroll for \$369.40 for a total of \$1,271,973.49. The vast majority are transfers from the General Fund to the Debt Service Fund. I can take any questions or comments or a motion to approve the Check Register.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor the February 1, 2023 through February 28, 2023 Check Register in the amount of \$1,271,973.49 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: We also have the Balance Sheet and Income Statement. No action is required by the Board. We are performing better than budget to actuals.

Mr. La Rosa: How much better?

Mr. Showe: In the General Fund, we are about \$54,000 above the prorated budget. So, we are in great shape. Assessments are at about 94% collected.

iii. Field Manager's Report

Mr. Showe: Alan couldn't be here today. He is on vacation, but he wanted me to point out that we had a lot of damage to the hammocks at the bar. We replaced them multiple times. At this point, it's our recommendation not to continue replacing them since they keep getting damaged. If the Board wants to change that, we certainly can, but they continue to get vandalized.

Mr. Kraljev: I recommend that they be replaced because they are in the sun all day.

Mr. La Rosa: I think we need to get new benches, the ones that go into the concrete.

Mr. Showe: Okay. We can provide some proposals at the next meeting. Sounds good. We didn't want to continue to keep replacing the hammocks just to have them get torn up. We'll get with Alan.

NINTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: We can take any Supervisor Requests at this time?

Mr. McQuarrie: Was there any update on the cell tower tract?

Mr. La Rosa: Teresa is not here. It's getting close. They will probably finish within the next meeting or two.

Mr. Kraljev: I would say yes. The last picture that I saw was from two weeks ago. Everything is done except for the workout equipment.

Mr. La Rosa: All of the hardscape and landscaping are completed?

Mr. Kraljev: Yeah. It's all done.

Mr. La Rosa: So, it's just the equipment.

Mr. Kraljev: Just the equipment.

Mr. La Rosa: So, we are getting very close.

ELEVENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Real Property Conveyances

B. Status of Pending Permit Transfers

This item was not discussed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – April 11, 2023 at 4 the Orange County Library – Southeast Branch

Mr. Showe: The next meeting is scheduled for April 11, 2023 at 4:00 p.m. at the Orange County Library. We will distribute the Proposed Budget.

Mr. La Rosa: Can we move that meeting here? What is our rationale on meeting in the library?

Mr. Kraljev: Are we expecting a crowd?

Mr. Showe: We don't expect a crowd. I think the rationale when we first held some of the meetings there, was that we did have a lot of residents involved at one point. So, when we set the meeting schedule, we set several of them there. If the Board wants to take action to move it back here, we just need to advertise that meeting and have it moved here. That's absolutely fine, if that's what the Board's wishes.

On MOTION by Mr. McQuarrie to move the April 11, 2023 meeting from the Orange County Library to GMS' Office and Mr. Kraljev seconded the motion.

Mr. La Rosa: We are inconveniencing the entire Board versus the one person that might show up.

Mr. Showe: I understand.

Mr. La Rosa: If there is a ground swell of residents showing up, we can re-address it.

Mr. Showe: Absolutely.

On VOICE VOTE with all in favor moving the April 11, 2023 meeting from the Orange County Library to GMS' office was approved.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman