

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, April 11, 2023 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Dan La Rosa	Chairman
Ben Kraljev	Vice Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary
Willem Boermans	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 who would like to provide any comments at this time. Hearing none,

**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**

Mr. Showe: The Board has one vacancy and two carryovers in the General Elector Seats. One of the General Elector Seats is Seat #5, which Ms. Diaz is serving in. So, I think it may be appropriate to re-appoint her. We received a resume and Letter of Interest from Mr. Willem Boermans, who is here today. If you would, please introduce yourself.

Mr. Boermans: I am Mr. Willem Boermans. I have been living in Storey Park for about seven-and-a-half years. I saw it build from nothing to what it is today. I actually care for the neighborhood. I definitely feel like I can add something. I am currently on the HOA Board. I think you have some beautiful parks and I think we can make it a very beautiful and keep it a beautiful neighborhood.

Mr. La Rosa: Thank you.

Mr. Showe: If the Board would like to, you could appoint Mr. Boermans to Seat #5 and re-appoint Ms. Diaz to Seat #3.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor appointing Mr. Willem Boermans to Seat #5 and Ms. Teresa Diaz to Seat #3, was approved.

Mr. La Rosa: Welcome to the Board.

**C. Oath of Office for Newly Appointed Supervisor**

*Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Boermans and Ms. Diaz.*

Mr. Showe: I provided some documents to you. First, we need some information. We need your name, address, cellphone number and email address. Behind that is Form 1, Statement of Financial Interests, which is required to be filed with the Supervisor of Elections in Orange County within 30 days of today. There are potential fines if that form is not turned in. So, we encourage you when you turn it in, to get a stamped copy. It's also good to keep a copy of it in your records, because you will be required to complete one annually. Typically, they are mostly the same from year to year. Behind that is Form 1F, which looks similar to Form 1. The only difference with this form is you are required to file it in the event you ever leave the Board. It is not required right now. It is just for informational purposes. As a Board Member, you are eligible to receive compensation of \$200, for each Board Meeting. Should you choose to accept that compensation, you would need to complete I-9 and W-4 forms. You can complete those with the required identification and just give that back to me, either by email or at the next meeting, so we can complete the payroll process.

Mr. Boermans: Perfect.

Mr. Showe: Finally, you will receive a booklet that has the State of Florida stamp on the front. This is also very important. This is the Florida Commission on Ethics. It is the Guide to the Sunshine Law in the State of Florida, as you are now a public official. As a part of that, you are not permitted to speak to other Board Members about things that might come up before a vote of the Board outside of a publicly advertised meeting. That includes emails, text messages, social media, phone calls and any form of communication. So, it's very important, especially social media. That is the new thing that they are watching. Also, if you get emails from us, that has Board Members on it, it will say, "*Please do not reply to all*" at the bottom as a reminder. You are not required to keep any records from any of these meetings. This is our job as District Manager, but if you do keep things, our best recommendation is that you keep them in a separate folder with just CDD items. We occasionally get public records requests. So, if they ask for your records, we don't want you to have personal files intermingled with CDD items. The same applies to emails. If you choose to, create a separate CDD email and only use that. Otherwise, what a lot of folks do, is create a folder that you drop all CDD emails into. That way, your personal emails are not intermingled. Jay, do you have anything else?

Mr. Lazarovich: That pretty much covers it. If you need to get in touch with another Board Member, always go through GMS or our office. Our office will also send you an informational packet that covers the Sunshine Law in more detail. I'll get with you after the meeting.

Mr. Boermans: Yeah. For sure.

Mr. Showe: Just to supplement what Jay said, if you see something onsite that you think other Board Members need to be aware of, send it to me and we can say, "*Board Members, please see below.*" We'll facilitate it out so there's not a chain of command. We can pass on information. You can't say, "*Well I support the budget that's coming out*" and pass that on to other Board Members. If you ever have questions, just talk to me or Jay and we'll walk you through it.

Mr. Boermans: It makes it easier.

Mr. Showe: Absolutely.

Mr. Boermans: I'll have a separate email, like I did for the HOA. It makes it easier.

Mr. Showe: Perfect. Just send us that email address and we make sure it's in our records.

**D. Election of Officers**

**E. Consideration of Resolution 2023-08 Electing Officers**

Mr. Showe: The only thing that you need to do, if the Board wanted to retain the same officers, is to add Mr. Boermans as an Assistant Secretary.

Mr. Boermans: Do I vote already?

Mr. Showe: Absolutely. You're on the Board.

Mr. Boermans: Thank you.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor electing Mr. Willem Boermans as Assistant Secretary as evidenced by Resolution 2023-08 Electing Officers, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the March 14, 2023 Meeting**

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

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing**

Mr. Showe: The next item is the start of the budget process for Fiscal Year 2024. Resolution 2023-07 was provided to the Board. With this resolution, you are doing a couple of things mechanically for the Board. The first thing you are doing is approving a Proposed Budget, which will be attached as Exhibit A. We drafted that for you and it's in your agenda, but any changes that the Board would make today, would be incorporated in the final document. You are also setting the budget hearing, which we tentatively set for the July 11<sup>th</sup> meeting in this office. You are also directing us to transmit it to Orange County as well as the City of Orlando, which is required 60 days in advance of that hearing. We started the budget with no assessment increase. We had an increase the last couple of years, incrementally, but we were able to capture everything this year without an increase.

Mr. La Rosa: Great.

Mr. Showe: The admin side is largely the same. The biggest change was insurance. We are seeing that throughout the State. Insurance is going up for all of our properties, some as much as 50% on the actual property liability side. When you go to the operations side, which is on the next page, you will see that it increased. One of the big increases, is we actually were able to capture some carry forward from the last couple of years. So, we started a capital reserve for the District, which I think is important, considering the amount of infrastructure this District has. When those projects come up, there will be sufficient funds, hopefully, at least to get started on those projects.

Mr. La Rosa: Are we competitively bidding landscape maintenance?

Mr. Scheerer: We did a year ago. We did a formal Request for Proposal (RFP).

Mr. La Rosa: Are you planning to do it again?

Mr. Scheerer: Usually, there's a three-year agreement; one year with an additional two. Probably at the end of next year, we'll end up going back through the RFP process.

Mr. Showe: We certainly can. If there's a challenge with a vendor, if we don't think the District is getting value out of it, we typically recommend it. Based on Alan's experience out there with them, I think we are comfortable with the price, given the recent bid process that we did.

Mr. Scheerer: Yeah, I think the service is great. Willem lives there and has a relationship with them as well. I have no issues with the contractor, but now that we're at the end of the contract, it wouldn't be a bad idea to bid out the landscaping in advance or in conjunction with the budget in March of next year.

Mr. La Rosa: To keep them honest.

Mr. Scheerer: Keep them honest. Plus, if you look at the narrative, we've been putting this one in, this one in and this one in. I'm not saying that's wrong because when we actually went through the RFP, we did everything except for a cell tower tract and a couple of outlying parcels.

Mr. Kraljev: It was a pretty intense process.

Mr. Scheerer: Yeah. We had some future areas, which are all coming online next year.

Mr. Boermans: They are very nice areas, with the two bridges that go halfway through the woods.

Mr. Scheerer: That's what they are finishing out now out there.

Mr. Kraljev: We have Applied Aquatics too.

Mr. Scheerer: Yeah, they are doing a good job. I have no issues with them. As a matter of fact, there's a proposal for the three ponds that we'll discuss. If we choose to go with Applied Aquatics, we'll have one agreement with all of the ponds on it.

Mr. Showe: We like to streamline the process, so once the whole community is built out, we like to have one contractor cover everything. The same thing with landscaping, where they piecemeal things.

Mr. Scheerer: Yeah. We're having all of our contracts expire on a fiscal year basis as well, so they run October 1 through September 30. Usually, we do that for lakes and landscaping, to keep track of it better.

Mr. Showe: We built the budget similar to last year, as a buildout with everything included. So, we feel comfortable with where our numbers are at. Beyond that, when you get to Page 3, we break it down by assessment area to show you the individual assessments, which are tied to operation and maintenance (O&M). On Page 6 of the budget, we do a line-item detail where we try to detail out each of those account lines. We do the best job we can in explaining what they are in cases of the landscaping. As you go further in, we show you the contracts and detail out how all of those costs are broken down for transparency, for both the Board and the residents. You can see that we established that capital reserve with the \$400,000 that we had. Beyond that, on Pages 14 through the end of the budget, we show all of your debt service. Again, there's not much that the Board can do on those, as they are mechanically there for finding those debt service payments. But if the Board has any other questions on the budget, both Alan and I can certainly help answer any of those questions. If the Board is satisfied with the assessments and the way that the budget is laid out, we can take a motion. I'll note and I try to note these for most of my budgets, this doesn't lock the Board into any specific account line. We have full flexibility to move things around between the account lines. As we get closer to the final budget, we will have more actuals to look at. We may be doing some refining internally, but I think overall, we are pretty satisfied that we have everything covered and the District has some reserves, which is important as well.

Mr. La Rosa: Do you have an outline of the areas that the CDD will take ownership of for next year, which will require maintenance, i.e., cell tower park and some of these other parcels that we are going to take over?

Mr. Scheerer: We have a full map of all of those areas.

Mr. La Rosa: For purposes of the budget?

Mr. Scheerer: We already took over the cell tower last Friday. We did the walk-through last Friday. There were a couple of things that we need to do, but there's only one area left.

Mr. La Rosa: I have some that I'm going to bring up. That's why I'm asking.

Mr. Scheerer: We should probably go through the budget first.

Mr. La Rosa: Yeah.

Mr. Scheerer: Everything is covered in here. There are no areas not covered in this budget or last year's budget.

Mr. La Rosa: Stuff currently under control by the CDD.

Mr. Scheerer: No. Its future areas as well. When we did the RFP, we created a map. If you give me a couple of minutes, I can probably locate that map for you.

Mr. Showe: Page 9 of the budget shows all of the different areas that we added in, such as Parcel K, Parcel I5 and Future Phase I4.

Mr. Scheerer: Which we are doing now. It's not going to be a future phase. That contingency number is probably what makes up the parcels that we are taking ownership of. We are only missing those two little areas along Storey Time Drive that go parallel to Storey Park Boulevard towards Satire Street.

Mr. Kraljev: Parcels O6 and O8.

Mr. Scheerer: Parcels O6, O8 and O9. Those are the only ones. That's it and its done.

Mr. La Rosa: Okay.

Mr. McQuarrie: It might be helpful to give our Board Member a map of all the areas that we're talking about.

Mr. La Rosa: Can you send me that map as well?

Mr. Scheerer: Yes sir.

Mr. La Rosa: Show me what's currently been transferred.

Mr. Scheerer: How about I show you what we're missing?

Mr. La Rosa: Yeah.

Mr. Scheerer: It would probably be a lot easier.

Mr. La Rosa: Right. That's what I'm looking for, what you're missing. I want to make sure whatever you believe you're missing, actually encompasses everything that I think you're missing.

Mr. Scheerer: Yes sir.

Mr. Showe: As Alan indicated, there is about \$24,000 contingency for those areas.

Mr. Scheerer: I will see if I can get that map for you.

Mr. La Rosa: Perfect.

Ms. Diaz: What do you need under Ponds K-1, K-2 and K-4 to take them over?

Mr. Scheerer: I'm already doing them. You wanted me to start mowing Pond K-1, so we started mowing Pond K-1. We went ahead and got with the aquatic vendor. The next item after the budget is a proposal to include all of the K ponds under one contract. We are already doing Ponds K-2 and K-3. Pond K-1 is the only one that we need. The new boardwalks are going to be the CDDs. So, we'll just have to add those to the insurance. There is a line item in the budget for boardwalk maintenance.

Ms. Diaz: Do you need to do a turnover for the boardwalk?

Mr. Scheerer: Did they come in and inspect them?

Ms. Diaz: Yes.

Mr. Scheerer: Did you pass your inspection?

Ms. Diaz: I'm not sure.

Mr. Kraljev: I don't know if they closed the permit.

Mr. Scheerer: We will take those once the permit has been issued.

Mr. La Rosa: They did all three under one permit.

Mr. Scheerer: That's it. Is that the one that goes out into the woods?

Ms. Diaz: Yes.

Mr. Scheerer: Because the two boardwalks by the ponds are complete.

Ms. Diaz: Yes.

Mr. Scheerer: I saw the guy on the easement in between the two homes working in there.

Mr. La Rosa: So, what portion on that one in particular, because that one goes outside of the CDD boundary and goes into HOA property?

Mr. Scheerer: I'm just assuming that we're maintaining the entire boardwalk.

Mr. La Rosa: I think we need to look into that.



Mr. Scheerer: That may be a Jay question.

Mr. La Rosa: It goes off of our property and goes into someone else's property.

Ms. Diaz: I think that's correct.

Mr. La Rosa: I don't know if we're doing the tract where the landing is, up to the edge of the property line and someone else would be responsible for it, 100 feet out into the wetland.

Mr. Lazarovich: We'll take a look at that.

Mr. Scheerer: Yeah.

Mr. Showe: As Alan indicated there is a line item for boardwalk maintenance for \$5,000 worth of maintenance.

Mr. Scheerer: There may not be enough money in the future because that's all wood, right?

Mr. Kraljev: Yeah.

Mr. La Rosa: It is, but I think you are talking as far as the athletic trail.

Mr. Scheerer: The asphalt trail.

Mr. La Rosa: Then they go up and over.

Mr. Scheerer: Yes.

Mr. La Rosa: I'm thinking more about liability.

Mr. Scheerer: Those will get insured. As soon as you guys are done, I will get the SOVs from Teresa or someone else. Then we will add that to insurance. We will have the liability, but I don't know if we need to...

Mr. Kraljev: Do you want to be paying off the liability on someone else's property?

Mr. Scheerer: No. We're only talking about the two bridges, until you can come up with a solution.

Mr. La Rosa: Yeah, but again, only for maintenance. The CDD is going to maintain just that little portion. It's going to look great. They are going to continue to treat the wood and make sure that it looks nice.

Mr. Boermans: Just a quick question. There is an area that's connected around the pond, between Meridian Park and Storey Park. Was that properly done?

Ms. Diaz: The road?

Mr. Boermans: Not the road.

Mr. Scheerer: There is a road that runs between Storey Park and Meridian. There's also a sidewalk.

Mr. Boermans: Yes, a sidewalk.

Mr. Scheerer: A sidewalk that connects as well. This is getting off topic on the budget, but Meridian maintains from their side up to the fence. We had talked the last time about Lennar having to clean that utility easement, because just like the remainder of Storey Park, we maintain portions of that utility easement. It is my understanding that we have to keep that clean as well. That sidewalk is kind of strange. One day I showed up and there was a sidewalk that connected the two CDDs together. So, I'm assuming that was the plan. Is that your question, sir?

Mr. Boermans: Yes. A lot of people complain about it. However, when connecting both together, there are two beautiful CDD properties. Its beneficial for both.

Mr. Kraljev: It's a requirement of the STP.

Mr. La Rosa: It was. There had to be two connection points: one vehicular and one trail. It was required.

Mr. Boermans: Sorry about that.

Mr. Showe: No worries at all. Are there any other questions on the budget or is the Board comfortable.

Mr. La Rosa: I know we were a bit off topic, but it was all relating to the budget to ensure that the proper reserves were there.

Mr. Scheerer: Well, we have a reserve now.

Mr. Showe: We have a capital reserve, plus I believe that we built all of those account lines to cover all of the items.

Mr. Scheerer: The only thing that we would look at, since we are on the topic, you need to repair all of the asphalt that was damaged during the construction that was out there.

Mr. La Rosa: We want to wait until everything is done. That would be part of the city's punchlist.

Mr. Scheerer: When I say, "You," I'm referring to Daniel.

Mr. La Rosa: It will be part of multiple punch lists. It will be taken care of.

On MOTION by Mr. La Rosa seconded by Mr. Kraljev with all in favor Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for July 11, 2023 at 4:00 p.m. at this location, was approved.

**SIXTH ORDER OF BUSINESS**

**Agreement with Applied Aquatic Management Inc. for K-1, K-2 & K-4 Ponds**

Mr. Showe: Alan, do you want to go through this?

Mr. Scheerer: Yes. As we discussed briefly, this is a proposal with Applied Aquatic for the three ponds in Parcel K. We did start mowing the K-1 pond within the last 30 days. It's really the only pond that we need to start the aquatic maintenance on. So, we thought that it would be easier to enter into another agreement that starts in April and expires September 30, 2024. These costs have been in your budget for about a year now and then carried forward in the next year as well. It does include hydrilla treatment.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor the Agreement with Applied Aquatic Management Inc. for K-1, K-2 & K-4 Ponds, was approved.

Mr. La Rosa: After this, that's it for the ponds. Right?

Mr. Scheerer: Yeah, we're done. Pond K-1 was the very last pond. There's been a rumor that the two ponds on the north and south side of Dowden Road, just east of Storey Time Drive are owned by the developer. Mark mentioned that they may want us to maintain them. We don't have anything that runs off into that. It looks like those are commercial. If I can get some confirmation on that, I can reduce your budget because when Mr. Mark McDonald told us that, we had some money in there just in case we didn't want to be caught with our hands in our pockets and not have funding. But there are two additional ponds in the narrative for the budget that could cover those two ponds.

Mr. La Rosa: To the best of my knowledge, we've taken care of all the obligations.

Mr. Scheerer: Alright. I'll work through all of the pond numbers. By the time that this Board meets again to adopt the final budget, that may be something we can pull out of the actual budget. We just wanted to be safe and not have something for you to maintain.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich: I don't have any updates. Is the cell tower ready to be turned over?

Ms. Diaz: It was turned over.

Mr. Kraljev: We need to go ahead and do the deeds. Can you do that?

Mr. Lazarovich: Yeah.

Mr. Kraljev: Those are things that we talked about a while ago.

Mr. Scheerer: I have the SOVs for that. I'm going to send it over to the insurance company.

Mr. La Rosa: You should go look at it. It turned out great.

Mr. Scheerer: It looks good.

**B. Engineer**

Mr. Showe: What do you have, Christie?

Ms. Baxter: I have one item. I'm working on an evaluation for the Fee Study for speed humps. I should have that for you tomorrow.

Mr. Showe: Perfect. Sounds good.

Ms. Baxter: That's all I had for the Board today.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: In your General Fund, we have Checks 1031 through 1050 for \$113,828.20. We also have March payroll for \$369.40 for a total of \$114,197.60. Both Alan and I can take any questions that the Board may have on those invoices or a motion to approve the Check Register.

On MOTION by Mr. La Rosa seconded by Ms. Diaz with all in favor the March 1, 2023 through March 31, 2023 Check Register in the amount of \$114,197.60 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Showe: Behind that is the Balance Sheet and Income Statement. This requires no action from the Board. Looking at your General Fund, we are doing better than budget to actuals. So, we are in great shape there. You are also doing great at your assessments. You are at 97% collected. That's really good for us at this time of the year.

**iii. Field Manager's Report**

Mr. Showe: Alan can go through his Field Manager's Report.

Mr. Scheerer: There's not a lot to report at this meeting. We did complete the Engineer's Report from last year on some sidewalk remediation work within the neighborhood. There was some curbing and some truncated dome damage. That was resolved and taken care of. We also did a sidewalk safety grinding inspection and remediation, since the CDD owns the sidewalks throughout the community. We have a guy that comes out and inspects all of the sidewalks. He will grind them and if necessary, we'll take them out and replace them. We do that typically once a year. So that was completed. We did do the walk through with Teresa, Carrie and the install contractor on the cell tower tract. It's nice to see that finally finished. I think it's going to be a good addition. Usually, once a year we close the dog park on Philosophy Way to maintain all of the equipment annually, do sod restoration and flea and tick applications. We'll be doing that probably the first of May. We'll get with Jason and the HOA to try to get the word out by posting a sign, *"The park is closed, please use the park off of Charades."*

Mr. Kraljev: They have the other park too.

Mr. Scheerer: They do, but that one has all of the goodies and a drinking fountain. Other than that, I think things are going well. It's hard to believe that this project is nearing final completion. It is great community and so far, so good. If there are any questions, I'll try to answer them for you and I'll get you those maps.

Mr. La Rosa: That's great. Thanks.

Mr. Scheerer: I can show them to you before you leave.

**EIGHTH ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

**TENTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Real Property Conveyances**

**B. Status of Pending Permit Transfers**

Mr. Showe: Is there any other discussion of pending conveyances that we need to go over?

Mr. La Rosa: We already talked about them. I want to see the map first, compare it to this and go from there.

Mr. Scheerer: I don't have anything on the school site.

Mr. La Rosa: I know.

Mr. Scheerer: Don't tell me you're adding something else.

Mr. La Rosa: I would just like to see it and go from there.

Mr. Scheerer: We'll talk off the record.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – May 9, 2023 at  
Offices of GMS-CF, LLC**

Mr. Showe: The next meeting is scheduled for May 9, 2023 at 4:00 p.m. at this location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman