

**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, June 13, 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 <i>by phone</i>	Assistant Secretary
Teresa Diaz	Assistant Secretary
Willem Boermans	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 will open it up for any members of the audience who would like to make any comments. We will note for purposes of the recording that we only have members of staff and the Board present today.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 11, 2023 Meeting

Mr. Showe: The minutes from the April 11, 2023 meeting are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

Mr. Kraljev MOVED to approve the Minutes of the April 11, 2023 Meeting were approved as presented and Ms. Diaz seconded the motion.

Mr. Showe: Is there any discussion?

Mr. Kraljev: No.

On VOICE VOTE with all in favor the Minutes of the April 11, 2023 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Temporary Construction Easement Agreement with Linus, LLC

Mr. Showe: This is that apartment complex. I will let Jay run through this quickly for you.

Mr. Lazarovich: Yes. As you might recall, the Board previously approved a Cost Sharing Agreement with Linus. We wanted to have a temporary construction easement as soon as possible with them to bind them. The Cost Sharing Agreement, giving them the right, was also approved by the City of Orlando to have three access points attaching to CDD property. So, this is basically an additional protection for the District. We included our indemnification language, restoration, insurance requirements and compliance with laws. This also requires that they have an approved Maintenance of Traffic (MOT) Plan and sets the hours of operation that they can be constructing, which is 8:00 a.m. to 6:00 p.m. It sets several other protections for the CDD. This is in substantially final form. We worked with their attorney. If there are any questions, I can cover those or we are just looking for a motion to approve this.

Ms. Diaz MOVED to approve the Temporary Construction Easement Agreement with Linus, LLC and Mr. Kraljev seconded the motion.

Mr. Showe: Is there any further discussion?

Mr. Boermans: No.

On VOICE VOTE with all in favor the Temporary Construction Easement Agreement with Linus, LLC was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-09 Approving the Conveyance of Real Property and Infrastructure Improvements from Lennar Homes, LLC

Mr. Showe: We'll let District Counsel go through this.

Mr. Lazarovich: Yes. These are standard conveyance documents with a Special Warranty Deed, Bill of Sale, Owners Affidavit, Certificate of District Engineer as well as the Agreement Regarding Taxes. There were three tracts left in Phase 5, OS-6, OS-8 and P-11. This is just transferring those remaining three tracts from the developer to the CDD.

Mr. Kraljev: Fantastic.

Mr. Lazarovich: If there are any questions, I can answer those or a motion to approve.

Ms. Diaz: Are there five tracts?

Mr. Lazarovich: Three tracts; OS-6, OS-8 and P-11.

Mr. Kraljev: And I-5.

Ms. Diaz: Okay. What are these documents?

Mr. Lazarovich: The conveyance documents to transfer them from Lennar to the CDD.

Mr. Showe: Alright. We need a motion to approve.

Mr. Kraljev MOVED to adopt Resolution 2023-09 Approving the Conveyance of Real Property and Infrastructure Improvements from Lennar Homes, LLC and Mr. Boermans seconded the motion.

Mr. Showe: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor Resolution 2023-09 Approving the Conveyance of Real Property and Infrastructure Improvements from Lennar Homes, LLC was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Mr. Showe: The Orange County Property Appraiser asks that the District enter into these on an annual basis. This just outlines their responsibilities and our responsibilities as the District for your assessment administration. Again, we really don't want to do it any other way, so we recommend just approval of this annual agreement.

Mr. Kraljev: How can we avoid the situation we had last year where they sent out the wrong notices to the wrong folks? Does this relate to this at all?

Mr. Showe: No. That’s actually through the Tax Collector. We sent them the correct file. We’re just going to have to be diligent again to verify it again as much as we can. We would ask for a motion to approve.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #7

Mr. Showe: This is a small requisition for the Series 2021 bonds for payment to the District Engineer for some of their work on completing infrastructure and property transitions. We can take any comments or a motion to approve.

Mr. Kraljev: What are these invoices?

Mr. Showe: It is for engineering work relating to the conveyance documents. We reviewed them.

Mr. Kraljev: Is Christine on the line?

Mr. Showe: I don’t believe she is.

Mr. Kraljev: Okay.

Mr. Showe: This was for two-and-a-half hours working on those conveyance documents.

Mr. Kraljev: Okay.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the Series 2021 Requisitions #7 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-10 Designating an Assistant Treasurer of the District

Mr. Showe: This is adding Mr. Darrin Mossing, Senior as an Assistant Treasurer for the District. Darrin is actually the President of our company. He has moved back into the State of Florida. He just wants to be added to all of our Districts as an Assistant Treasurer, in case there are items he needs to complete for our Accounting Department. Having him as Assistant Treasurer gives him that ability. They are doing this for all of our Districts throughout the State. So, we recommend a motion to approve unless there are any questions from the Board.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2023-10 Designating Darrin Mossing as an Assistant Treasurer was adopted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: At the last meeting, there was discussion on the landscaping around the boardwalk area. We looked into what we could propose to the owner. We would try to enter into a Cost Sharing Agreement with them for the landscaping, if that is what the Board would prefer, but there is no guarantee that they will agree to it. There was some concern that if within the CDD boundary, the landscaping was to a certain level and then outside of the boundary. We can't force them to hold it to a certain level unless we have some sort of agreement with them. We do have certain language that we can include, but it depends. There isn't much leverage because this was already approved.

Mr. Scheerer: Was that not the conversation about the boardwalk terminating onto someone else's property?

Mr. Lazarovich: At the last meeting?

Mr. Scheerer: Yeah.

Mr. Lazarovich: I believe someone had mentioned that the developer wanted to.

Mr. Scheerer: I think there was a boardwalk that was being installed.

Mr. Lazarovich: I think I emailed you that it was Parcel K, Phase 2.

Mr. Scheerer: I sent you the location of where the boardwalk was. The entrance to the boardwalk is going to be CDD property. That boardwalk terminates into an open tract of God knows where. I can bring my boat up to it.

Ms. Diaz: That's probably where it terminates.

Mr. Kraljev: Does Steve have any insight into that issue?

Ms. Diaz: No. What were you saying?

Mr. Scheerer: I don't know if Jay and I have our wires crossed on that, but I believe that Daniel was saying that somebody else will be picking up that boardwalk at the end of it and Lennar was only going to build it so far and then it's going to stop.

Mr. Lazarovich: That is outside of the boundary.

Mr. Scheerer: That stops at the Carr boundary. It's weird that there's nothing to block it off.

Mr. Lazarovich: It was a city requirement.

Mr. Scheerer: I don't think there's any landscaping.

Ms. Diaz: Yeah, it goes nowhere.

Mr. Scheerer: It goes somewhere. Somebody is going to end up on somebody's property back there.

Mr. Lazarovich: So, there's no need for one at the present moment, is my understanding.

Mr. Scheerer: Unless I misunderstood.

Ms. Diaz: There's no landscaping.

Mr. Scheerer: There's no landscaping.

Mr. Lazarovich: Okay.

Mr. Scheerer: It was that boardwalk.

Mr. Lazarovich: Yeah.

Mr. Scheerer: It terminates out in the woods. I don't know who owns the woods.

Mr. Kraljev: So, we think it was Carr?

Mr. Lazarovich: That was my understanding. I checked the property.

Mr. Scheerer: Yeah, I think what Daniel is saying, is that Lennar is going to build it and its going to stop. If they want to continue it, whoever owns that property will continue it. Is that everyone's understanding?

Ms. Diaz: Let's wait until he gets here because I'm not sure what's going to happen.

Mr. Scheerer: He just told me that it was going to go to the end of the District boundaries, which Jay commented on. That's what I got.

Mr. Lazarovich: Just leave it up to them.

Mr. Scheerer: Yeah. I'm just surprised that it dropped right off into the land. There wasn't an observation deck to keep people out of somebody's property.

Mr. Kraljev: How do you stop people?

Ms. Diaz: Yeah.

Mr. Kraljev: Why are we unable to put an observation deck with a fence around it?

Mr. Scheerer: That's probably the correct thing to do. I haven't been there since last Friday. There's still a trail with a lot of lumber.

Mr. Kraljev: What are your thoughts?

Ms. Diaz: Its open.

Mr. Scheerer: Yeah. It's wide open. I will talk to the property owner.

Mr. Boermans: I thought it would be same as with the cabins, that something would go over there.

Mr. Kraljev: No. That's not our property so we can't.

Mr. Boermans: Who does the maintenance for the cabins?

Mr. Scheerer: The HOA. It's not the CDD. Its private. It belongs to the HOA.

Mr. Kraljev: It will be developed.

Mr. Scheerer: Then the parcel needs to be transferred to the HOA because it's not the CDD.

Mr. Kraljev: The city thought eventually it would be developed and there would be a connection point to the next neighborhood.

Mr. Scheerer: Yeah. It wouldn't make more sense to me that we terminate it and don't give people the ability.

Mr. Kraljev: I was more concerned from a liability standpoint.

Mr. Scheerer: Yeah. We let them into someone's property because it's not blocked off. Anybody can just keep walking. I walked all the way around that.

Mr. Kraljev: Do they have a lease out there?

Mr. Scheerer: There is a little bit of everything. Is there another way for Lennar to finish that platform off?

Mr. Kraljev: Yeah, if that's the decision of the Board.

Mr. Scheerer: We're not paying for it. You're paying for it. That's your end.

Mr. Kraljev: I can't imagine that it would be a whole lot to do that.

Mr. Scheerer: I think it's something that we need to look into.

Mr. Kraljev: My recommendation would be to terminate it.

Mr. Scheerer: We need to put a terminus there.

Ms. Diaz: Yes.

Mr. Kraljev: Can we defer this?

Mr. Scheerer: Yeah, we can come back to it.

Mr. Showe: Is there anything else, Jay?

Mr. Lazarovich: No. Nothing else.

Mr. Kraljev: Thank you.

B. Engineer

Mr. Showe: Is the Engineer on the line? Okay. We'll proceed.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 1051 through 1086 for \$140,661.92. We also have April payroll for \$554.10 for a total of \$141,216.02. Both Alan and I can take any questions that the Board may have on those invoices or a motion to approve.

Mr. Kraljev: The only thing that I'm thinking, without going through all of the detail, is it possible to get a brief description on the Check Register?

Mr. Showe: Just in going through it, I would say that most of it is pretty much your usual stuff. There are the bank dissemination fees, which is \$10,000. There is approximately \$25,000 or so of it that goes from the General Fund to Debt Service. The rest of it looks like a lot of the monthly maintenance.

Mr. Kraljev: I wanted a category for lawn maintenance. That's fine. There's not that much to look through.

Mr. Scheerer: It kind of lists Phase L-1, L-2, I-5, etc. So, if someone wants to tie it to something without a complete description, there's information in there.

Mr. Kraljev: Okay.

Mr. Showe: I don't think there's anything unusual or outstanding.

Mr. Kraljev: It's pretty typical.

Mr. Scheerer: It's the payroll checks that throw us off.

Mr. Showe: Yeah. While we are getting checks in from the Property Appraiser for assessments, we cut a lot of checks back out to the different Debt Service Funds that are appropriate. Typically, I would say it's a little less, but while we're getting assessments, it does stretch a little bit. Is there a motion to approve the Check Register?

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the April 1, 2023 through May 31, 2023 Check Register in the amount of \$141,216.02 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Our budget to actuals, are better than budget to projects. So, we are in great shape on the General Fund. Assessment collections are about 98% collected. So, we're in great shape there as well.

iii. Field Manager's Report

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

Mr. Scheerer: There's not a lot of updates. I think the property is in really good shape. Anybody that's driven through there lately will see that. The Crepe Myrtles are starting to bloom. It looks really good. Landscaping is in great shape. We are going through the dog parks and doing some general maintenance items. We did submit an insurance application for the new dog park and playground off of Charades Street. We did have an irrigation line that got disconnected, somewhere between that dog park and another tract of CDD property, but we finally got that located and repaired. I know that Lennar wants to do the walk-through of the boardwalks at some point, but we are trying to get confirmation from the District Engineer because it's a structural item. I would like to have the engineer take a look at everything. At first glance, the boardwalk to the middle of the woods, doesn't look like it's been treated. I don't know if they're going to treat or seal it. The one that goes over the K-1 pond, the big pond, has been sealed, but I didn't see that the boardwalk was sealed.

Ms. Diaz: I'll take a look at it.

Mr. Scheerer: Just take a look at it, because you can tell the difference. Maybe the lumber is still wet and they have to wait before you can water seal it. The other one is dark and looks like it's being protected. The new ones don't. One of a couple of other things is the asphalt and the timeline for getting that repaired.

Ms. Diaz: Next week.

Mr. Scheerer: Good. It should look so much better.

Mr. La Rosa joined the meeting.

Mr. Kraljev: Do we want to revisit the boardwalk, now that Mr. La Rosa is present?

Mr. Scheerer: Sure.

Mr. Showe: If there's nothing else.

Mr. Scheerer: I don't have anything. If you have any questions, I'd be happy to answer them. If not, you all know how to get a hold of me.

Mr. Showe: I can finish the District Manager's Report and then we can cycle right back.

iv. Presentation of Number of Registered Voters – 2,092

Mr. Showe: The District is required to present the number of registered voters on an annual basis. As of April 15, there are 2,092 registered voters within Storey Park. That is an increase of about 400 from last year, which was around 1,700. Again, the District has already started its turnover process, so it doesn't impact anything we're doing.

v. Form 1: Statement of Financial Interests Filing Deadline Reminder – Due July 1, 2023

Mr. Showe: This is a reminder for all Board Members, that you should receive your Form 1, Statement of Financial Interests in the mail. You should've received them already, but you have until July 1st to get those back to the Supervisor of Elections. Mr. Kraljev, you probably met your qualifications since you qualified this year, but for the rest of the Board Members, annually you have to complete a Form 1.

Mr. Kraljev: Okay.

Mr. Showe: They typically will send that out to you in the mail. We'll follow up with staff on any questions that we get. I don't want you guys to get fined.

TENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

• Boardwalk Discussion

Mr. Showe: We can cycle back to the boardwalk issue.

Mr. Kraljev: We had discussion about the boardwalk and how it terminates on the other side, from a standpoint, of having it open where people can wander into the property. I don't know if there's some thought and discussion about somehow terminating it and putting a little platform at the railing.

Ms. Diaz: So, no one has access to the private property.

Mr. La Rosa: I'm not opposed to looking into that, just putting in a railing and blocking it off. They're going to connect it at some point. So, it will be connected to the other side, because it's an elevated deck. You can just walk in the dark and fall off the end.

Mr. Scheerer: You can't fall off the end. It levels right out onto the ground. You can just go straight onto the owner's property and wander freely. I walked through it. I didn't walk all the way through, obviously.

Mr. La Rosa: You can do that right now. Somebody can just walk up onto one of the ponds and walk onto their property.

Mr. Scheerer: That thing is not going anywhere in a hurricane.

Mr. La Rosa: Can we at least put a sign?

Mr. Boermans: A sign is important saying, "*Private Property.*"

Mr. Scheerer: Is that something we're going to add?

Mr. La Rosa: In actuality, it will be private property well before they get to that point.

Mr. Kraljev: Right.

Mr. La Rosa: So, if we want, we can put it at the private property line and say, "*Anything Beyond this Point is Private Property.*"

Mr. Scheerer: We just need to figure out where that's at.

Mr. La Rosa: Okay. I don't know that we could put a barrier and block it off, notifying people that they are leaving one property and going onto another. That's very reasonable.

Mr. Scheerer: With respect to that, because it's very unique, is there any thought that Lennar would consider putting up a sign saying not to use it after dark?

Mr. La Rosa: We have that anyway at all of our amenities.

Mr. Scheerer: I know.

Mr. La Rosa: I think having our standard liability signage, would be smart and is something we can explore. Theresa, make a note. That should be right at the start where we're going to have the gazebo built there.

Mr. Scheerer: It should close at dusk anyway, because the homeowners on either side are going to go crazy.

Mr. La Rosa: Exactly. There needs to be some enforceability on that. So, no, I don't have any issue with that. I will repost those signs all over our amenities.

Mr. Scheerer: I know that I'm kind of stepping out of line here, but I guess that we need to go through the District rules to see if have similar rules in place for this gazebo/BBQ area. It would apply to any gazebo/BBQ, area like we have at the other park.

Mr. Showe: Yeah. We will make a note to internally review that.

Mr. Scheerer: We will come up with some sort of rule, sign or something for these people.

Mr. La Rosa: Yeah. We can use our standard rule sign that we use at the pools and the Clubhouses saying, "*The Amenities are Open from Dawn until Dusk.*" We can put it on a freestanding 4x4.

Mr. Scheerer: We have a whole trailer full of 6x6 signs.

Mr. La Rosa: I think that would be an easy fix.

Mr. Scheerer: Okay. Thank you. That was the only question as to walking on somebody's property and the guy gets mad.

Mr. La Rosa: They would block entry

Mr. Scheerer: Not that they can't.

Mr. La Rosa: Blocking entry is a little bit different, because we can't say whether or not somebody can just wander off of their backyard, go up over and go right onto that property.

Mr. Scheerer: Sure. That never happens.

Mr. La Rosa: Certainly. I don't have any problem. Signage is prudent.

Mr. Scheerer: Our insurance is going to want that anyway.

Mr. Kraljev: We're going to end up with go carts and motorcycles going through there. You need to put a pipe out at the end of it.

Ms. Diaz: What if there's cattle around that area?

Mr. Scheerer: They could walk right over that.

Mr. La Rosa: They could wander onto the property.

Mr. Scheerer: Did you see the video of the bear on the beach?

Ms. Diaz: That bear doesn't belong to anybody.

Mr. La Rosa: You're not going to have free range cattle out there. It will be coming from someplace where it comes through gates. Because that has happened before more than once.

Mr. Boermans: There were cows on the apartment side.

Mr. La Rosa: They got access.

Mr. Showe: They must know when inspectors are coming out to verify.

Mr. Scheerer: Okay. Like I said, we're just waiting on Poulos & Bennett to confirm a date to come out and inspect.

Mr. La Rosa: Well, Poulos & Bennett are not a Structural Engineer.

Mr. Scheerer: They're not?

Mr. La Rosa: No. They are a Civil Engineer. They wouldn't write a certification letter. What we need is to get Jared's engineer who is in Jacksonville. He works for the Army Corp of Engineers. He needs to come out and do an inspection, because he designed it.

Mr. Scheerer: If he designed it and they installed it, he would be the perfect guy to come out and make sure it was done.

Mr. La Rosa: Whoever stamped the ink is the one that we need. The Structural Engineer who designed it, needs to come out and do a visual inspection on it. Frank gave a design, but that design was then given to Jared's engineer, who may or may not have altered it. Because ultimately it was his decision, but if they went with Frank's design, then we can get Frank up here from Miami and he can inspect it himself. If it was built to his specifications, he should inspect it.

Ms. Diaz: Yes.

Mr. Scheerer: Perfect. That would be great.

Ms. Diaz: You already have those plans?

Mr. Scheerer: Yes. You sent me an email with everything. I'm just waiting on an inspection, on a walk-through. If they need to be sealed, what needs to be treated? Like I said, there may be a lag from when he goes in to absorb the water, but that's fine too.

Mr. La Rosa: Do the plans call for sealing?

Mr. Scheerer: I didn't read through all of the plans.

Mr. La Rosa: If it's not called out on the plans, it's not going to be sealed.

Mr. Scheerer: I got you.

Mr. La Rosa: They are not just arbitrarily going to do that.

Mr. Scheerer: They won't arbitrarily do it.

Mr. La Rosa: That's what I'm saying. Let's make sure it's not something that we already paid for.

Mr. Scheerer: Yes sir. I was just asking the question, because the first time I walked through it, was on Friday.

Mr. La Rosa: Did you say that one of them looked like it was?

Mr. Scheerer: Yeah.

Mr. La Rosa: That's a little weird.

Mr. Scheerer: Yeah. That wood is dark. So, if something was sprayed on it, it's not natural. I could be wrong.

Mr. La Rosa: Okay.

Mr. Scheerer: I put up a wood fence at my house, waited 30 days and then I put some water sealant on it. What is your schedule on the dog park on Folklore Lane?

Ms. Diaz: July 2nd. I'm just getting proposals right now.

Mr. Scheerer: Okay.

Ms. Diaz: There is a dog park and there's also a playground.

Mr. Scheerer: Well, the dog park is there.

Ms. Diaz: The fence.

Mr. Scheerer: The fence is there. The park is there. I think the design had a couple of benches inside of the park itself.

Ms. Diaz: Yes.

Mr. Scheerer: Then you were going to add a playground?

Ms. Diaz: Yes.

Mr. La Rosa: At the edge of L-1.

Mr. Kraljev: It's at the end of L-1

Mr. Scheerer: Where Folklore Lane turns.

Ms. Diaz: Its I-2, L-1.

Mr. La Rosa: Okay, and we're adding a play area out there?

Ms. Diaz: Yes.

Mr. La Rosa: Is it an exercise area or a kids play area?

Ms. Diaz: It's a playground.

Mr. La Rosa: Is Carrie bidding that out?

Ms. Diaz: It's me.

Mr. La Rosa: I'll give it Melanie. Then we can make a decision after that. Is it called out on the site plan?

Mr. Kraljev: It was originally.

Ms. Diaz: On the hardscaping.

Mr. La Rosa: I didn't get the thank you letter for the park that I built on I-5 with an open field and two soccer goals, but it's okay. I know that the residents are happy. It was my pleasure.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's Requests?

Mr. La Rosa: Do you know the final pieces of landscaping that are needed, so we can get the stuff along Innovation Way south, the last remaining pieces that need to be turned over?

Ms. Diaz: Yes. It's actually L-2.

Mr. La Rosa: Has everything that has been landscaped to this point, been turned over and all you're waiting on now is for stuff that still needs to be completed? Because that would make the list easier for us.

Mr. Scheerer: There are only two parcels.

Ms. Diaz: L-8 and OS-09.

Mr. Scheerer: That's correct.

Mr. La Rosa: On both sides of the road?

Mr. Scheerer: It's all as you are going into Innovation Way south, right there on the left.

Mr. La Rosa: Okay.

Mr. Scheerer: Its basically from Storey Time Drive going east to the first road, which is Satire Street.

Mr. La Rosa: Okay.

Mr. Scheerer: Then that little space after Satire Street going east where it dead ends and terminates by that guy's backyard by the pond.

Mr. La Rosa: Yeah. It's the portion along Segment 3, which was never built. It will be built someday.

Mr. Scheerer: There's nothing in Parcel K, except for that little part where you are doing the hardscape where the boardwalk is. That is probably one of the last things that we have.

Mr. La Rosa: Okay.

Mr. Scheerer: I'm glad you brought that up. We talked about the utility easement running between us and Dowden Road. I'm getting that cleaned up so we can start maintaining it. We're ready to start doing the other side.

Mr. La Rosa: Yeah. There are still silt fences there, because we added sod along that side and a silt fence. I think the question was how far to take it out. The silt fence is there to keep the slope from eroding.

Mr. Scheerer: Sure.

Mr. La Rosa: That's a utility access easement that runs along power lines there.

Mr. Scheerer: Yes sir.

Mr. La Rosa: I know that we're getting enough rain to just seed and mulch that entire area. I thought Lydia had gotten a proposal from somebody about running sod all the way.

Ms. Diaz: I made a proposal for that, but when we looked at it, it was already sodded.

Mr. La Rosa: Well, somebody sodded it up to a point and it stopped.

Ms. Diaz: Exactly.

Mr. La Rosa: I think you're talking about that point the rest of the way down.

Mr. Scheerer: I'm basically talking from that point all the way to the fence where the trucks travel. We have to clean all of that up, right?

Ms. Diaz: Yeah.

Mr. La Rosa: Where the trucks travel now. I'm a little bit confused.

Mr. Scheerer: There's a road that comes off of the other utilities that's in the back of Storey Park that we're already maintaining. It comes across Dowden Road and is continuous.

Mr. La Rosa: There's a fence there?

Mr. Scheerer: I think there's a parcel.

Mr. La Rosa: I didn't think there was. I thought you could just walk right down and up and over into Meridian Park.

Mr. Scheerer: There's a sidewalk there.

Mr. La Rosa: There's a fence line on two sides of the road. I know that we put driveway cuts on both sides of the cut through so you could go up and over and then back down again. I don't recall there being a fence. Could you verify?

Ms. Diaz: Yes.

Mr. La Rosa: If there's a fence there, that's easier because it's a clear delineation line.

Mr. Scheerer: Yeah. I'm pretty sure that there's a cattle fence there. Because on the Storey Park side, as you're going down that road, it terminates at a gate. There's a cattle gate there.

Mr. La Rosa: Sure.

Mr. Scheerer: Whereas on the other side, it just keeps going.

Mr. La Rosa: But even in L-4, that far over, there's a fence there? I don't think there is.

Mr. Scheerer: I'm only talking about at the gate.

Mr. La Rosa: I know, but if you think about how L-4 is, which is on the opposite side of the road, there's no fence there.

Mr. Scheerer: There's none.

Mr. La Rosa: Because you can go out onto the road and go straight out.

Mr. Scheerer: Correct.

Mr. La Rosa: It doesn't look like a fence.

Mr. Scheerer: I swear that I saw a fence there.

Mr. La Rosa: We have a silt fence along there. The other side, Rainey Park, has a lot of PVC white fences and then behind it, is just Bahia.

Mr. Scheerer: I'm going to take a look.

Ms. Diaz: I have a picture.

Mr. La Rosa: This is a drone that we have fly over there once a week.

Mr. Scheerer: Nice.

Mr. La Rosa: We had a silt fence along there. I walked through there before and I'm pretty sure there's not a fence.

Mr. Scheerer: Alright. I guess the question is, if we are going to maintain it, at what point do you maintain it? I figured it was a road, just like the other road.

Mr. La Rosa: I'll double check. I'm assuming that we own up to Meridian.

Mr. Scheerer: Yeah.

Mr. La Rosa: Its 100% of the easements on our property or do we split it? This is the area, going north away from it and then you have this natural area.

Mr. Scheerer: Right.

Mr. La Rosa: You can see, when we take all of silt fence out, we have construction along here, so the silt fence is going to stay there. All of these are going to be developed. So, we're going to leave the silt fence there as well.

Mr. Scheerer: That makes sense.

Mr. La Rosa: Otherwise, they're going to destroy all of the sod that's there. So, we're better off letting the sod that we put in along the side, grow in. But if you want, look at the silt fence down across the road, to the edge of the property line.

Mr. Kraljev: That's a good point. I wouldn't do too much in there until it's time to build.

Mr. La Rosa: Yeah.

Mr. Scheerer: You're probably right.

Mr. La Rosa: This back edge and down the edge of that slip, should be getting mowed. Otherwise, you're going to have essentially disturbed area up to the silt fence. Then on the other side of it, you're going to have 5-foot-tall weeds. It's going to be nasty. So, we can take a peak at that. Why don't we actually go put eyes on it? That's the easiest way.

Mr. Scheerer: Yeah. I think that's what I'm going to do.

Mr. La Rosa: But from a stabilization standpoint, as far as anything washing out along that backside, its stabilized. Where it sits now, has a silt fence and row of sod ken. We're going to erode into that area with how we're set up right now, which is the most important thing.

Mr. Scheerer: Yes.

Mr. La Rosa: Coming back and bush hogging it and mowing it, is not that big of a deal and is not difficult to do. Yeah, I would definitely want to wait until this whole row of homes are in, because homebuilding is going to strip it.

Mr. Scheerer: Oh yeah.

Mr. La Rosa: Wherever you stop, is where they are going to stop, whether they are putting sod back there now.

Mr. Scheerer: Are you the homebuilder? I thought it was Lennar. There are two or three features there. Right, Ben?

Mr. La Rosa: You can show them how nice and neat and clean it is now.

Mr. Scheerer: I don't believe the picture. If you want to see how it is now, we do a field walk.

Mr. Kraljev: This gives us a good historical perspective.

Mr. Scheerer: It really does and that's a great thing.

Mr. Kraljev: You can't run from that.

Mr. Scheerer: That's a great tool to have.

Mr. Kraljev: It's great.

Ms. Diaz: It is.

Mr. La Rosa: Okay. If we're going to leave that silt fence up, maybe we have Adam or Lydia seed and mulch this entire section. We'll clean it up and spray this entire area with hydroseed. That way, you'll just get Bahia to actually start growing.

Ms. Diaz: I have a proposal.

Mr. Scheerer: Alan, I don't want to sod all of this because it will be trash. I would rather just seed and mulch, leave the silt fence up and it can be mowed and maintained.

Mr. Scheerer: That school is going up, so things are crazy there.

Mr. Boermans: Oh yeah.

Ms. Diaz: We will mow this area.

Mr. Showe: Are there any other Supervisor Requests?

Mr. La Rosa: Over in L-2 is where we did the other weir bridge. Right?

Mr. Kraljev: Yes.

Mr. Scheerer: That's the aluminum bridge. Right?

Mr. Kraljev: Yeah.

Mr. La Rosa: Do we have bollards at the end of that so you can't drive something across there?

Mr. Scheerer: No sir. I think the bollards were installed at the trail heads in the asphalt.

Mr. La Rosa: Yeah. Some people just go around them.

Mr. Scheerer: They do whatever they want. It's kind of easy access, especially in the HOA south. You can just slide up through that mess.

Mr. La Rosa: Oh yeah. You can get right up to L-1 and L-3.

Mr. Scheerer: Those are all of the headaches we were having years ago with the dirt bikes.

Mr. La Rosa: If they are late for school in the morning, they woosh right by you.

Mr. Kraljev: Oh yeah.

Mr. Scheerer: We had a couple of really involved homeowners that were sending us letters.

Mr. La Rosa: What is the condition of the asphalt paths?

Ms. Diaz: I think it looks good.

Mr. La Rosa: Because you are going to be doing landscaping right there. That's the whole section that we're talking about landscaping, right there on Section 3.

Ms. Diaz: We're cutting all of this, correct?

Mr. La Rosa: Yeah.

Ms. Diaz: I think the asphalt looks good.

Mr. Scheerer: Where?

Ms. Diaz: On OS-L8 an OS-L9.

Mr. Scheerer: It is up to Satire Street.

Mr. La Rosa: Every place where there's a seam, we're going to go in and do patches. Every place where there's an intersection or a connection with something else, is chewed up. So, we will fix all of those.

Mr. Scheerer: Yeah. It's not bad along the OS-L8 side, which would be heading west from Satire Street, where it dead ends. It's not bad. It just has a couple of spots that need to be cleaned out.

Mr. Boermans: Once you get through the first bank, there's a school. A lot of people have eroding land. On the pathway, a lot of times, there's a lot of sand on it.

Mr. La Rosa: Are you talking about heading around towards the lift station, coming up around Hammock Park up around the corner there?

Mr. Boermans: Yeah.

Mr. La Rosa: That's been eroding. We put sod in there at one point because you have that steep slope.

Mr. Kraljev: They also have all of their gutters right there going downhill.

Mr. Scheerer: Correct. They all drain back that way.

Mr. Kraljev: Unless they put some rocks back there to break up the velocity, it will continue.

Mr. La Rosa: Are those A-grade ponds? Isn't that supposed to go back or are they A-grade to B-grade ponds?

Mr. Kraljev: It doesn't matter. Where does it go?

Mr. La Rosa: I know, but with A-grade ponds, the downspout is on the side of the house. It is going to go out to the front.

Mr. Kraljev: It should, but a lot of them are on the back of the house.

Mr. La Rosa: People are extending them out.

Mr. Kraljev: Yes. That is what is carrying the dirt now onto the trail.

Mr. Scheerer: That's been a pain for a while.

Mr. La Rosa: Okay.

Mr. Boermans: Some people do French drains, but it's not resolving anything.

Mr. La Rosa: Yes, a French drain with a bubble up.

Mr. Scheerer: Correct.

Mr. La Rosa: On the back side or the front side?

Mr. Boermans: The back side and then right before the pathway. It would've been better to do it underneath it and then go into the pond.

Mr. La Rosa: They can't. Its private property.

Mr. Scheerer: They should've even gone past their property line.

Mr. La Rosa: Yeah.

Mr. Scheerer: If they're now on the slope, that's CDD property. Most of it is.

Mr. La Rosa: In actuality, they should all go to the front.

Mr. Scheerer: That would be nice.

Mr. La Rosa: Or even on the side where the swale is pitched.

Mr. Boermans: That makes sense.

Mr. Scheerer: They don't want to walk in any water.

Mr. Showe: Are there any other Board requests?

Mr. La Rosa: That's it for me.

Ms. Diaz: I don't have any.

Mr. La Rosa: I'll make an effort to get out there sometime, if not the end of this week, sometime next week.

Mr. Scheerer: Give me a shout out if you're in the area.

Mr. Boermans: I don't know if this is part of it, but we are missing some sidewalks on the end of History Avenue.

Mr. La Rosa: We'll get that put in, where it comes up short and where we have this open gap. For the life of me, I can't figure out why they didn't connect it.

Mr. Scheerer: There's a fire line, I think. That's what I thought it was.

Mr. La Rosa: It was, but all of that has been abandoned. That was all feeding the cell tower.

Mr. Scheerer: I got you.

Mr. La Rosa: We left that whole area undisturbed. It's like a big open area. We platted it and left that area open. But now, there's no reason why we can't get sidewalk over there. We'll get that connected.

Mr. Scheerer: The lady that lives at the end of Folklore Lane, is missing a chunk of sidewalk.

Mr. La Rosa: It is coming out of I-5 on the school side, the big easement that fed all of the power to the cellphone tower. When they did the sidewalk, they left it short.

Mr. Scheerer: Its History Avenue and Storey Park Boulevard. There's another section at the end of Folklore Lane too. Where the road ends, she has the house on the right. The address is 12616 Folklore Lane.

Mr. Kraljev: We fixed most of them.

Mr. Scheerer: You did, but she has a couple of utility boxes, basically where Folklore Lane dead ends at the utility.

Mr. Boermans: At the end of Folklore Lane, was there ever an idea to build a trough in the back? It looks like there's something here.

Mr. Scheerer: That's the utility.

Mr. Kraljev: On Folklore Lane, its L-1 and L-2.

Mr. Scheerer: That's the utility easement for OUC.

Mr. Boermans: There was a boat parked all the way back in the easement.

Mr. Scheerer: Wow. Is that illegal? Can you put boats in your backyard?

Mr. La Rosa: No, people are not supposed to park their boats in their backyard and certainly not on somebody else's property, which that area is.

Mr. Boermans: Technically, it is CDD property.

Mr. La Rosa: Technically, 100% yes. One person put in a pool off of that easement, but they got permission from the CDD to use that access to get to their pool.

Mr. Scheerer: They did.

Mr. Boermans: There is another one on History Avenue. They just decided to go through the dog park.

Mr. Scheerer: Build a pool?

Mr. Boermans: Yes.

Mr. Scheerer: That's not a dog park. That's a boat park, on that little turn, as you are heading up Charades Street and the new cell tower tract. They went right where the boat park is. They have the book box there, where you can give and take books. They just drove right back and started digging the hole. We kicked them right out. So, that area is recovering. We sent them a cease-and-desist letter and they ceased. You have to keep an eye on that or people are just going to do whatever they want. District Counsel and Jason in our office has a really good agreement. All they have to do is ask us. We will find a tract to get them in there and then it just makes them responsible for any damages.

Mr. Boermans: Its easy.

Mr. Scheerer: It's a real easy fix.

Ms. Diaz: I just received confirmation that the roads were treated.

Mr. Scheerer: Okay.

Mr. Showe: Is there anything else under Supervisor's Requests? Hearing none,

TWELFTH ORDER OF BUSINESS **Other Business**

A. Discussion of Pending Real Property Conveyances

B. Status of Pending Permit Transfers

Mr. Showe: Are there any other items for our property conveyances or permit transfers?

I think we covered that already.

THIRTEENTH ORDER OF BUSINESS **Next Meeting Date – July 11, 2023 at
Offices of GMS-CF, LLC**

Mr. Showe: The next meeting is scheduled for July 11, 2023 at 4:00 p.m. at this location.

It will be your budget hearing.

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