

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, July 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
Mike McQuarrie <i>via phone</i>	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: I will note for purposes of the recording that we have no members of the audience. Just the Board and staff are present today.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 13, 2023 Meeting

Mr. Showe: The minutes from the June 13, 2023 meeting were included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor the Minutes of the June 13, 2023 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11
Setting a Public Hearing on Proposed**

Revisions to the Parking and Towing Rules of the District

Mr. Showe: We have a revised resolution from District Counsel, setting a public hearing on parking and towing. We will let Jay run through that.

Mr. Lazarovich: The District previously set Parking and Towing Rules in 2019 under Resolution 2020-01. This is just revising it for Parcel K. So, attached to the revised resolution is a map. This is for Parcel K and the resolution sets the public hearing for public comment along with these revised rules.

Mr. Showe: Just as a note for the Board, if you're looking to keep your current meeting schedule, we wouldn't be able to do it in August because there's a 30-day notice. So, the earliest would be the September 12th meeting to hold the public hearing.

Mr. LaRosa: That's fine.

Mr. Showe: If there are any questions from the Board, we can take them or a motion to approve the resolution with a hearing date of September 12th at this office.

Mr. McQuarrie: Should I abstain since I don't have this document in front of me?

Mr. Showe: It's in similar form to what you already have in the agenda. The only difference is we put the map of Parcel K in there and made a minor change. So, I don't know if there's enough change to not vote for it.

Mr. McQuarrie: Okay.

Mr. Showe: If you're okay with it.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor Resolution 2023-11 Setting a Public Hearing on Proposed Revisions to the Parking and Towing Rules of the District on September 12, 2023 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Showe stated this is our public hearing for the budget. Do we have a motion to open the public hearing?

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor the public hearing to adopt the Fiscal Year 2024 budget was opened.

A. Consideration of Resolution 2023-12 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Showe: The first part of the budget hearing is Resolution 2023-12. Attached to it will be the final Adopted Budget. We included the Proposed Budget, which will include any changes that we make today. We will note that assessments remain the same. In large part, it's exactly what we saw in the Proposed Budget, earlier. There are some minor changes based on any actuals that we have seen between now and then. It also takes into account some of the capital items that Alan has between now and the end of the fiscal year. We are also transferring about \$400,000 to our Capital Fund, which will be used for future infrastructure and any improvements that the Board would like to make. We are starting you guys off with a good Capital Fund for future improvements. When you get to the budget, we'll note that starting on Page 6 of the budget, we have our line-item detail. We try to make these as transparent as possible for all of your residents as well as the Board. We put as much detail as we can in all of those account lines. When we have accounts or items, we try to list all of those items out separately so everyone can see where the funding is going. Beyond that, you really just have your debt service, which the Board doesn't have a lot of flexibility with. I will say in large part, it's similar to what you saw as the Proposed Budget. Not much has changed. Again, for purposes of the recording, I will note that no members of the public are here to make any comments. So, we can return it back to the Board for any questions or comments or a motion to approve that resolution.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor Resolution 2023-12 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: The second part of our budget process is Resolution 2023-13. This is the resolution that actually imposes special assessments on the individual Tax Bills. So, attached to this resolution, is the Adopted Budget that you just approved. Then we have a large Excel spreadsheet, if anybody would like to review it. This is the actual sheet that gets transmitted to the Property Appraiser and Tax Collector so we can issue those assessments on the Tax Bill. Again, we will note that no members of the public are here to provide any comments and we can bring it back to the Board for any questions or comments or a motion to approve.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Mr. Showe: Is there a motion to close the public hearing?

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor the public hearing to adopt the Fiscal Year 2024 budget was closed.

• **Consideration of Aquatic Maintenance Renewal Agreements (3) with Applied Aquatic Management, Inc. for the Fiscal Year 2024**

Mr. Showe: On your prior agenda, we had some agreements for Applied Aquatic, but in talking with Alan, because we had multiple agreements with Applied Aquatic, we actually just want them to combine all of the lakes into one agreement. So, we don't have to worry about updating or keeping up with multiple agreements, for your next meeting, we'll have one clean agreement with all of the lakes on it, so you don't have to keep making addendums. With that, I'll turn it over to our Attorney.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: I previously distributed a memorandum covering a new Bill for all elected and appointed officials of Local Governments. You guys are now required to, starting January 1st of next year, complete four hours of ethics training each year. This covers what it requires. There is also a link to a website that provides videos to meet that requirement. It is a self-certification under Form 1F in July. On the second page of the memorandum, we provided a couple of other changes that we wanted to make you aware of. There was recently a concealed carry law change. We want to just remind you that it is against Florida Law to have a firearm at a Government meeting and technology transparency. An independent Special District is prohibited from entering into agreements with social media companies as well as this update, restricts content and account removal, unless it meets a certain requirement under Chapter 112.023, Subsection 4. I know you mentioned that there is a Facebook Page for the CDD. So, this would apply to that with any removal of content unless it meets a certain requirement. There is also corporate and Government activism. Basically, this just restricts any consideration of social or political or ideological ideals or interest when entering into an agreement with a vendor.

These are the main updates that we wanted to bring to your attention. Do you guys have any questions? If anything comes up, reach out to Jason or me.

Ms. Diaz: Okay.

Mr. LaRosa: Thank you.

Mr. Lazarovich: There are no other updates from me.

B. Engineer

i. Presentation of Annual Report

Mr. Showe: With that, Christine, we have your Annual Report as part of the agenda.

Ms. Baxter: Sure. We did our Annual Report for the year that was due. We went out and did the site visits and assessments, to be able to provide recommendations for nine of the ten total phases out there. We are getting close to building out the last phases. The report summarizes the repairs and provides some photos and documentation. Generally, there are some cracks in curbs and gutters, some repair to asphalt, pavements, some sidewalk cracking, signage replacement and additions and maintenance of pond control structures. It doesn't provide in the bullet list that there is an ADA ramp that needs to be replaced. The overall report provides our summary effective as of June of this year for the maintenance recommendations utilized in the budget. I'm happy to answer any questions that the Board Members have.

Mr. Showe: Just as a note, Alan already forwarded most of those to our vendor.

Mr. Scheerer: Yeah. I was going to discuss those in a minute.

Mr. Boermans: With the replacement of that concrete pad, I sent to you a picture of the retention pond with a second concrete base.

Mr. Scheerer: I'm not sure.

Mr. Showe: I think you sent that one over. That's the one you have the picture of where the concrete was falling over that stormwater outfall.

Mr. Scheerer: Oh, the outfall structure on the pond in Parcel I or J. We already sent that over to a vendor to get a price.

Mr. Showe: Yeah.

Mr. Scheerer: You are talking about the concrete outfall structure.

Mr. Boermans: Yeah.

Mr. Scheerer: We are just waiting on some numbers from All Terrain.

C. District Manager's Report**i. Approval of Check Register**

Mr. Showe: Alright. With that, we can go through the approval of the Check Register. In your General Fund, we have Checks #1087 through #1102 for \$58,692. We also have June payroll for \$923.50 for a total of \$59,615.50. Both Alan and I can take any questions that the Board may have on those invoices or a motion to approve.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor the June 1, 2023 through June 30, 2023 Check Register in the amount of \$59,615.50 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. We will note that you're doing better than budget to actuals. So, we are in great shape there. Assessment collections are 100% 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: Yeah, as Jason said, we went through the Engineer's Report and forwarded the ADA mats at the recommendation of legal counsel, to try to get those purchased and installed right away. The rest of the items were provided to a contractor for pricing so we can see how that fits within our budget, either this year or at the beginning of next year, for the cracks and stuff like that. We are also working on the outfall structure for the pond off of Dowden Road. It would be the pond that is in Tract J, I believe. We're getting that price. There is a big void in the middle of the concrete. We're not sure how it happened, but maybe the pipe separated the bleed down pipe. We continue to meet with the landscaper every week, with the exception of last week as I was out of the office. I did drive the property this morning. TruGreen was onsite doing the applications for turf weeds and fertilization. We are just going to get pricing for the new 'No Parking' signs based on the map provided by the District Engineer. That was also sent over to a company called Fausnight Stripe & Line (Fausnight). They are the company that did all of the other enhanced 'No Parking' signs. We will maybe bring that back at the August or September meeting. If we don't have the August meeting, we'll do it at the September meeting.

Ms. Diaz: Where are the 'No Parking' signs?

Mr. Scheerer: Those will go in Parcel K. Did you see the map that was included with Jay's report?

Ms. Diaz: This one?

Mr. Scheerer: Yes.

Ms. Diaz: Are we missing 'No Parking' signs?

Mr. Scheerer: You have 'No Parking' signs sporadically scattered throughout Parcel K. We installed them around 150 to 175 feet apart. There is none at the end of the 'No Parking' area. There may be just one in the middle that says, "*No Parking*," but my understanding is they must have a terminus. They have to stop. You have to have an arrow in, arrow in and a double arrow. Those aren't currently installed anywhere in Parcel K. I was talking to Daniel and I was thinking that maybe you and I can meet up on Friday if you have time.

Mr. LaRosa: Check it against the approved signage.

Mr. Scheerer: Yeah. I know in the original phase, a couple of years ago when Tricia was District Manager, we went through and did a complete enhanced 'No Parking' sign assessment. You must have a starting point and an ending point with your signs. That means an arrow in, an arrow in and a double arrow. If there's a long enough gap, you must have a double arrow that says, "*No Parking*." You have one here, one there and one there, which I believe are probably part of your 'No Parking' Plan like Daniel said, but we just need to double check. I have a question as to how they were installed. I did not know if you were available on Friday or tomorrow. I can try to get out there sometime tomorrow. Just let me know when you're available. We can take a look at it. I have a 10:00 a.m. in St. Cloud. So, if I need to shoot straight down Narcoossee Road, I can meet you there probably around lunchtime or so or maybe 1:00 p.m. I don't know what your schedule is like.

Ms. Diaz: I'm fine with those times.

Mr. Scheerer: Do you want to meet at 1:00 p.m. tomorrow?

Ms. Diaz: Yes.

Mr. Scheerer: Let's do it.

Ms. Diaz: All of the signs are supposed to be there?

Mr. Scheerer: I'm not saying that they aren't there.

Mr. Showe: Right.

Mr. Scheerer: What I'm saying is that we need more signs.

Ms. Diaz: Yes.

Mr. Scheerer: Fausnight does everything from DOT signs. I think when we talk to law enforcement, when we started this, they were like, “*No, you have to have a starting point and ending point for that ‘No Parking’ Zone,*” whether its two in arrows, you can’t just have a double arrow, because that means it doesn’t terminate. We met with the City of Orlando, Tricia and I and that was part of the comments we had earlier about a resident in the community that was asking about some of that and she’s no longer in the community. A lot of that came from a meeting with the Orlando Police Department (OPD).

Ms. Diaz: Okay.

Mr. Scheerer: I think Mr. Malavé was the officer that came out and helped us with the ‘No Parking’ issues, just to make sure that we are compliant. It could 7 feet to the bottom of the sign. I think the Parking Plan that you had, had them every 300 feet. That was just too much vacant space.

Mr. LaRue: Is that contrary to their sign code? I’m curious because we have our Civil Engineer on the phone who builds it and designs it to sign code. We have an approved Signage Plan in our approved plans.

Mr. Scheerer: Yes sir.

Mr. LaRue: I’m wondering if either the code has not been updated because I don’t think my Civil Engineer would have not designed it to code or the same contractor didn’t build it to what the plan had said. So, that’s where I’m at a loss or understanding. If this was a conversation that was had with a police officer, I certainly respect it, but at the same time, we go through the process of plan approval with a certified engineer who understands the code and we build it to that code.

Mr. Scheerer: I understand.

Mr. LaRue: I’m not saying that I’m opposed to looking at an enhanced plan or something like that. I’m not saying that.

Mr. Scheerer: Yeah.

Mr. LaRue: What I’m saying is I need to understand why it wasn’t done correctly or was it done correctly?

Mr. Scheerer: Right.

Mr. LaRue: Then we fix it from there.

Mr. Scheerer: I understand. That was part of the conversation we had had with Mr. Malavé at the time. It seemed like OPD had their own plan. We enforce it this way, but in order to enforce it, it has to be like this. I'm not saying that Christina or any of your civil team over there, whoever drafted it, didn't do it the right way. They were just saying, "*You have to have a starting point and ending point when it comes to parking on the street*" and it has to be signed that way. So, we'll look at it. I'll meet with Teresa tomorrow, we'll go over what's in the ground and if Poulos & Bennett want to be a part of that, they are more than welcome to be involved. I'm just going by what we had to go through. Before Jason was put in place as District Manager, Tricia and I were dealing with all of the back and forth between the City of Orlando and OPD and doing the enhanced signage. I'm not saying that it's in wrong. We just added more signs.

Ms. Baxter: I believed in some of the older phases, I don't believe it was all done correctly. I think in some of the newer phases, we're trying to do a better job making sure that we see the signage go in, to the best we can as homes are under construction. The timing between the infrastructure completion and development being done from a homebuilding standing, a lot of the signage out there gets damaged or it is tough to monitor keeping that in place.

Mr. LaRue: Right.

Ms. Baxter: I'm happy to participate if you want to send myself and Nicole an invite and you talk about that. If I'm to speculate, I probably would like signage in addition to the minimums required. Our plans specifically provide what the code requires, but not overly acceptive from a signage standpoint. So, maybe there's a happy medium if we want to get where everybody's comfortable. I'm happy to participate in that if you want to include us.

Mr. Scheerer: Okay. Excellent. We just want to get vehicles ticketed and towed if necessary and that is what they said we have to do. So, we added more signs. We did fund some of that for this year for Parcel K. So, there's funding available for enhanced signage. We'll start off with Teresa and if we need to take it to the next level, we can get with Christina and Nicole.

Mr. LaRue: Sure.

Mr. Scheerer: And just go from there.

Mr. LaRue: Okay. That's fine.

Mr. Scheerer: Because the HOA has an agreement with the CDD to provide the enforcement of the ‘No Parking.’ So, we just want to make sure there’s no voided space where they are going to come out and say, “*Oh, you don’t have a ‘No Parking’ sign.*”

Mr. LaRue: Sure.

Mr. Scheerer: That’s all I have.

iv. Approval of Fiscal Year 2024 Meeting Schedule

Mr. Showe: We have a proposed meeting schedule in your agenda. We set it at the same schedule that you currently have, which is the second Tuesday at 4:00 p.m. at this location. We did note that historically there’s no meeting in November or December. We do have a conflict that we just found out about on March 12th. So, if the Board would like to move that up a week or back a week, we will make sure that’s fully clear for everyone. We will do what we normally do. We like to advertise a full slate of meetings and then we cancel them if there are no pressing agenda items or things that we need to address. We can make whatever changes the Board would like to that, but the only date that I suggest is to change that March meeting to either earlier or later. I don’t know if there’s any preference at this point.

Mr. LaRue: Yeah. We can move it to the third week or something like that.

Mr. Boermans: That’s fine.

Mr. Showe: Could we do it the 19th, which is a week later?

Mr. LaRue: Sure. I have no problem with that.

Mr. Showe: Perfect. Okay. We need a motion to approve that meeting schedule as amended, changing the March meeting to March 19th.

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor the Fiscal Year 2024 meeting schedule as amended, moving the March meeting to March 19, 2024, was approved.

SEVENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Showe: Are there any Supervisor’s Requests? Hearing no comments,

NINTH ORDER OF BUSINESS

Other Business

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

Mr. Showe: Are there any property conveyances or permit transfers? Hearing none,

TENTH ORDER OF BUSINESS

**Next Meeting Date – August 8, 2023 at
Offices of GMS-CF, LLC**

Mr. Showe: The next scheduled meeting is August 8, 2023 at 4:00 p.m. at this location. We will look at any items that we need. We will have to hold that September meeting. If there's anything, we can push it to that date. It may be more efficient to try to hold everything to September, but if not, we'll meet on August 8th at this office.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Showe: If there's nothing further, we need a motion to adjourn.

On MOTION by Mr. LaRosa seconded by Ms. Diaz with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman