

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, September 12, 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 LaRosa	Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary
Willem Boermans	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. We have four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Burns: There are no members of the public present at this time and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 11, 2023 Meeting

Ms. Burns: We have approval of the minutes from the July 11, 2023 Board of Supervisors meeting. Does anybody have any questions, comments, or corrections to those minutes?

On MOTION by Mr. McQuarrie, seconded by Ms. Diaz, with all in favor, the Minutes of the July 11, 2023 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Burns: Next, we have a public hearing on adopting proposed revisions to the parking and towing policies within the District. This public hearing has been advertised in the paper. Do we have a motion to open the public hearing.

On MOTION by Mr. LaRosa, seconded by Ms. Diaz, with all in favor, the Public Hearing, was opened.

Ms. Burns: There are no members of the public present at this time nor joining us on the phone line as well. Do we have a motion to close the public hearing portion?

On MOTION by Mr. McQuarrie, seconded by Mr. LaRosa, with all in favor, the Public Hearing, was closed.

A. Consideration of Resolution 2023-14 Adopting Proposed Revisions to the Parking and Towing Rules of the District

Ms. Burns: This is included in your package and is adding parcel K to the existing parking and towing rules within the District. You can see that policy as well as some maps included in your package. This was not previously included because there was a significant amount of construction going on at the time.

Mr. Scheerer: If you look at the agreement, there are maps at the bottom and it is pretty well laid out. All of the yellow shows you where you cannot park and all the blue shows where you can park. We are working on additional no parking signs to be installed to basically outline where there is no parking allowed and we will bring that back to the Board showing the location of all of the signs at a future meeting before they are approved and installed. This came from Nicole or Christy that was provided to Jason and me.

On MOTION by Mr. LaRosa, seconded by Mr. Boermans, with all in favor, Resolution 2023-14 Adopting Proposed Revisions to the Parking and Towing Rules of the District, was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2022 Audit Report

Ms. Burns: On page 30 of the agenda is the report to management that summarizes the audit. There were no incidences of noncompliance. The District does not meet any of the conditions for a financial emergency and this is considered a clean audit. It has been submitted to

the State. It is an audit from an independent auditor so all we need from the Board is a motion to accept the audit. I would be happy to answer any questions anybody might have.

On MOTION by Mr. LaRosa, seconded by Ms. Diaz, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: He noted no major updates this meeting. We are wrapping up parcel Phase 5 conveyance. We are just waiting on the city and once we have that, that turnover will be complete. Please let me know if you have any questions.

B. Engineer

i. Presentation of Annual Report

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

Ms. Burns: Does anybody have any questions for Kristi?

Mr. LaRosa: With regard to the outstanding balance on the requisition for K3, there was a note that it was awaiting drainage repairs. Did you see that note? It is \$53,000 I believe roughly. Kristi, do you know anything about the last portion of K3 requisition?

Ms. Baxter: Yes, I think there were some outstanding drainage repairs that are required by the city so as soon as those are complete, we can do that final requisition. I will just double check on the status of that. I know there was some coordination recently but don't know if it has been completed yet.

Mr. LaRosa: The repairs are not required by the city. We have a letter from the city saying that this is a private drainage system, therefore not required. However, I believe Lewis was waiting for those repairs to be done. I still need your final engineer certification letter for COC on the community itself. The only outstanding item that we do not have is your letter which then triggers the official letter from the city. What is the status of those repairs Teresa?

Ms. Diaz: I asked him about that, he said he was going to finish the repair yesterday and send the videos to Poulos & Bennett.

Mr. LaRosa: Kristi, can you please follow up with Lewis and see if he received the videos and if they are satisfactory and if they are, can we get both of those items moving

forward, your engineer's certification letter for COC for the City as well as the final requisition portion for K3?

Ms. Baxter: Yes, will do.

Mr. McQuarrie: I noticed when going on my bike rides, whenever you go from the sidewalks to Phase K on both sides whenever you are on the sidewalk there is a bump.

Ms. Diaz: That is supposed to be fixed by home builder.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns: The first item I have is approval of the check register that is included in your package. This is from July 1, 2023 through August 31, 2023. The total amount is \$137,772.21 which includes the cost for the general fund as well as payroll expenses for the Board of Supervisors meeting. Happy to answer any questions that anybody has on that check register, otherwise looking for a motion to approve.

On MOTION by Mr. LaRosa seconded by Ms. Diaz, with all in favor, the Check Register from July 1, 2023 through August 31, 2023 totaling \$137,772.21, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns: Financial statements are also included in your package for review. If anybody has any questions on those, these are through the month of August. There is no action necessary from the Board. Happy to answer any questions anybody might have. We are performing better than projected on the actuals and are 100% collected on our assessments.

iii. Field Manager's Report

Mr. Scheerer: Not a lot to report today. We did a walk through with Teresa on the three new bridges. The bridges look really good. I love the way they terminated it on the Moss Park property side. There were some deficiencies on that. The bridge contractor and I met, he came out and made some repairs and came back out again. I think we are good with the bridge. We went ahead as part of our annual insurance update, those policies come due this time of year. Teresa provided me with the SOV's for all three bridges. We went ahead and added those to the insurance policy and those are now insured by the District and we are working with your bridge

company as to a good maintenance plan for the bridges and sealing plan to make sure the wood is taken care of the right way now that we own the bridges.

Mr. LaRosa: Do you know what the additional premium was?

Mr. Scheerer: No, we just turned those in within the last week. I think they were all due last Friday. It should not have been that much to the premium. That is coming along. I also see you are working on the open space tract there so I guess we will have some rails, benches, garbage cans, dog station, gazebo, or something there. That will be good for the folks there and hope they take good care of that area, or we may end up blocking off the bridge on this side of the bridge. I reported a depression in the road in K2 which Teresa got over to Assured. I know they are in the I5 area now working on some roadway work. Landscaping is going well. We are getting ready to gear up for our fiscal year starting in October so we will be doing a lot of pressure washing. We have got some new sidewalk grinding. The engineer sent us a report with some recommended repairs, and we will be working on that as well to try to get those all done within the next few months in advance of the holidays. We are gearing up for Fiscal Year 2024 and if you guys need anything call me. OmegaScapes is doing a good job.

iv. Approval of Revised Fiscal Year 2024 Meeting Schedule

Ms. Burns: The new proposed dates here are the first Tuesday of each month at 4:00 p.m. at the Offices of GMS-CF, LLC.

On MOTION by Mr. LaRosa seconded by Ms. Diaz, with all in favor, the Revised Fiscal Year 2024 Meeting Schedule, was approved.

v. Presentation of Series 2021 Bonds Arbitrage Rebate Calculation Report

Ms. Burns: Under internal revenue code, the District has to demonstrate that we do not earn more interest than we pay so this is an annual report that is required by the trust indenture for the bonds so this is specific to the Series 2021 bonds. On page 1 it shows on the bottom line there is a negative rebate liability listed so we do not in fact earn more interest than we pay. We are looking for a motion to accept this report.

On MOTION by Mr. LaRosa seconded by Ms. Diaz, with all in favor, the Series 2021 Bond Arbitrage Rebate Calculation Report, was approved.

SEVENTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. LaRosa: I just wanted to be certain, has everything that can be turned over been turned over at this point?

Mr. Scheerer: Except the OSL9 and OS10 which they are working on right now.

Mr. LaRosa: So that is going to be along the OSSouth.

Mr. Scheerer: Yes, correct.

Mr. LaRosa: The school piece on their side and a piece directly across from it where the cell phone easement was going through for the power.

Mr. Scheerer: That is basically at the corner of Storeytime Drive and where IWS is. She is working on it and United has been on site. They started doing the irrigation recently. I did not see them there today, but I will be back on Friday for my normal site visit. To my knowledge, those are the last two pieces we have.

Mr. Lazarovich: I have two tracts on my list, tract A and F in parcel M. I have those noted that we were waiting on confirmation from Lennar and then will be transferred. They are dedicated to the CDD, but they have not been transferred yet.

Mr. Scheerer: Are those the storm water ponds on either side of the school?

Mr. Lazarovich: It says drainage, yes.

Mr. Scheerer: We have been maintaining those.

Ms. Burns: It was probably dedicated by plat but just haven't done conveyance docs for it.

Mr. LaRosa: On the south side there is a Lennar owned area, and there are discussions with OCPS regarding that piece, that parcel that is behind the school as potential swap with OCPS so they can take that piece on so we can retain the piece in between the pond and the school. Let's double check and make sure that they were conveyed by plat. I do not know that those two were. Let's check with Mark. Mark is still actively working with the school board on

that piece so let's make sure there is no conflict with going ahead and making sure we deed those over now. What about the rest of the ponds? There are ponds in L.

Mr. Scheerer: Ponds L1 and L2, those are ours and the new ones in the back of L.

Mr. Lazarovich: We have gone through all the plats and noted everything that was dedicated to the CDD and those are the only two that I have left on my list.

Mr. LaRosa: Jay, are those the two that we are talking about next to the school, those show as CDD on the plat?

Mr. Lazarovich: Dedicated to the CDD.

Mr. LaRosa: Let's just double check it.

NINTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Real Property Conveyances

B. Status of Pending Permit Transfers

Ms. Burns: Are there any property conveyances or permit transfers?

Mr. LaRosa: On permit transfers, have all of the St. Johns permits been transferred at this point?

Mr. Scheerer: I can't answer that. Are you talking about the ERPs? We would have to check. We have been getting them pretty regular but just don't have that off the top of my head.

Mr. LaRosa: Teresa can you make a note to check on the outstanding ERPs list. Is there any HOA property within the District zone that there would be a portion of the ERP dedicated to the HOA?

Mr. Scheerer: There are two ponds in J and those are both CDD ponds. We maintain both of those ponds. We maintain all of the ponds.

Mr. McQuarrie: What about the campground?

Mr. Scheerer: That is HOA.

Mr. McQuarrie: Correct, but it has never been transferred.

Mr. Scheerer: That is parcel H, there is a campground there and a pedestrian bridge. HOA is maintaining that.

Mr. LaRosa: Kristi, are you aware of what we are talking about? Is this not the piece that had to be done jointly with Moss Park Properties?

Ms. Baxter: That pond at the trail that goes into the camping area, it only serves the road.

Mr. LaRosa: What about the campground property itself?

Ms. Baxter: I don't know that we identified maintenance of that. There is really no stormwater that goes through it.

Mr. Scheerer: It is an open space campground. It is not maintenance of the pond; we are already doing that.

Mr. LaRosa: We will research it. I believe there was a boundary conflict with Moss Park Properties regarding that piece that we got resolved in order to go ahead and deed it over to the HOA. I thought that was already done.

Mr. Scheerer: Property appraiser doesn't always update. Just because we are making changes legally, the property appraiser is not making those changes to match so there may be some legal paperwork, I just don't have it.

Mr. LaRosa: Candace was working on that years ago but now Melissa Martinez is who you should ask as I think she will know the most about it.

Mr. Scheerer: On the original Engineer's report, it shows that same little pond as being the City of Orlando, but that is not the case. It is the HOA that is trying to get legal documentation (paper trail) that says this campground is HOA so they can have it and they cannot find it anywhere.

TENTH ORDER OF BUSINESS

**Next Meeting Date – October 3, 2023 at
Offices of GMS-CF, LLC**


Ms. Burns: The next scheduled meeting is October 3, 2023 at 4:00 p.m. at this location. We will look at any items that we need.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns: If there's nothing further, we need a motion to adjourn.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman