

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, November 7, 2023 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Teresa Diaz	Vice Chair
Mike McQuarrie	Assistant Secretary
Willem Boermans <i>by phone</i>	Assistant Secretary
Ricardo Garcia	Incoming Supervisor

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 the public comment period. I will note for the recording, that we only have members of Board and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 3, 2023 Meeting

Mr. Showe: Next are the minutes from the October 3, 2023 meeting, which are 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 Ms. Diaz seconded by Mr. McQuarrie with all in favor the Minutes of the October 3, 2023 Meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Request for Transfer of Environmental Resource Permit to the Perpetual O&M Equity (2)

Mr. Showe: We received letters from the South Florida Water Management District (SFWMD), stating that they have two parcels and two different permits that we need to turn over to the CDD for continuing maintenance. It's a pretty standard procedure. Our engineer reviewed it, to make sure that they sign off on their end. I don't know, Jay, if you reviewed them and have any comments or questions on these, but I think these are just standard turnover documents for permits for the District to continue maintaining. These are all stormwater responsibilities that we were contemplating maintaining to begin with. This is just the transfer of the permit. We would look to the Board for any questions or a motion to approve the signing off on those transfers.

On MOTION by Mr. McQuarrie seconded by Ms. Diaz with all in favor the request for transfer of the Environmental Resource Permit to the perpetual O&M equity was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Addendum with OmegaScapes for FY2024 Pricing and Additional Areas

Mr. Showe: I know that we have done a lot of amendments to the contract with OmegaScapes and now that the property is pretty much full and complete and under CDD maintenance and ownership, Alan reached out to OmegaScapes, to do one full contract, as it is easy to administer when there is one full contract and one invoice that comes in. We also need to extend their contract, anyway, through the end of the fiscal year.

Mr. Scheerer: What Jason means by that; is we are currently paying two landscapers to provide service to the community. Yellowstone maintains from Storey Time Drive east to Stanza Way and the median on Dowden Road. Then everything else, is maintained by OmegaScapes. OmegaScapes agreed to the same price that we are currently paying Yellowstone and just adding that into their agreement. This way, we just have one landscape provider. I spoke to Yellowstone about it and they are okay with it. They can just stick to Dowden West, which is what they do. That is what is bringing all of this stuff into this contract, since there is just one landscaper, one monthly check for the same people instead of two different checks to track.

Mr. McQuarrie: I have no objections.

Mr. Showe: Then we need a motion to approve it, subject to District Counsel drafting a front-end document to go along with it.

On MOTION by Ms. Diaz seconded by Mr. McQuarrie with all in favor the Landscape Maintenance Addendum with OmegaScapes for Fiscal Year 2024, subject to District Counsel drafting an agreement was approved.

Mr. McQuarrie: How often do we re-bid the landscaping?

Mr. Scheerer: Well, we just did the bid a few years ago and we can do that at the end of the term. We also have a 30 day out. When we did this not too long ago, they were the most competitive.

Mr. McQuarrie: Okay.

Mr. Scheerer: So, if the Board decides that they don't like the service or we are not getting what we want or we want to see where we are financially, we can always do that at any point in time, at the direction of the Board. Maybe William can speak to that. I know that I'm out there all the time and they are doing a very good job on behalf of the CDD. Things are looking great and they are very responsive and always willing to help.

Mr. McQuarrie: I just want to make sure that we stay competitive.

Mr. Boermans: I think it's very important to be able to get together with Shane. He's always very responsive. I know with the HOA we did do a re-bid. One of the companies did a very, very, very low bid. It is more important that there is another company, but the managerial work is quick. They do a very good job.

Mr. Scheerer: Okay. We have a 30-day out.

Mr. Showe: Obviously, Alan and I are in touch with not only this company, but other companies to see what everybody else is charging. So, if you ever feel like you are not getting the value, we recommend with a contract this large, it is a cumbersome process to go through bidding.

Mr. McQuarrie: Sure.

Mr. Showe: But we can certainly walk the Board through that.

Mr. Scheerer: It is pretty much all inclusive for mulch, tree trimming and palm trees. So, we are not getting any of those services, unless it is a replacement or something outside of the contract.

Mr. Showe: Yeah.

SIXTH ORDER OF BUSINESS

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

Mr. Showe: This is our annual agreement with the Property Appraiser, for the current fiscal year. This one is for 2024. They provided this to us early. This is just so we can get the information needed to do the Tax Roll, when we do the assessments later this year. Its standard. They have you do one every year. So, it would be our recommendation to go ahead and approve that agreement.

On MOTION by Mr. McQuarrie 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

Ratification of Series 2022 Requisitions #9 - #11

Mr. Showe: We have Requisitions #9, #10 and #11. These are just small requisitions from the Series 2022 bonds for staff work, just minor invoices on those bonds. We can take any questions that the Board has or those or take a motion to approve.

On MOTION by Ms. Diaz seconded by Mr. McQuarrie with all in favor the Series 2022 Requisitions #9 through #11 were ratified.

Mr. Showe: That's all we have. We can go to Staff Reports.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: I have no updates for the Board this month, unless you have any questions for me.

B. Engineer

Mr. Showe: Alan and I are working with the engineer, looking at some speed limit signs, as we received a lot of concerns from residents about speeding throughout the community. She indicated a couple of places where we can start looking at converting them from either a two-way stop or no way stop to a four-way stop.

Mr. McQuarrie: Right.

Mr. Showe: Instead of putting in speed bumps. They may be challenging in that community, because there is not a good place to put them where they are not in front of a house. That tends to create a lot of unnecessary noise for people, especially, if it is right in front of your home. So, we are going to maybe getting some prices to install a couple of four-way stop signs, just to see if that helps. Then she gave us more spots. If those are helpful, we can stretch them out in other places. We can take a look at a couple of key places to start with.

Mr. McQuarrie: Is there any additional signage that we can look at? It's kind of a futile effort.

Mr. Showe: Certainly, we can look at it and see if there are some additional speed signs. Those don't do a whole lot. The one thing that we have seen that may work, are the radar signs.

Mr. Scheerer: Yeah, but those are hit and miss. I installed a lot of those at Reunion and we are constantly moving them. They are great and fun to deal with, but they are expensive, like \$13,000 each. Then you have the software on the iCloud that we have to keep up for each one of them. I think creating a four-way stop is going to shock a lot of people.

Mr. Showe: Yeah.

Mr. Scheerer: We'll have to get with the company we use, Fausnight Stripe & Line. They did all of the new parking signs out there and all of the other enhancements out there as far as traffic signs go. I'll get with them next week. I'm out of the office on Friday and we'll take a look at just adding the signs and spray painting and see if they recommend any advance warning, because that is a new four-way.

Mr. McQuarrie: Right.

Mr. Scheerer: We may need to come up with some sort of advance warning sign, to let people know about the new traffic pattern.

Mr. McQuarrie: Yeah.

Mr. Scheerer: We'll have to figure out how to implement that. I'll work with them and we'll get something together and get them installed, just in time for the holiday.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We have approval of the Check Register. In your General Fund, we have Checks #1151 through #1170 for \$136,187.46. We also have October payroll for \$738.80 for a

total of \$136,926.26. We have the summary of invoices that follow. Both Alan and I can take any questions should the Board have any or take a motion to approve.

Ms. Diaz: I don't have any questions.

Mr. McQuarrie: I'm looking through them and I don't have any questions.

On MOTION by Ms. Diaz seconded by Mr. McQuarrie with all in favor the September 26, 2023 through October 31, 2023 Check Register in the amount of \$136,926.26 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that is your Balance Sheet and Income Statement. These go through September 30th, but they are not audited. There could be some additional invoices that come in, so these aren't really the official audited ones. You can see that we did do better than budget to actuals and are 100% collected on our assessments. So, we are in great shape there.

iii. Field Manager's Report

Mr. Showe: We can have Alan go through his field items.

Mr. Scheerer: Yeah. I was talking to Teresa earlier about a couple of landscape tracts and some hardscape that we need to get turned over. We will probably schedule that for next week. I'm not going to be able to get there this week. We are gearing up for mulch. We will be installing mulch in all CDD areas and will be doing some pressure washing. More than likely, some of the bigger common areas like Epic Park and a few of the other side parks, Dowden Park area, some stuff like that, which is what we do annually. As we start getting these new areas, we'll make sure to include those. We are working with a company right now to give us the best advice in maintaining the wooden bridges, such as how often to seal. I'm working on that for the next couple of months. I'm assuming that we are going to have to seal coat all of the wood on the bridges, a couple of times a year.

Mr. McQuarrie: Are those all budgeted expenses?

Mr. Scheerer: Yeah. We have funding in there for repair and maintenance (R&M). If it gets too crazy, we'll definitely have to adjust the budget. Those are all things that we need to do and we have a small reserve, should it come down to that. I don't think it will, but we do have a pretty good size reserve. Other than that, I think everything is going well. We are doing our wet checks. The holidays are coming.

Ms. Diaz: Yes. I did fix the K-1 pond situation.

Mr. Scheerer: Oh, you did. With the trailer?

Ms. Diaz: Yes. I graded it.

Mr. Scheerer: Good. I can't wait to see it.

Ms. Diaz: I am working. I also did the ramps. Do you remember on Dowden Road and Stanza Way?

Mr. Scheerer: Yes. I saw them cutting the concrete out and creating the sidewalks.

Ms. Diaz: Yes. Those are done.

Mr. Scheerer: That was awesome.

Mr. McQuarrie: Perfect.

Mr. Scheerer: I painted them yellow because people couldn't see them.

Ms. Diaz: Now, they don't have that problem.

Mr. Scheerer: Now, we don't have the yellow paint right there, because they don't have a curb.

Ms. Diaz: Yeah.

Mr. Scheerer: Well, that's great. Thank you, Teresa! Thanks, guys! That's really all I have. I'm going to be out on Friday, but I'll be in the neighborhood tomorrow. I'll be taking Veterans Day off.

iv. Presentation of Arbitrage Rebate Report for Series 2015 Bonds

Mr. Showe: Beyond that, we just have the presentation of the Arbitrage Rebate Report. No action is required by the Board. Just for some background information, this is a report that we are required to do annually on all of your bonds. It's required to make sure that we are not collecting more in interest than we are legally allowed to, since they are tax exempt bonds. The third paragraph on the summary says that no amount must be in the Rebate Fund, which means that we are in compliance. Obviously, there's a lot of detail behind that, if you're interested, but that just essentially means we are in compliance.

Mr. McQuarrie: Do the yield limits change with the market rates or are we held to that 5.11%?

Mr. Showe: I think we are held to the 5.11% on the bonds.

Mr. McQuarrie: Okay.

Mr. Showe: I think trying to get any kind of interest rate at that point, would be tough anyway.

Mr. McQuarrie: Yeah.

NINTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

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

ELEVENTH 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 on our property transfers or permits? I think we are getting close to the end.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – December 5, 2023

Mr. Showe: The next meeting date is scheduled for December 5, 2023. Obviously, we'll keep an eye on agenda items and keep in communication on whether we should hold that meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Showe: We can take a motion to adjourn, if the Board is amenable.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman