

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, August 6, 2024 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	Assistant Secretary
Willem Boermans	Assistant Secretary
Ricardo Garcia <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Nicole Van Valkenburg <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Residents	

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: At this point, we will open it up for a public comment period. We would ask that you please state your name and address and keep your comments to three minutes. We will note that we did add an item to the agenda, for a special public hearing just for the budget today. So, if you have comments for the budget we will reopen up the public comments specifically for the budget. Other than that, this is a chance for any audience members to make any comments. Please state your name and address and keep your comments to three minutes. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Acceptance of Resignation
- B. Review of Resume(s)/Letter(s) of Interest in Board Vacancy

- C. Appointment of Individuals to Fulfill Board Vacancy**
- D. Administration of Oath of Office to Newly Appointed Board Member**
- E. Election of Officers**
- F. Consideration of Resolution 2024-06 Electing Officers**

Mr. Showe: We have organizational matters on the agenda. However, we only have three Board members present and we had not received the resignation, as of yet. We may receive it during the meeting and if so, we can return back to that item, but if any Board member resigns at this point, then we lose the quorum.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the May 7, 2024 Meeting**

Mr. Showe: With that, we can go to the approval of minutes of the May 7, 2024 meeting. These are included as part of your agenda package. We can take any corrections or changes at this time or motion to approve.

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor the Minutes of the May 7, 2024 Meeting as presented were approved.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2023 Audit**

Mr. Showe: Behind that is your Audit Report for Fiscal Year 2023. This contains all of the items that the District is legally required to audit. There is a lot of financial information, but we typically direct our Boards to the last page, which is the Letter to Management. It lists all the items that the auditor is statutorily required to review. There are no prior or current year findings and recommendations, we had no recommendations and do not have any financial conditions, which is a good thing. For our purposes, it is a clean audit. We can take any questions or comments from the Board or entertain a motion to the Board to accept the audit and direct us to transmit it to the State for compliance.

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor accepting the Fiscal Year 2023 Audit and directing its transmittal to the State of Florida was approved.

SIXTH ORDER OF BUSINESS **Public Hearing**

Mr. Showe stated next is our public hearing for the budget. I will entertain a motion, at this point, to open the public hearing.

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

A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Showe: The first item is Resolution 2024-04. Just to give a summary, this is the resolution that approves the Adopted Budget. We have a summary of the Proposed Budget, behind the resolution. You will note, there are no assessment increases proposed for this year. In large part, it is very similar to the budgets you've seen in the past. We haven't made a lot of changes to it. Then on page two of the budget, is your assessment table. Starting on Page 4, for transparency of both the Board and the residents, we provide a full item text detail. In the cases where there are contracts or other items, we try to be as clear as we can, so you can see where those items come from and how we make all those items up. The District also has a Capital Reserve Fund, which is on Page 10. On Page 11, is the Debt Service Fund. The Board doesn't have a lot of flexibility on those items, as they are required by the bond documents that the District already approved and signed. At this point, we can go ahead and open the floor up for any member of the audience, who would like to make comments on the budget. Again, we would ask that you state your name and address and please keep your comments to three minutes. Hearing none, we can return it to the Board for any questions or comments or take a motion to approve the budget as presented.

On MOTION by Mr. LaRosa seconded by Mr. McQuarrie with all in favor Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: Behind that, is the second part of your annual budget process, which is the adoption of Resolution 2024-05. Attached to this resolution, is the Adopted Budget that you just approved, which is Exhibit A. Exhibit B, is a large Excel spreadsheet, of all the property within the District. It's here for inspection if anyone would like to see it. But this just levies those assessments onto the Tax Bill. This is what we send to the Tax Collector and is how those assessments get transmitted to your property Tax Bill. Again, we will open it up for public

comment on that specific item. Is there any public comment? Hearing, none, we can entertain a motion of the Board to approve that resolution.

On MOTION by Mr. LaRosa seconded by Mr. McQuarrie with all in favor Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Mr. Showe: Then we can entertain a motion at this time, to close the public hearing.

On MOTION by Mr. LaRosa seconded by Mr. McQuarrie with all in favor the public hearing to adopt the Fiscal Year 2025 budget was closed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Newly Enacted Legislation

Mr. Showe: With that, we can go to Staff Reports and we'll start with District Counsel.

Mr. Lazarovich: Included in the agenda, is a short memo from our firm, regarding recent changes to Florida Law, most specifically House Bill (HB) 7013, to create goals and standards that the District must implement. The first deadline is October 1st of this year. Jason will cover some of the goals and objectives later in the meeting. This memo just sets forth the new requirement and then every year by December 1st, starting in 2025, it must be posted on the website, whether the District met those goals and objectives. If there are any questions about that, I can answer them.

ii. Update Regarding Pending Contractation

Mr. Lazarovich: Also under Attorney's Report, we just wanted to provide a quick update on the contraction. At the last meeting, a Funding Agreement was presented. We received Moss Park Properties (MPP) signature page today, so we now have a fully executed agreement dated as of yesterday. I believe that Dan requested the legal description. Did you get a copy of that?

Mr. LaRue: No, I did not.

Mr. Lazarovich: I didn't get a chance to bring it with me, but we did receive it. I will forward that after the meeting.

Mr. LaRue: Okay.

Mr. Lazarovich: We have one item that we printed out for the Board Members, but it did not make it onto the agenda. So, if anyone has comment on this item, we can have a public

comment period. This is regarding the Orange County Public Schools (OCPS) Elementary School Project.

Mr. McQuarrie: Is this to take ownership of the strip of land between the right-of-way (ROW) and the edge of the property?

Mr. Lazarovich: No. We currently own Introduction Way by deed and maintain certain sections of Dowden Road via a 2015 Interlocal Agreement. We were just provided with this information on Friday, so, everything is fairly new. We're still working out some details with council for OCPS and MPP as well. That portion of land is currently owned by MPP and there will likely be a sale to OCPS. We just forwarded draft agreements to their counsels for review and clarification on which party would be funding the granted easements and identification rights. It's also fairly new, but we want to make sure we get these agreements to you guys for review now. Included is a map that shows Introduction Way. There will be two proposed entrances on CDD property on Introduction Way and then there will be another entrance on Dowden Road. The first agreement is a Funding Agreement. We recently just entered into a similar form with MPP for the contraction parcel. We don't expect too many comments on this, but it will just make sure that any fees for District Counsel, the District Engineer and management, are all covered by the MPP or Orange County and its own falling on residents of the District. Again, we entered into a very similar form with them recently, so we don't expect many comments on that. The second agreement is a Temporary Construction Easement. This includes indemnification language for the District. It would cover the construction period. I believe the form in this might just list MPP, but there was another version. They were working on it until I came to this meeting, but it will either be with MPP or OCPS. We're still trying to work out those details. So, the agreement sent to their counsel has in brackets, both parties, until we know who we're entering into the agreement with.

Mr. LaRue: Who is going to assume responsibility for any damage done to Introduction Way during the construction period?

Mr. Lazarovich: It's listed in the agreement, but we have both noted right now. We don't know the actual parties that we're entering into that agreement with.

Mr. LaRue: Okay, and then what about ongoing maintenance of that road? Because it says right there, "*Bus loop.*" That's where the buses are going come in and out, which is going to get a lot of wear and tear.

Mr. Scheerer: There is landscaping and irrigation in that easement as well.

Mr. LaRue: So, is there going to be a proportionate share of some sort of Maintenance Agreement that's going to be worked out with OCPS?

Mr. Lazarovich: Yes. The third agreement is a Cost Share Agreement, which will further extend use of Introduction Way with the county. The Temporary Construction Easement will include Introduction Way and Dowden Road. They had mentioned that there may be changes to some of the landscaping in the median, so we wanted to make sure that was included in Temporary Construction Easement. However, the cost share will be either a pro-rata or flat fee. Again, we previously entered into that agreement with EHOFF and Linus and it was in their agreements. So, we took those forms that we used and we don't anticipate too many comments; however, we anticipate one for OCPS, only because we were told today that they were the ones contracting for the work. So, the sale may occur prior. If the sale occurs to OCPS, we expect all of the agreements to be with OCPS, except the Funding Agreement. We would anticipate MPP funding our cost, but again, this is all very new, as we received it on Friday afternoon.

Mr. LaRue: I heard about it on Friday, too and received very little detail. As long as we're paying attention to those types of things, ongoing maintenance, construction, potential damage, an inspection period, there needs to be some kind of inspection of the roadway, outside the roadway, landscaping, irrigation, all of that kind of stuff.

Mr. Scheerer: As well as any modifications to that median, because there are heavily landscaped medians on Downton Road. There's a ton of landscaping in those medians. When they include a cut in their turn lanes, which they're obviously going to have to do, we need to make sure that all of that is coordinated with OCPS, the CDD and our landscape provider. We have to ensure that the rest of that median isn't affected, because we're not losing our plant material.

Mr. LaRue: Yeah. That's a very good point as well. I don't know if the valve is here on the corner. It's the same thing going this way. Right?

Mr. Scheerer: Right.

Mr. LaRue: Because they're going cut through. They will most likely just do bore shots or direct buried lines underneath these entrances, so they can connect everything back together. That would be the right way to build it.

Mr. Scheerer: Right. Then they need to replace all of the trees, as there are a ton of Oak trees and St. Augustine grass along Introduction Way. Then we have all of the standard Crepe Myrtles, Palm trees, St. Augustine, Peanut and some Society Garlic islands in those islands, as well as some soft Palmetto and grasses. They're heavily landscaped.

Mr. LaRue: There is just an Interlocal Agreement for Dowden Road.

Mr. Lazarovich: Yes.

Mr. LaRue: Okay. So that's a little bit different than Introduction Way. They can kind of do what they want, basically. My only other thing would be any kind of a bonding request from the CDD to them, just for the period that the work's taking place. Stuff happens, deals go south after they've already started. You never know. The school might decide to pull funding, after they've already made the cuts in the road and the CDD has absolutely no performance or maintenance bond to fall back on, to come back in and maintain this for some set period of time prior to an inspection, that everybody in the CDD agrees to. Then when they make the repairs, we would give them the bond back. I just think that the CDD should be protected against market conditions or who knows what could happen. I mean, you've seen it before. They start something and then OCPS decides not to follow through for some reason. Who is going to fix all of this?

Mr. Lazarovich: Correct. We can include that. We want to make sure that we get the Funding Agreement signed first. That way they are responsible for any cost to date and then we will go through further negotiations. I'll get more information very soon.

Mr. LaRue: Okay.

Travis Smith (12016 Imagine Way): Is there a public comment period for this one?

Mr. Showe: We can have one.

Mr. Smith: How do you define Introduction Way for the purposes of this agreement? Because there's just the part that abuts the school and then continues on. I would imagine that they are going to bring construction in different ways. So, what do we consider Introduction Way, for the purpose of the agreement?

Mr. LaRue: That's a good question. Will the CDD be presented with a proposed Construction Entrance Plan? To me, you have one ingress and one egress directly out onto Dowden Way. That way it creates a loop and they don't have to go through the community. I think that's a good point.

Mr. Boermans: Some homeowners tried to have a bus loop not to be part of Introduction Way. Of course, this is something for a later plan, but how can we make sure that the buses will not start waiting on Introduction Way, before going into the loop? At least we protect these homeowners against sounds and things like that.

Mr. Lazarovich: It is a public road. So, it would have to go to the city. It would not be the CDD's responsibility to make that decision. I don't believe we have a say in that. It would just be the residents going to the city.

Mr. Boermans: Perfect.

Mr. Showe: Maybe the School Board too. They are the ones that control the bus routes and how they flow. Those are very valid concerns and they should listen to you on those.

Mr. Scheerer: Yeah. If they widen that road just a little bit on the school side, that would be somewhat of a compromise on that road.

Mr. Boermans: It's a pretty wide road.

Mr. Scheerer: Yeah. If you start getting bus traffic and parents, those residents bought those beautiful homes right there.

Mr. Boermans: I know someone that lived there that sold their home for that reason.

Mr. Lazarovich: If there is no other comment, we would just look for a motion to approve these agreements in substantial form, subject to staff review and sign off and delegate authority to the Chair or Vice Chair to execute those documents.

On MOTION by Mr. LaRue seconded by Mr. McQuarrie with all in favor the forms of agreement for the Orange County Public Schools site in substantial form and delegating authority to the Chair or Vice Chair to execute the same was approved.

Mr. Lazarovich: That's all I have.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Showe: We have Nicole who is attending by phone.

Ms. Van Valkenburg: Good afternoon. We provided the Annual Engineering Inspection Report in June and outlined some areas of recommended repairs that include repair and replacement of concrete, curb and gutters, some sidewalk cracking, striping and pavement, marking replacements and maintenance of control structures. It's all detailed in the report in

pictures and locations on a map. At this time, I think everything within Storey Park is now within the CDD, with the exception of Storey Park, Parcel K, Phase 3, which is still in the maintenance period, through the maintenance bond with the city and the contractor. If anyone has any questions on it, please feel free to let me know.

Mr. LaRue: Nicole, are there any requisitions left for Parcel K?

Ms. Van Valkenburg: I do not think there are any more requisitions. I think they have all been closed out.

Mr. LaRue: Okay.

Ms. Van Valkenburg: I can confirm that with our records.

Mr. Showe: Yeah, I think we cleared that one out.

Mr. LaRue: Okay. I just wanted to make sure that we didn't have something open out there. I think she just said that Parcel K3 hasn't been turned over yet. Right?

Mr. Showe: Yeah.

Mr. Scheerer: There's some work in there.

Mr. LaRue: Yeah. There's still stuff that's being cleaned up in there. I think we did fix the utilities. That should all be downgraded and re-sotted, on the backside of Parcel K3.

Mr. Scheerer: Unless it was recent, I hadn't seen it. I will talk to you.

Mr. LaRue: Okay.

Mr. Scheerer: There's an area of asphalt trail where they were coming in to do the homes.

Mr. LaRue: Yeah. I know the area you're talking about, but I saw pictures of that whole top of Parcel K3 and it was all smoothed out.

Mr. Scheerer: Good. I'll be there Friday morning.

Mr. LaRue: Take a look and send me a picture if it.

Mr. Scheerer: Yes, sir.

Mr. LaRue: Okay, thank you.

ii. Discussion of Pending Real Property Conveyances

iii. Status of Pending Permit Transfers

There was no update.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: The first item is your Check Register. For the General Fund, we have Checks #1274 through #1314, Capital Reserve Check #1 and May payroll for a total of \$286,205.55. Alan and I can take any questions on those invoices or we can take a motion to approve.

On MOTION by Mr. LaRue seconded by Mr. Boermans with all in favor the May 1, 2024 through July 30, 2024 Check Register in the amount of \$286,205.55 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. In your General Fund, we are doing better than budget to actuals and we are at 100% collected on our assessments. So, we're in good shape on the cashflow for the District.

iii. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Showe: Behind that, is the Fiscal Year 2025 meeting schedule. This doesn't lock the Board into that specific meeting schedule, but we are required to advertise an annual meeting schedule, pursuant to Florida Statutes. We put this one together and included the same time and same place as we've typically had them. We can take any questions or comments from the Board or a motion to approve.

On MOTION by Mr. LaRue seconded by Mr. Boermans with all in favor the meeting schedule for Fiscal Year 2025 as presented was approved.

iv. Adoption of District Goals & Objectives

Mr. Showe: The last thing that we have is what Jay talked about earlier, HB 7013, which requires all Special Districts to complete performance measures and standards. Given that we manage a lot of different Districts, we tried to come up with a template that was easily achievable for our Districts, but also things that are standard and we do on a regular basis. The rules didn't have any guidelines as far as what the actual goals need to be. There are no penalties at this point, if you don't complete them or if you don't do them, but we want to make sure that our Districts are in compliance. So, we drafted up these performance measures and standards. They are all things that we're required to do in the Florida Statutes anyway, such as holding your Board meetings, making sure that we're providing access to the records, meeting compliance,

making sure we're inspecting the site, as well as preparing the Engineer's Report, as well as all of the different budgets and financial things that we do. Our recommendation, because these have to be approved and published by October 1st, is that the Board just approve this template now, in the interest of time and the Board could make them a little more specific to your site, in the future. There's just not a whole lot of time at this point, given that we were handed this in July and now by September 30th, you need to get it done. So again, it's our recommendation to just approve these for now, but we can take any questions or comments from the Board.

Mr. LaRue: No questions.

On MOTION by Mr. LaRue seconded by Mr. McQuarrie with all in favor the District's goals and objectives were approved as presented.

v. Field Manager's Report

Mr. Showe: We can have Alan go through any field updates.

Mr. Scheerer: Yeah, just a few things. We continue to meet with OmegaScapes on a regular basis. Shane was out sick the last couple of meetings, but he's back and it looks like we survived the storm, as I did not receive any complaints. I just had to adjust a few trees. We recently opened the dog park. Last week we had it closed for 30 days, to do our normal flea and tick treatments.

Mr. LaRue: Which one?

Mr. Scheerer: The one on Philosophy Way. We do that every year. The new park over in Phase 5, will get the same treatment at some point. We'll shut it down for about a month, go through all of the amenities and make sure that it's good for the year. Speaking of dog parks, Lennar is installing a fitness station center over at the one on Folklore Lane, which I'm sure you're already aware of. So that's good news. We did go through the Engineers Report, when we received it. I already have people working on pricing the sidewalk, gutter and curb repairs that were outlined in that. I also have a meeting Friday morning at 9:30 with Camcor, a construction management company out of St. Cloud. They're going to come and look at all of the outfall structures. There's a skimmer that's hanging and a couple of grates, which we can do in-house. We'll just get them out of Tampa, have them measured and reinstalled. So, we're working on that. I purchased about 24 *No Fishing* signs for the ponds and we'll be putting those up selectively throughout the rest of the community. We've been catching people right and left.

Mr. Boermans: They said legally not allowed to fish in a pond.

Mr. Scheerer: I think it's part of your rules.

Mr. Boermans: Okay, perfect.

Mr. Scheerer: Yeah. It doesn't bother me.

Mr. Showe: There is also no trespassing beyond at a certain point. So, that's really for safety. We don't let anybody just come to a lake.

Mr. Boermans: Of course. No hunting.

Mr. LaRue: You don't want them to drink that pond water. Not only that pond, just any pond.

Mr. Scheerer: There was a lady and her husband that were fishing on the pond behind History Avenue, the one where that outfall was damaged. She was live casting with her phone or whatever she was doing and there was a guy who was in his kayak. He has a website where he posts how he caught some of the biggest fish. I'm like, "*Look, man, there's no fishing here. You're parked right next to my No Fishing sign. There's no fishing, no trespassing.*" Like I said, we will be installing those signs probably over the next 30 days or so. We just need to pick some decent locations. But right now, this Engineer's Report is probably priority one, especially for the stormwater outfall, with the stuff that we have going on. So, I'll see what happens with Camcor and we'll also reach out to All Terrain Tractor, that's done work for us in the past as well. We'll get some numbers together and see how bad it is. Other than that, I'm there every Friday. I'll be there Friday morning, if anyone has any questions. I know Supervisor Boermans will kindly send photos and text messages and emails. They're always welcome.

Mr. Showe: Absolutely.

Mr. Scheerer: That's any of you or future Board Members or any of the residents in the community. I'm pretty accessible. That's all I have.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: With that, we can open it up again for any public comments.

Matthew Antolovich (11849 Ginsberg Place): The grass in the dog parks, due to the nature of the dogs being there all the time, gets pretty bad in there. Is there a more suitable grass that we can have put in there that's a little bit more durable?

Mr. Scheerer: It's pretty much Bahia grass, unless you want to spend the money to redo it with Bermuda grass, but the Bahia is pretty good.

Mr. Antolovich: Yeah, I know the one on Philosophy Way, ends up getting pretty bad. I don't know about Parcel K. Some of the other residents were asking, so I didn't know.

Mr. Scheerer: Yeah. Parcel K has St. Augustine, which I don't prefer.

Mr. LaRue: It requires irrigation.

Mr. Scheerer: Yeah. We let Bahia go to seed sometimes, too. You'll see it on Story Time Drive and that one portion of Dowden Road, that has Bahia grass. We let it go to seed so we can cut and regerminate it. We can't really do that with St. Augustine. I think we spent \$300, just doing what we just did for 30 days. So, it wasn't a bad expense. We do replace sod and as part of the 30-day waiting period, we let the sod grow in. But it really falls down to the homeowners to watch their dogs, make sure they're not digging and picking up after their pet. Trust me, we battle that. I can't tell you how many properties, I maintain as a Field Manager, where people don't pick up after their pets. They let the kids bring them down to the dog park and allow the dogs to do whatever. Can we have artificial turf? No. Try cleaning that mess up. There are options, to answer your question, but it's the same problem with every option.

Mr. Antolovich: All right, thank you.

Mr. Scheerer: Yes, sir.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Boermans: Oh, yeah. I just had the overflow issue on the retention pond.

Mr. Scheerer: I'll be there at 9:30 a.m. on Friday morning, meeting with the contractor.

Mr. Boermans: 9:30 a.m.? Yeah, I'll be there.

Mr. Showe: We received one quote already that was kind of high. So, we're just trying to make sure that we get another one.

Mr. Scheerer: We actually have two to deal with. The one that we received from All Terrain, was for Innovation Way, which is a private gated community. There's a pond in there. We're going to take Camcor out to everything. I'll have everything printed out for this guy, have him look at it and then he can work his magic. I'm going to do the same thing with All Terrain, bring them back out and give them the same photos. GMS does those in-house, because we have

guys that are familiar with doing skimmers. We order the grates right out of Tampa. There's a factory in Tampa that makes these grates by the gazillions. So, we'll do whatever we can in-house, but some of these big outfall concrete areas that need to be repoured, that's out of our realm.

Mr. Boermans: It's a big project.

Mr. Showe: Yeah.

- **Public Comment Period** *(Continued)*

Mr. Smith: I just have a general question in terms of having a meeting in Storey Park for residents. We've had Commissioner Gray and the local Police Captain come and speak and I was wondering if there was opportunity for the CDD to come and speak to residents.

Mr. Showe: Yeah, absolutely. There are several options that we can do. Certainly, if the Board were to ever make the decision, to have a meeting there, we could certainly move our meetings there. Additionally, our company regularly does CDD 101 presentations. We provide a basic informational session of what a CDD is, because a lot of people don't really understand the difference. So, we can certainly do a CDD 101 and just kind of walk through with your residents about what it is, how we do what we do and why we do what we do. We have lots of options available to interact and be a part of your community.

Mr. Boermans: In the past, instead of having a CDD meeting here, it was held in the library close to our home. What I noticed was, not a lot of homeowners would show up.

Mr. Showe: Yeah. We were paying to rent that room. So, at a certain point, we just said, *"If we're not going to be able to get residents out, there's no sense in continuing to spend their money."*

Mr. Scheerer: They can go to an HOA meeting.

Mr. Showe: Absolutely.

Mr. Smith: That was my thought, once we get more established, coming to an HOA meeting.

Mr. Showe: Absolutely.

Mr. Boermans: This is the first time in a year and a half that I've been here, that I see two other homeowners.

Mr. Showe: Correct.

Mr. Scheerer: Exactly.

TENTH ORDER OF BUSINESS

Other Business

Mr. Showe: Is there any other business from the Board?

ELEVENTH ORDER OF BUSINESS

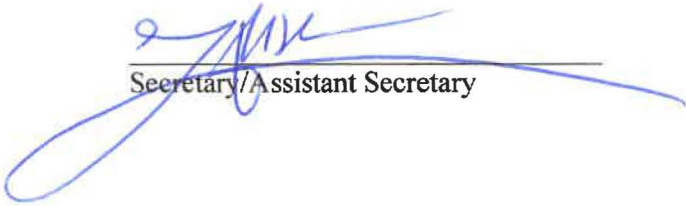
Next Meeting Date – September 3, 2024

Mr. Showe: The next scheduled meeting is September 3, 2024. We still have not received that resignation and we can't do anything without that. So, we'll try to get that for the next meeting.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman