

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 5, 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
Willem Boermans	Vice Chairman
Ricardo Garcia <i>by phone</i>	Assistant Secretary
Travis Smith	Assistant Secretary
Matthew Antolovich	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
Rebecca Black	HOA
Teresa Diaz	HOA

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Mr. La Rosa, Mr. Boermans, Mr. Smith and Mr. Antolovich were present in person and Mr. Garcia was present by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will move to the Public Comment Period. If there is anyone from the audience, who would like to make any public comments? This would be the time to do so and we'd ask that you state your name and address and keep your comments to three minutes. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 1, 2024 Meeting

Mr. Showe: We have the approval of minutes of the October 1, 2024 meeting, which 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. La Rosa seconded by Mr. Boermans with all in favor the Minutes of the October 1, 2024 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Discussion and Consideration of Resident Request for ‘No Parking’ Sign Relocation on Apostrophe Alley

Mr. Showe: The first thing that we wanted to do, is to cover a request that we received from a resident, prior to us getting to the rules. We initially told him that we have no ability to move the ‘No Parking’ signs, but he lives on Apostrophe Alley and requested that the ‘No Parking’ signs be moved to the opposite side of the street. Again, it's always our recommendation just to follow that original parking plan, because I think it went through the City and it's been through some approvals. Obviously, the Board does have some flexibility to make changes to it; however, from staff's perspective, I think it's our recommendation to just leave it the way it is, at this time.

Mr. La Rosa: What was the reasoning?

Mr. Showe: He has cars parked near his bedroom and they're making too much noise.

Mr. La Rosa: Is it no parking on both sides, but the signs are only on one side?

Mr. Showe: The parking is allowed closest to his building on this particular street.

Mr. Scheerer: Yeah. The lot number is 142.

Mr. Showe: Yeah.

Mr. La Rosa: He's on the corner.

Mr. Scheerer: Yeah. They're parking on the side of his unit.

Mr. Showe: Parking is allowed where the blue line is.

Mr. La Rosa: I guess the master bedroom is on that back corner.

Mr. Showe: Yeah.

Mr. Scheerer: Yeah. He wants to move it back, I think, to the lot line behind his home in the park.

Mr. Showe: Or across the street. We would move the sign about 15 to 20 feet.

Mr. Scheerer: That's not going to work.

Mr. Showe: We could end it at the lot line, if that was the Board's preference.

Mr. Scheerer: We could change it to the lot line, I would think.

Mr. Showe: We wanted to have this discussion prior to the rules, because if you were inclined to make that change, we could just change it on the map and in the rules and it would be a done deal. It kind of makes some sense, but we typically don't want to get into the process of bringing all of these back every single time there's a request for a change too.

Mr. La Rosa: Yeah. I understand, but it's a simple enough question to ask though. You're right. Where the signs are located, is part of the design that goes through and gets approved, but it's not an exact science.

Mr. Showe: Correct.

Mr. La Rosa: If it's just moved back 30 or 40 feet or whatever, I don't know that, unless the Board disagrees.

Mr. Antolovich: I just wanted to just understand. Did you say its Lot 142?

Mr. Scheerer: Yeah.

Mr. Antolovich: So, we would just move it up to Exploration Avenue?

Mr. Scheerer: No, we would move it back. This area would be no parking now and from the backyard this way towards the dog park, would be parking.

Mr. Antolovich: Okay.

Mr. Showe: We're just moving it to along the side of his lot.

Mr. Scheerer: Move it 15 feet and put it on the side of the home.

Mr. Antolovich: Okay. That wouldn't impact anyone else, because that was the one question I had when he said it's an alley. I wasn't sure if someone else's home would be affected.

Mr. Showe: Yeah, I think that's just his address, which is on that alley.

Mr. Scheerer: Yeah, the name of the street is Apostrophe Alley.

Mr. Antolovich: Is it 60 feet?

Mr. Scheerer: If that.

Mr. La Rosa: Yeah. I think that's reasonable.

Mr. Showe: Perfect. Well, if we're inclined, when we approve the rules, we'll just approve it with this change.

Mr. Boermans: I see what he's saying, because it's a public park. It is a lot more than just a regular street next to a regular home, due to the traffic. It is slightly different.

Mr. Showe: Okay, got it.

Mr. Scheerer: There is minimal cost of moving the sign. We'll just pick up the existing sign and move it back. The arrow is still pointing the same way.

Mr. Showe: Okay. Perfect. Well, that makes sense. Like I said, we'll make that note when we approve the rules and then you can include that change with it.

Mr. Scheerer: Awesome.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Showe stated next is the public hearing on the rules. We would ask for a motion to open the public hearing.

On MOTION by Mr. Antolovich seconded by Mr. LaRue with all in favor the public hearing to adopt proposed revisions to the Parking and Towing Rules of the District was opened.

A. Consideration of Resolution 2025-01 Adopting Proposed Revisions to the Parking and Towing Rules of the District

Mr. Showe: With that, we can let Jay go through Resolution 2025-01. I know he's made some changes to your original rules. We will also note that this will include the change to the map, once it's fully approved.

Mr. Lazarovich: Yeah. So, in the agenda, is a blackline version of the revised rule. As you will see in Section 1.3, we deleted Subsection A, as there is no guardhouse to issue visitors passes in Storey Park. So, we wanted to delete from the rule. Also, we cleared up the towing language under Section 1.5. That was the biggest issue and the reason for the hearing. Lastly, I recommend adding Subsection 1.10 and 1.11, to the rule, if the Board is amenable. If there are any additional comments, we can take those now. I believe that the revised language to Section 1.5. is what the Board had discussed at the last meeting.

Mr. Antolovich: The section, *“While parking, guests and visitors shall follow all parking rules and regulations, including those of Orange County, the City of Orlando and the State of Florida.”* So, does that mean that guests don't have to follow the parking rules and regulations, as its not in rules?

Mr. Lazarovich: Yes. Anyone who is parking there, whether a resident or guest, is not delineated.

Mr. Showe: I think the practical reason for that, was we have no way of really knowing who a guest is and who a visitor is. So, it applies to everyone equally. That way we don't get into the argument, as we do in some of our Districts, where they can say, "*Well, I was a guest*" and we have no clue, unless we check the registration of the vehicle.

Mr. Antolovich: That makes perfect sense.

Mr. La Rosa: Regarding the wording, "*May receive a courtesy*," I would suggest that we tighten that up to something along the lines of, "*May, however, but not required to receive a courtesy*." Because you're undoubtedly going to get the person who's going to say, "*Well, you know, it says right here that I should have received a citation*." I just think from a legal standpoint, it should say, "*You may receive one, you may not receive one*," but you almost should put, "*May, however, not necessarily obligated to or required to*." What are your thoughts on that?

Mr. Lazarovich: Following that sentence, it says that they are all subject to tow, whether they receive it or not, but if that is the Board's direction, we can make that change.

Mr. Antolovich: Do we even need it in there, that they may receive a courtesy warning?

Mr. Lazarovich: That was if the Board wanted that language.

Mr. Antolovich: Yeah, they could still be provided with one.

Mr. Scheerer: Yeah.

Mr. Boermans: But I think it's more that the HOA will be enforcing it. The biggest concern I had is depending on how we instruct the tow companies and how they follow it, because if the language is too tight, that leeway may not be there.

Mr. La Rosa: What we discussed at the last meeting, was whichever direction the towing company gets, is what they're going to follow and if it's, "*Boom, go*," that would create a lot of friction with homeowners. We thought that there should be some way for the HOA to be able to say, "*Okay, if it's a first event, fine*." That's why I think we introduced this language into it. I don't have a concern with it on its face, as long as you feel like it's defensible, because if somebody comes back and says, "*I didn't get a warning*," it's like, "*Well, sorry*," but I think this would help. Does the Board agree that this would help create some leniency?

Mr. Boermans: I do. I just have a follow up question. Is there a separate rule for the HOA on how it applies and didn't need to be in place?

Ms. Black: Yeah, it's separate. Honestly, it just needs to be clear. I don't know what to do, because we can't tow, but I'm enforcing the CDD side. It doesn't matter to me. I will tell you, its slowed down quite a bit, because we've towed quite a bit, but there just needs to be clear cut direction, honestly. Because if you want to send out a notice, then that's fine. The towing company will do whatever we want to do. If we want to tag them first for 48 hours, we can tag them. If you want them to do an automatic tow, we can do that. I just need some direction, because I really don't know what to do with commercial vehicles, as the HOA can't have commercial vehicles. So, do I tow commercial vehicles?

Mr. Lazarovich: You can under the Enforcement Agreement.

Ms. Black: Under the CDD?

Mr. Lazarovich: The HOA can call law enforcement.

Ms. Black: Okay.

Mr. Showe: If they're on the road, yeah.

Ms. Black: Do we want them to be tagged? What do you guys want to do? I'll enforce whatever you guys want. It makes it easier for me.

Mr. La Rosa: Ricardo, do you have something?

Mr. Garcia: Just a comment on the language? How about something like, "*A courtesy warning may be issued for a first offense, but it's not guaranteed.*" Then we can say, "*All violations are subject to towing at any time.*" That way, it implies some potential leniency, but it's certainly not guaranteed.

Mr. Scheerer: Right.

Mr. Garcia: It could be towing at first without warning.

Mr. Antolovich: I'm fine with that, because further down, it talks about if its impeding traffic, we can tow.

Mr. La Rosa: So let me ask a question. This was brought up, because there were a lot of angry homeowners. So, we said, "*Okay, we should look at some language to try to fix that.*" You're saying that the offenses have gone down, because they've been towing so much that people have been following the parking rules, essentially?

Ms. Black: Yeah.

Mr. La Rosa: So, it's working.

Ms. Black: The only things we automatically tow right now are cars parked under a 'No Parking' sign, fire lane or parking one way in an alley, on grass or blocking the sidewalk. Right now, I have that as an automatic tow. The other ones get tagged. So, if there are expired tags or whatever else the case may be, they tag them for 48 hours. But those are six things that I automatically have Airport Towing tow right now.

Mr. La Rosa: I think that's fair, the way you just laid it out. If that's how you're currently enforcing it, then I think the language, as it's written here, just backs that up, essentially, because it gives you the option, to do what you're doing currently. So, I think it's fine on its face.

Mr. Lazarovich: I think the Board wanted the HOA to have that discretion.

Mr. La Rosa: Yeah. I would agree.

Ms. Black: We can write our policy according to them. We can match them and they can come to the office and we can say, "*Here you go.*"

Mr. La Rosa: Okay.

Mr. Lazarovich: Are we keeping the language as is?

Mr. La Rosa: I think so. I think it's all right. The suggested language was good, but like you said, essentially you're enforcing it this way currently. The notwithstanding in there, essentially, is what we were talking about. Essentially you're not required to, but you have the option to. It just kind of gives you sort of the backup that you need to, to continue doing what you're doing.

Ms. Black: We get hung up on the word, "*May.*"

Mr. Showe: Yeah. I think this makes it clear.

Ms. Black: They may get a warning.

Mr. Antolovich: One other question I have, is it says, "*May receive a courtesy warning upon the first offense.*" Do we need to say, "*Upon first offense.*"

Mr. La Rosa: That's a good point.

Mr. Antolovich: Because even if it's potentially the second offense, who knows what it is?

Mr. La Rosa: It would be on the HOA to keep track of the first offence.

Ms. Black: We could take that out. I haven't had a repeat offender.

Mr. Showe: Yeah, that makes sense.

Mr. Antolovich: I don't see the need, upon the first offence.

Mr. La Rosa: Yeah, I agree. Just strike that and say, "*May receive a courtesy warning, notwithstanding.*"

Mr. Boermans: Or something like that, because nowadays, whenever you put the sticker on, it's very hard to take them off, because if they have a sticker already and then after so many hours or whatever, if they already received the ticket, then they can tow it.

Mr. La Rosa: It sounds like that's what they're doing anyway.

Mr. Showe: Yeah.

Ms. Diaz: We're not towing certain ones, but certain ones we are. We're towing the obvious ones, I guess.

Mr. Antolovich: Tow them all.

Ms. Diaz: Such as cars parked under 'No Parking' signs.

Ms. Black: I get probably get six to seven pictures per towing.

Mr. Showe: Oh, yeah.

Ms. Black: I get a lot of pictures. So that's pretty good.

Mr. Showe: Yeah.

Mr. La Rosa: Okay.

Mr. Antolovich: Just one last clarification question for me. In Section 1.3.1.F, there was a reference to kind of overnight parking in certain areas. I was just trying to match up with the map, whether any of that is street parking or where would that apply? In Section 1.3.1.F, it says, "*Overnight parking, defined as parking between the hours of 10:00 P.M. and 8:00 A.M., shall be prohibited in the areas as indicated on the District Parking and Towing Map.*" It's all of the time.

Mr. Scheerer: I don't know that we have certain areas that are outlined, other than the parking map. I think that was just discretionary.

Mr. Showe: Yeah. It may make sense just to get rid of that. I don't know that you guys are enforcing specifically any overnight provisions.

Mr. Scheerer: Yeah.

Mr. Showe: We should just get rid of that.

Mr. Scheerer: You know, the HOA may have that, as they don't want cars parked in the parking lot for the pool.

Mr. Antolovich: That's why I was wondering if there was a map.

Ms. Black: There is technically a map.

Mr. Showe: But that's still not something that our rules can apply to.

Mr. Scheerer: Because it's private property.

Ms. Diaz: When it comes to the HOA, we can amend the rules and then say whatever we want it to say.

Mr. Lazarovich: Are there any other comments on the rule?

Mr. Antolovich: No.

Mr. Showe: Alright, so we would look for a motion to adopt Resolution 2025-01, the revised Parking and Towing Rules, subject to the deletion of Section 1 3.1.F and 1.5 as revised.

Mr. Showe: And the revised map.

Mr. Scheerer: The revised parking map for Apostrophe Alley and Introduction Way.

On MOTION by Mr. La Rosa seconded by Mr. Boermans with all in favor Resolution 2025-01 Adopting Proposed Revisions to the Parking and Towing Rules of the District, subject to the deletion of Sections 1.3.1.F and 1.5 and revising the parking map for Apostrophe Alley and Introduction Way was approved.

Mr. Showe: Can we have a motion to close the public hearing?

On MOTION by Mr. Boermans seconded by Mr. LaRue with all in favor the public hearing to adopt proposed revisions to the Parking and Towing Rules of the District was closed.

SIXTH ORDER OF BUSINESS

Ratification of Funding Agreement with Lennar Homes Related to Orange County Public Schools Project

Mr. Showe: The next item is just a follow up. We just wanted to have the Board ratify the Funding Agreement between Lennar and Storey Park and we'll let District Counsel run through it.

Mr. Lazarovich: Yeah. This was related to the Introduction Way Orange County Public Schools (OCPS) Project, that we discussed at previous meetings. Rather than having a Cost Share Agreement, Lennar agreed to enter into a Funding Agreement with the CDD, to cover the cost of that cost share portion, which was executed. So, we were just looking for ratification of this agreement.

Mr. Showe: Yeah.

Mr. Lazarovich: Just to clarify, does that take the place of the agreement we were seeking?

Mr. La Rosa: Yeah. So, at the last meeting, because of the time constraints that we had with the school, it was decided that I would have the authority to act on behalf of the Board. They were not willing to give us a Funding Agreement. They just flat out said no. So, rather than the potential of losing the deal, I went to Lennar and said, "*Okay, will you guys just fund this for 10 years and write a one-time check*" and they said, "*Sure.*" So, that is the agreement. Separately, they did agree to pay the legal fees for everything for this group here and Lennar is paying the check for the Introduction Way usage.

Mr. La Rosa: Yeah.

Mr. Lazarovich: Just as an update, the Temporary Construction Easement was finalized and recorded. We have the Funding Agreement with Moss Park Properties (MPP) and then this is the Funding Agreement in lieu of that Cost Share Agreement.

Mr. Showe: Yeah.

Mr. La Rosa: Right.

Mr. Boermans: How much is the Funding Agreement for?

Mr. Showe: \$30,000.

Mr. Boermans: What I recall from the last meeting, we were thinking of maybe \$3,000 per year, but we were very comfortable.

Mr. Lazarovich: The Board was willing to forego that, if we wouldn't release the TC.

Mr. Boermans: Oh.

Mr. Showe: I think it's our intent, when the funding comes in, to set it aside as a separate line item in your capital project, so that it's clear, it's identified and it will be for future use or however the Board would like, but we'll identify it separately. Okay. So, is there a motion to ratify?

Mr. Smith: I thought with the Cost Share Agreement, that was already something that was potentially in the works and it was more just a timing concern.

Mr. La Rosa: It was the Funding Agreement for the legal fees, is what was in the works.

Mr. Showe: Yeah.

Mr. La Rosa: At that point we met last time, they hadn't actually agreed to anything. They were agreeing in principle, verbally, to the Funding Agreement and ultimately, they would not agree to the Cost Share Agreement. They said no, but we had to get something for the CDD.

Mr. Showe: Okay, we would look for a motion of the Board to ratify, if there are no more questions.

On MOTION by Mr. Smith seconded by Mr. Boermans with all in favor approval of the Funding Agreement with Lennar Homes Related to Orange County Public Schools Project was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Mr. Lazarovich: I don't have much this month. I just discussed those agreements.

Mr. Showe: Yeah, we already covered your item.

Mr. Lazarovich: Otherwise, we were working on the contraction. We haven't received any information from that developer, so it's kind of on pause right now, until we get more information and then we'll submit the petition. That's all from us.

B. Engineer

i. Discussion of Pending Real Property Conveyances

ii. Status of Pending Permit Transfers

Mr. Showe: Are there any updates, on the engineering side?

Ms. Van Valkenburg: I don't have any updates for the Board today.

Mr. Showe: Okay.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: The first item is approval of the Check Register. For the General Fund, we have Checks #1350 through #1361 and October payroll for \$72,392.03. There is a summary of those invoices that follow. Alan and I can answer any questions that you might have or we can take a motion to approve.

Mr. Antolovich: The only question I have, are there any areas that are still pending to be turned over to the CDD.

Mr. La Rosa: I don't think so. Everything has been turned over.

Mr. Scheerer: I've been trying to get with Teresa on the pedestrian access walkway that goes into the K1 Pond. It was never fully re-asphalted, because they used that as a way to get in. I think it was Lot 401.

Mr. La Rosa: Yeah.

Mr. Scheerer: I think that's really the only one that we have left.

Mr. La Rosa: The K1 Pond?

Mr. Scheerer: The big K pond.

Mr. La Rosa: That's between K2 and K3. The one on the north side. The big one.

Mr. Scheerer: There is the big pond and then there's this little easement between the last two houses.

Mr. La Rosa: Yeah.

Mr. Scheerer: There's some asphalt work that was supposed to have been done.

Mr. La Rosa: Yeah. That has to get fixed.

Mr. Scheerer: There are just a couple of these access easements and then over by the lift station, there was a small area there. Then there is a small asphalt path in between.

Mr. La Rosa: Okay.

Mr. Scheerer: We took over all of the landscaping. We're maintaining everything in Parcel K, but we just have some...

Mr. Antolovich: I saw the weeding on Petition Way. That's what made me think about it.

Mr. Scheerer: So, the weeding on Petition Way, just so you know, we have a group of homeowners, as Becky knows, that butt up to this conservation area. When the conservation area is full of water, we can't get behind the fence and mow it, because the tractors will sink and then we don't have an ability to go in there and tow the mowers out. So, we've been waiting for the water to recede. We ended up having them go in and hand trim behind all of these homes, to try to knock it down. The resident emailed me after Hurricane Milton and said, "*Hey, they were out mowing, but they didn't maintain that area.*" We told them, that I walked it myself and its ankle deep. We're not going to be able to put a tractor in there. It was going to be part of my report, but Shane told me it looks like it's drying up, so we'll get back to regular Winter maintenance on that.

Mr. La Rosa: Okay, so back to some of the repairs that we need to complete, the CDD has taken over all of the landscaping as well as the paths themselves and the bridges.

Mr. Scheerer: That's correct.

Mr. La Rosa: Okay. So, that answers your question. Yeah, they've actually been turned over. So, this is a punch list item.

Mr. Scheerer: These are punch list items from the original walk through.

Mr. La Rosa: That's fine. Do a screenshot of that. Highlight that little area there.

Mr. Scheerer: Okay.

Mr. La Rosa: I want you to highlight the one on the north side and then the one over to the left, because there's another access point.

Mr. Scheerer: Yeah. Right here where this guy is.

Mr. La Rosa: Yeah. That one right there. I've looked at that one and I think it needs...

Mr. Scheerer: A little asphalt.

Mr. La Rosa: Yeah. It needs some attention as well. So, highlight those four.

Mr. Scheerer: Yes, sir.

Mr. La Rosa: Send them to me.

Mr. Scheerer: Okay.

Mr. La Rosa: I'll get somebody out there to fix all four of those paths.

Mr. Showe: Perfect.

Mr. La Rosa: It was something that was always intended to be done. Teresa's out with...

Mr. Scheerer: Yeah. With the baby.

Mr. La Rosa: Just send it to me and I'll get one of my vendors to go out there and clean those four areas up.

Mr. Scheerer: Right. Okay.

Mr. Antolovich: I didn't have any more questions.

Mr. Showe: Okay. Well, is there a motion?

Mr. Smith: That's a conservation area, right?

Mr. La Rosa: Which side? Where the paths are?

Mr. Scheerer: On Petition Way.

Mr. Smith: Yeah.

Mr. Scheerer: Well, we maintain where we can, because it's actually an area where the guys can traverse the two ponds behind the homes. We don't have to maintain it, but we can maintain it. It's an upland buffer area, so it's something that we can maintain.

Mr. Showe: There's a buffer and then there's the conservation area. We can maintain some of the buffer.

Mr. Scheerer: This is the conservation area and the upland buffer area, is Track K1.

Mr. Smith: Okay.

Mr. Scheerer: They actually go from one pond to another, behind the homes when they can, to try to keep the fence lines clean. The CDD owns it. You can see what it's like when we don't maintain it and we're getting some complaints from residents, because, you know, God forbid, you built a house on the woods and you might have a snake. Okay? No disrespect, but if you live in the woods, you're going to get critters. I would love to have those critters, but anyway, that's what that is all about. We don't have to maintain it, but we do. It is just behind six homes.

Mr. Showe: Okay. Are there any other questions on the Check Register or do we have a motion to approve?

On MOTION by Mr. Antolovich seconded by Mr. LaRue with all in favor the September 24, 2024 through October 29, 2024 Check Register in the amount of \$72,392.03 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. This is for informational purposes. No action is required. I'll point out, that although these are through September 30th, these are not audited yet. We might have some more invoices that would come in, that would be attributable to Fiscal Year 2024. These aren't the final numbers, but they're probably pretty close. We are doing much better than budget to actuals. So, we're in great shape there and I think we're very much over our collection of assessments, not very much, but over 100%. Yeah, it is 103%. So, we're in good shape on our assessments. The only other thing that I wanted to touch on with the Board, is I know that some of us were talking about, prior to the meeting, that there was a request for an event that was held the prior weekend before Halloween. We did discuss that with them and allowed them to hold it. I made it clear that we didn't grant them permission. They were using it under the rules as first come, first serve. We asked them not to do bounce houses, because we didn't have the liability that we needed. But they have reached out to me. They want to plan future events. So, I've discussed this with District Counsel and answered some of their questions, based on your current set of rules. We still want them to go

through and fill out the application, pay the \$250 deposit, which will be returned and it'll just go through the normal rental process, like everybody else for now, as long as the Board is amenable with that approach.

Mr. La Rosa: Who is they?

Mr. Showe: It is a group of residents. I guess the HOA, likely starting at the beginning of the year, will be organizing the group. But right now, they said that there are no funds for the HOA to organize it. So, they're kind of just doing community events outside of the HOA.

Mr. Boermans: Even though for them it would have been easier to talk to the HOA, because we have a beautiful tower. Around the tower, there's everything available that they can use, because it's HOA property. But at that point, they decided to go to Epic Park.

Mr. Scheerer: Epic Park is a little bigger than the tower.

Mr. Showe: Again, we have no real opposition to it, as long as they go through the normal process of reserving it. We're going to answer some questions that they have regarding the activities that they can have. We'll treat them like any other resident. Obviously, if they want to have any kind of bounce house or inflatable, the vendor has to provide additional insurance for the District with our name on it, which is what we do for any resident who wants to have a birthday party and want a bounce house. We need something that provides protection for the District on that. So again, as long as there's no opposition from the Board, we'll just work with them on that.

Mr. Antolovich: I have no opposition, but I didn't know the back story, whether they had an issue or not. I don't want to create an issue that's not there.

Mr. Showe: Going forward, I've made it crystal clear, that the only reason we didn't put a stop to it, is because it was so late. It is a community event. So, I wanted to kind of be in favor of the residents of the community. Obviously, the District has insurance, so if something would have happened, we do have coverage. It's a use that the insurance knows that park is going to be used for events.

Mr. La Rosa: I question the enforceability of it. How do you know when you drive by and you see bounce houses, if they actually obtained permission?

Mr. Scheerer: I think William said that he was going to monitor it on the weekends.

Mr. Showe: Yeah.

Mr. Scheerer: Since he's not working right now.

Mr. Showe: Realistically, we kind of depend on residents to monitor it on their own. We don't have staff out there to watch all of the activities going on, but we definitely take it very seriously. If somebody emails and says, "*Hey, this event was going on,*" if we can identify the person, we talk to them and let them know.

Mr. Antolovich: I didn't check. Do we need any signage?

Mr. Showe: When they reserve it, we provide the HOA with a full list of things. They get a sign saying, "*This area is reserved.*"

Mr. La Rosa: It's a good idea, though, to put a sign at the opening that simply says, "*For reservation information, please contact _____.*"

Mr. Showe: We can do that.

Mr. La Rosa: That's a good idea. Because if you go anywhere, such as any public park, when there's a rental, there's always a sign. You also know when you see that sign, "*Hey, I can't just put a bounce house here,*" that means you must make a reservation. So, yeah I agree.

Mr. Scheerer: We can put a sign on either one of the pergolas, that says, "*Available for rent, call Becky.*"

Mr. Showe: We can do that. That's perfect. We just wanted to touch on that.

Mr. La Rosa: We don't want to make it seem like it's a money-making operation.

Mr. Showe: It's actually the opposite of a money-making operation.

Mr. La Rosa: You don't want to send the wrong message to the homeowner.

Mr. Scheerer: We have a couple of those signs.

Mr. Showe: It is a \$250 refundable deposit, so long as there's no damage. It really doesn't cost the residents anything to use the facility, which is very generous on behalf of the Board.

Mr. Scheerer: I'll work with Jason on some language.

iii. Field Manager's Report

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

Mr. Scheerer: Yeah, just a few things. You know, we fared pretty well in the hurricane. I think everybody can attest to that. We did have some minor damage to the pavilions in Epic Park, but they amounted to just a minimal amount of cost. Some of the roofing came loose. We had that fixed. We received a report that one of the capstones fell off one of the knee walls at Epic Park. We reinstalled that. I currently have a team of people out. I think yesterday, they repaired the broken split rail fence along Dowden Road and Story Park Boulevard. They should

be in the process of painting the CDD portions of that fence. So that's going on. The landscaper will be moving into a Winter mow schedule next month. So, mowing will be every other week and they will spend time detailing, if that's the case. As I meet with Shane on a regular basis, we will keep on top of everything that's going on out there. I believe it's not quite finished, but maybe it is. The new mulch has been installed.

Ms. Black: It's just about done.

Mr. Scheerer: Its almost done. As of last Friday, they were in the process of mulching those CDD areas. So that's going on. Irrigation repairs are ongoing and I'll have my pressure washer out probably at the end of the month or first of the month, hitting Epic Park, the traffic circle and some of the other CDD common areas. So, we'll be working on that. There's a utility easement, where OUC has the big transmission lines that run through. We're working on cleaning that up as well.

Mr. Boermans: The mulch looks good. I like the way he's using the big truck.

Mr. Scheerer: To blow it in?

Mr. Boermans: Yeah. It looks so much nicer.

Mr. Scheerer: We have a section of Dowden Road that has pine straw. For some reason, we kept the pine straw in there. Next year, we're going to remove it and just put mini pine bark down. I don't see any reason to have it, because your neighbors to the east of you, the Meridian Park Dowden West CDD, has no pine straw. So, it will look uniform all the way from Publix 417, all the way down. It will be an easy transition. But we were already too late into the process, as we ordered that mulch months and months in advance to try to get it done before Thanksgiving. That's all I have.

Mr. Boermans: One quick question about trash cans, like at Epic Park and all of the parks, who empties them? Is it the CDD?

Mr. Scheerer: Well, the HOA was emptying them until their golf cart caught on fire. I don't know where their porter is right now, but I asked that OmegaScapes empty them, as they replenished the bags at the doggy stations. But the trash cans were being emptied by the porter.

Mr. Showe: I think typically for events, we ask that folks take the garbage with them from the event. But other than that, we'll just have to keep an eye on it.

Mr. Boermans: Awesome.

Mr. Antolovich: Is that part of OmegaScapes contract to empty it?

Mr. Scheerer: It's part of their contract to empty the dog stations.

Mr. Antolovich: Is that weekly?

Mr. Scheerer: It's as needed. But it's only the CDD dog stations.

Mr. Boermans: Because we have HOA dog stations.

Mr. Scheerer: We don't do the HOA dog stations. I know when the fire happened, Shane stepped up to the plate with OmegaScapes and helped out.

Mr. Antolovich: On the wall outside of Innovation Way and Dowden Road, there is black fencing.

Mr. Scheerer: The private gated community?

Mr. Antolovich: Yeah.

Mr. Scheerer: That is HOA property.

Mr. Antolovich: Is the fencing there?

Mr. Scheerer: The little, short top fence?

Mr. Antolovich: Yeah.

Mr. Scheerer: That's theirs too, as well as the gates going in, the exit only gate and the entry gate. I don't know the name of the road, but yeah.

Mr. Antolovich: Okay.

Mr. Scheerer: Typically, right in front of that property, where that wall ends as you're heading east and it's just fence, that is all CDD property. So, we're painting all of our stuff. Hopefully the HOA over there will be helpful.

Ms. Black: We are always helpful. I'm being serious.

Mr. Scheerer: That's all I'm going to say.

Mr. Antolovich: Also, on the curves that are painted yellow for the No Parking areas, those are fading. Do we have plans to repaint those?

Mr. Scheerer: I think that came up a couple months back. The answer at that time was no. There wasn't any striping funding that was allocated. But as I indicated, that's something we can look at and check the pricing on.

Mr. La Rosa: For sure.

Mr. Showe: Yeah, we can get some pricing on it and bring it back to the Board.

Mr. Scheerer: We'll get through the holidays and then we'll look at it the first of the year, but I believe we have some funding that we could use to do that. Because around the April or

May timeframe, we'll be adopting a Proposed Budget and are going to be looking at all striping, alleyway markings, roadway striping, pedestrian crosswalks. Because in that first phase, where Mr. Boermans lives, the older section, some of those pedestrian crosswalks are starting to fade. But if they get too bad, trust me, we will just call the vendor out and have the vendor handle it.

Mr. Boermans: It would be nice if we can do the regular striping and the yellow curb striping together.

Mr. Showe: It would save you a little bit in terms of mobilization.

Mr. Scheerer: Well, the curb striping is paint, but the roadway markings are thermoplastic, which is heated paint and is a lot more expensive. So, the painting is relatively inexpensive. I can look at that for you. If you have certain areas, let me know.

Mr. Antolovich: Yeah, I can get a little map.

Mr. Scheerer: Fine. Meet me on Friday, I'll drive you around with Shane and we'll take a look. I'll be there about 10:30 to 11:00 a.m. on Friday.

Mr. Showe: Alright. That's all that we have on our side.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Are there any other public comments? Hearing no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Antolovich: Just a question. I think we were looking at, a couple meetings ago, to repair an overflow area behind History. Where do we stand with that?

Mr. Scheerer: I believe the engineer was going to put together some documents for us, because we actually submitted a proposal and they wanted to look at it.

Mr. Showe: We will follow up.

Mr. Scheerer: We will follow up with the engineer and go from there.

Mr. Antolovich: Are there any other big capital projects that we have in the works for next year or think about? I'm just looking at budget.

Mr. Showe: Not that I'm aware of. I think we tackled everything else that was on the engineer list, because your engineer will come out once a year, assess all of the property and provide us a full list of things that need to be repaired. So, that's typically our list of projects.

Mr. Scheerer: There are some curbing and sidewalk areas that we haven't done yet, because we wait for the tax receipts to come in, which is typically the end of the year or first of the year. But as soon as we get into January or February, we will go right through that list. We've handled, I think, a lot of the safety issue ones first, but any of the cosmetic ones, we save for later. Yeah, like I said, your engineer does a great job photo documenting and highlighting all of the areas, in alphanumeric on the map. They do a really great job with that. The outfall structure, we're just waiting on their information.

Mr. Antolovich: Another question, can you provide information on off-duty officers with the Orange County Sheriff's Office (OCSO) that is paid by the CDD to patrol the areas?

Mr. Showe: We provide them with an open schedule and tell them that they can come out twice a week. They fill the shift and come out. We typically just receive a report and an invoice after they're on site.

Mr. Antolovich: Does the CDD pay for that?

Mr. Showe: Yes.

Mr. Antolovich: Okay. So, basically, they fill their own schedule.

Mr. Showe: Yes. It's a little tricky. OCPD is kind of different. Some of the sheriff offices that we deal with, we can send them a specific schedule and say, "*This time to this time.*" OCPD has a bidding system, where you have to give them a dollar amount and then somebody decides if it's worth it or not for them to come out and take it. So, we end up having to bid a little higher and they fill it a couple times a week. But the more flexible you are with time, the more likely that they will cover it.

Ms. Black: It's a bidding system.

Mr. Showe: Orlando moved to that. It's pretty similar, but as far as I know, they're coming out pretty regularly. We get invoices.

Mr. Antolovich: Do you get a report of enhanced traffic enforcement?

Mr. Scheerer: Yeah.

Mr. Antolovich: A report showing how many people they pull over or issue tickets?

Mr. Showe: Some of them do, some of them don't. You're kind of at the mercy of whoever fills the shift. Some of them do a better job than others, but it's more just the presence of having them there that hopefully helps. But we can follow up and ask him to try to provide that reporting again.

Mr. Antolovich: I was just thinking about it, because we had an HOA meeting yesterday and different topics came up. So, I was thinking if there a way to coordinate better with the timing.

Mr. Showe: Let me grab some more background information. We'll get with Becky and see what we can do.

Ms. Black: I just don't know when they would be out. There's pretty heavy police presence now in the morning for school.

Mr. Showe: Yeah.

Ms. Black: Because that was a big issue. I don't know how often they come out or when they come out. Somebody said Saturday and Sunday, but they just come out whenever.

Mr. Showe: Kind of. We kind of give them open hours that they should come out.

Mr. Antolovich: More in the evening?

Mr. Showe: I think we try to have them more in the evening. That's what we requested, but we try to be flexible so that they just cover it. But I'll get some more information and I'll work with Becky on providing that to me.

Ms. Black: It's a big thing.

Mr. Showe: Yep. Any other Supervisor's Requests or public comments?

Mr. Garcia: I just have a question. On History Avenue, there's a part of the street that has a cone. There was an issue that happened some time ago. I'm just curious if it was repaired.

Mr. Scheerer: That's the City of Orlando. I think that area was repaired once before, as Mr. Boermans indicated a few months back. The city made a repair there and I think it just kind of settled and failed a little bit. They refilled it and they'll typically leave it that way for several months, to make sure it holds before they come out and re-asphalt it. The depression has not increased or anything. It looks like it's still the same from when they put the fill in. So that's what that is all about. That was done by the City of Orlando.

Mr. Garcia: Okay. Thank you.

Mr. Scheerer: Yeah, it's kind of like what they did with the manholes and sanitary sewers throughout the community. They cut them out and had them dropping in the road and they fixed them and just left them that way for several months before they did the asphalt repair.

Mr. Garcia: That makes sense. Thank you.

Mr. Antolovich: Sometimes questions come up regarding the CDD and I was wondering if we could schedule a meeting in Storey Park, so the residents can understand the CDD a bit better.

Mr. Boermans: Like a CDD 101?

Mr. Antolovich: Yeah.

Mr. Showe: That's kind of where I would lean towards. We could certainly hold a meeting there, if that's the intent, but I do have a presentation that we typically do. It's a CDD 101, explaining what a CDD is and how we operate. Then we'll narrow in more on just providing Storey Park information and depending on when we can schedule it, Alan can be there, too, to help with the field side of it. But we can certainly look at a time to schedule that.

Ms. Black: There's a suggestion that somebody from the CDD come to one of the Board meetings, but I don't know if I would totally do that.

Mr. Showe: Depending on time, we can make it happen. We've done that before. I do cover a few night meetings already, so it really just depends on when it is.

Ms. Black: I think if you have a presentation that I can send out to the community.

Mr. Showe: I can certainly put one together and then we can send it out.

Ms. Black: Just something that I can send out to the community, on CDD business. They all wanting to know what's going on.

Mr. Scheerer: Give them my email and cell phone number. If they want to know what's going on, I'll tell them. If somebody emails me, any of you that know me that has received an email, my cell phone is plastered all over that signature page. I'd rather handle it with them, if I can and if I can't, I have a great team with Jason and our crew here at GMS and now you new Board Members are stepping up. So, whatever we can do, we'll help them. They can call me.

Mr. Showe: Email me as well. We'll get an answer.

Ms. Black: I think you guys are very responsive.

Mr. Showe: We try.

Ms. Black: Can I ask about Epic Park and bounce houses? Do you have a limit on insurance and stuff like that?

Mr. Showe: What they need to do, is provide us whatever insurance that vendor has, naming the CDD as an additional insurer. There are no limits that we look for specifically, but we want to make sure that the CDD has insurance coverage.

Ms. Black: Okay, because when the HOA has events, we will never have bounce houses. They're terrible.

Mr. Scheerer: Yeah.

Ms. Black: The insurance company will lose their minds. I didn't know what your rules were for that.

Mr. Showe: Yeah. So, there's a gentleman that rented it for another party and we have the insurance sheet. On the bottom, it just says, "*Additional insured - Storey Park CDD.*" So, we have the coverage and I think this one has \$1 million, which we're comfortable with.

Ms. Black: I was asking about the buffer thing and you answered that, because I don't think you guys should take care of that, but there's a buffer and I didn't understand why.

Mr. Scheerer: You know, it's one of those gray areas and this is just something that we can do, to keep the kids happy. It's not a big deal. I mean, we're not paying any more for Shane's guys to go behind the houses here. They just go from one pond and mow over to the other pond.

Ms. Black: I didn't realize that's what they were doing.

Mr. Scheerer: Yeah.

Ms. Black: Did you receive the letter from the homeowner, too.

Mr. Scheerer: I don't know if we received a letter. We received several emails with photos, that were very detailed and to the point, regarding the concern about that area. I know that Jason replied. I replied to Jason and we all said, "*Look, man, it's a conservation area. There's water in the conservation. If it's too high, it's going to come up and out.*"

Mr. Showe: Yeah.

Ms. Black: Well, now I understand why you guys do it. I didn't understand why.

Mr. Scheerer: There are other upland buffers in your neighborhood that we do not maintain, but they're basically all wooded. The woods are right up to it. Then there's a thing called air rights that the residents have the authority to cut right off of their property line and straight up.

Mr. Showe: Yeah.

Mr. Scheerer: They can't cut into the woods, but they can go straight up on their property line and remove the debris. Please don't throw it back in there. That's what they like to do and a lot of people are not used to that. They don't understand.

Ms. Black: The same with the HOA rules, if there is a tree in the neighbor's yard and there are branches on their property.

Mr. Showe: Yep.

Mr. Scheerer: Just go straight up on your property line. It's called air rights.

Mr. Showe: Okay. Are there any other questions or comments? Hearing none,

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – December 17, 2024

Mr. Showe: The next meeting is scheduled for December 17, 2024. We can take a motion to adjourn.

Mr. Antolovich: I'll likely to be out of town.

Mr. Showe: Okay.

Mr. Scheerer: Call in.

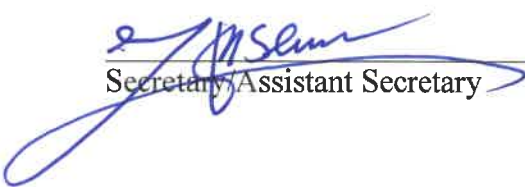
Mr. Antolovich: I just want to make sure from a quorum standpoint, that we are okay, because I won't be there.

Mr. Showe: I will say, typically that's probably a meeting we might look to cancel, just because of its proximity to Christmas and I think we've covered most of the business that we really need to get done today. So, unless something comes up that is pressing, that's one that we would look to cancel, just to save the District some money. But we'll keep in mind that you're not available to attend in person.

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman