Storey Park Community Development District

Agenda

September 2, 2025

AGENDA

Storey Park
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 26, 2025

Board of Supervisors
Storey Park Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Storey Park Community Development District** will be held **Tuesday, September 2, 2025 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida. F**ollowing is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Review of Letters of Interest/Resumes for Board Vacancy
    B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
    C. Administration of Oath of Office to Newly Appointed Board Member
    D. Election of Officers
    E. Consideration of Resolution 2025-08 Electing an Assistant Secretary
4. Approval of Minutes of the July 15, 2025 Meeting
5. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025
6. Consideration of Agreement with Applied Aquatic Management, Inc. for Pond Maintenance
7. Staff Reports
    A. Attorney
    B. Engineer
        i. Discussion of Pending Real Property Conveyances
        ii. Status of Pending Permit Transfers
        iii. Status of Construction Funds & Requisitions
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
        i. Consideration of Proposal from Terry's Electric for Monument Lighting
        ii. Consideration of Revised Proposal for Concrete Weir Repair
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – October 7, 2025
12. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
Christina Baxter, District Engineer

Enclosures

SECTION III

SECTION A

Storey Park CDD Vacancy Interests Received
(In Alphabetical Order by First Name)

1. Alejandro Orduz
2. Antonio Iskander
3. Charitha Posani
4. David Grimm
5. James Dunker
6. Jean De Sousa
7. Jorge Baez
8. Maris Berlingeri-Rizzi
9. Marquencia Fulton
10. Matt Steen
11. Mohamed Elgamal
12. Paula Perilla
13. Rasesh Joshi
14. Raymond Ramos
15. Saurabh Srivastava

ALEJANDRO ORDUZ

Orlando, FL 32832 | 407-955-8102 | [redacted] | LinkedIn: linkedin.com/in/alejandro-orduz

CUSTOMER EXPERIENCE & OPERATIONS LEAD

Bilingual (English-Spanish) service professional with 4+ years' success turning first-time callers into loyal customers. Proven record of exceeding quality benchmarks, introducing upsell strategies that boost revenue, and coaching peers to hit performance goals. Advanced Microsoft Office user, fluent in CRM and warehouse systems, and recognized for calm, data-driven problem solving. Poised to step into a supervisory track and elevate team results.

CORE SKILLS

Customer Advocacy - Team Leadership - B2C & B2B Phone/Chat Support - CRM Tools (Salesforce, Zendesk)
Microsoft Office & Google Workspace - Cross-Functional Collaboration - Spanish Fluency - KPI & QA Analysis
Conflict Resolution - Upselling & Revenue Generation - Time & Workflow Management

PROFESSIONAL EXPERIENCE

ALORICA - Customer Advocate | Orlando, FL | Jul 2024 - Jun 26, 2025
- Managed the customer journey for a Fortune 500 telecom client, handling over 80 calls, emails, and chats daily.
- Maintained a 96% QA score through efficient resolution and strong communication.
- Boosted upsell performance by 22% using personalized scripting strategies.
- Trained and mentored 4 new hires, reducing onboarding time by 40%.

UNIVERSAL ORLANDO RESORT - Entrance Operations Team Member | Orlando, FL | Jan 2023 - Jan 2024
- Processed over 600 park entries per shift while maintaining 100% accuracy and 97% guest satisfaction.
- Recognized with the "Guest Service Hero" award in Q3 2023 for exceptional conflict resolution.
- Helped pilot scanner checkout system, reducing wait times by 12 minutes.

AMAZON FULFILLMENT - Warehouse Associate (Picker) | Orlando, FL | Jun 2022 - Jan 2023
- Maintained 99.8% inventory-scan accuracy while averaging 185 units per hour.
- Led safety briefings as Safety Champion, helping reduce incidents by 15%.
- Streamlined workflows with a bin-relabeling initiative, saving 30 staff hours weekly.

UPS STORE - Retail Associate | Orlando, FL | Feb 2022 - Apr 2022
- Increased average transaction value by 18% through service upselling.
- Resolved shipping issues in under 24 hours, outperforming 48-hour service standard.

KOHL'S - Sales Associate | Orlando, FL | Aug 2021 - Dec 2021 (seasonal)
- Top performer in weekend credit-card signups with 15-20 activations per shift.
- Redesigned clearance layouts, improving item turnover by 10%.

EDUCATION

Lake Nona High School - High School Diploma | Orlando, FL | May 2022

PROFESSIONAL DEVELOPMENT

- Microsoft Office Specialist (Excel & PowerPoint) - earned 2021
- OSHA 10-Hour General Industry Safety - earned 2023
- Google IT Support Professional Certificate - in progress

TECHNICAL & LANGUAGE PROFICIENCIES

ALEJANDRO ORDUZ

- Software: MS Office 365, Google Workspace, Salesforce, Zendesk, Slack, Teams, RF scanners, POS systems
- Typing: 70 WPM with 98% accuracy
- Languages: English (fluent), Spanish (native)

COMMUNITY & LEADERSHIP

- Volunteer, Second Harvest Food Bank of Central Florida - coordinate bi-monthly donation sorting events.
- Member, Orlando Young Professionals - mentor high-school students in resume writing and interview prep.

From: **antonio iskandar**
Subject: CDD Board of Supervisors Vacancy
Date: July 15, 2025 at 10:30 AM
To: svanderbilt@gmscfl.com

Dear District Manager office,

I live in Storey Park and learned about the Board of Supervisors vacancy. I'm sharing my CVt to express interest in filling this position as requested in the email from Jason Showe, Senior District Manager.

I'm looking forward to learning more about this vacancy and to responding any question you may have.
Antonio Iskandar

Resume Antonio Iskandar July 2025 Ph.pdf
323 KB

ANTONIO ISKANDAR

Orlando, FL. 32832 [redacted] | linkedin.com/in/antonio-iskandar-02913918 /

Mission-Driven Executive| Transformational Leader in Philanthropy & Community Impact

Visionary philanthropic leader with 30 years of experience leading large-scale, mission-driven organizations and education, youth development, citizen security and justice, and environmental resilience initiatives across Latin America and the Caribbean (LAC), Africa, the Middle East, and the U.S. Now pivoting to community-focused leadership, inspired by a calling to improve the lives of vulnerable populations near home. Proven in mobilizing $500M+ in grant capital, launching and scaling complex initiatives valued at $20M–50M, and nurturing high-performing teams of 60+. Extensive experience reporting to U.S Ambassadors, senior government officials, and boards, while building sustainable partnerships with local and federal governments, private sector organizations, and foundations to scale impact and strengthen community-based organizations. Adept at steering data-driven grant portfolios. Trusted convener of cross-sector partnerships spanning public-private-academic-civic actors, with deep experience in strategic planning, impact measurement, and inclusive stakeholder engagement. A long-term strategist and trusted problem solver with proven ability in crisis response and organizational transformation.

PROFESSIONAL EXPERIENCE

CONSULTING EXPERIENCE

Senior Technical Advisor, Jordan Himaya Program- DAI GLOBAL LLC. **June 2025 to Present**

- Lead research and development of five program deliverables addressing gender-based violence (GBV) in Jordan, including stakeholders' analysis and the design of One-Stop-Shops for GBV with special emphasis on women and children in the health sector.

DAI GLOBAL LLC. **Bethesda, MD**

A global consulting firm of 5,000 employees and $2 billion in revenue, implementing complex, multi-year projects worldwide

Director Security, Transparency, Accountability, and Rule of Law Practice (STAR) 09/2016 – 4/2025

Led a multi-faceted, mission-aligned portfolio spanning LAC, the Middle East, Eastern Europe, South Asia, and the US., focused on strengthening security, justice, and education systems and promoting equity and youth development.

- Mobilized over $300M+ in donor capital, consistently driving revenue growth up to +170%, and managed high-stake programs valued $20-50M. Spearheaded DAI's U.S. Government market expansion in Colombia generating $175M in revenue.
- Established the STAR Practice from the ground up, securing 15+ new projects, building a high-performing team of 20 + professionals and fostering cross-cultural collaboration across diverse operational contexts.
- Designed and implemented education and youth-centered educational initiatives impacting over 80,000 at-risk students across 500+ sites, reducing recruitment into organized crime networks.
- Forged over 10 strategic alliances with governments (local and federal), foundations, private sector partners, and academic institutions to scale high-impact programs.
- Ensured rigorous compliance and risk management across seven international programs operating under complex U.S Government regulatory and funding frameworks.
- Served as a public representative and trusted intermediary, delivering high-level briefings and presentations to USAID Mission Directors, Ambassadors, policymakers, and international knowledge-sharing platforms.

Tetra-Tech **Washington D.C., USA, & Mexico City, Mexico**

A global consulting firm with 20,000 employees with $2.5 billion revenue, implementing complex, multi-year development projects

Senior Associate & Project Director 03/2009 – 09/2016

Led USAID-funded initiatives focused on community safety, youth empowerment, and violence prevention in Guatemala and Mexico.

- Spearheaded major resource mobilization efforts, securing over $100M in new funding by forging strategic partnerships with governments and private sector stakeholders to co-finance multiple initiatives.
- Established robust financial management systems, monitoring and evaluation frameworks, and a $2.5M grant administration structure ensuring program accountability and donor compliance.
- Strengthened institutional capacity of 20+ local CSOs to sustain youth development efforts and long-term impact.

International City/County Management Association (ICMA) **Washington D.C., & La Paz, Bolivia**

A global NGO representing 13,000 local government professionals, with 440 employees worldwide, implementing multi-year projects

Governance Associate & Project Director 09/2023 – 02/2009

Directed large-scale governance and public-service innovation programs across the U.S., LAC, Africa, and the Middle East.

- Managed a $50M decentralization program, increasing public trust by 40%.
- Directed a 60+ person international team across four sites, overseeing program compliance, financial management, and adaptive delivery under variable political and funding conditions in four different locations in Bolivia.
- Partnered with municipal governments, academic institutions, and civil society to enhance local governance structures and service quality.
- Designed and administered grants to build the capacity of 15+ CSOs, promoting civic participation.
- Led crisis response strategies, navigating rapidly shifting political landscapes while preserving program integrity.
- Briefed USAID Mission Directors, Ambassadors, and senior officials on progress, risks, and strategic pivots.

DAI GLOBAL LLC. **Bethesda, MD; Tirana, Albania; Skopje, Macedonia**
Development Specialist 06/1997– 08/2003

Implemented complex governance, anti-corruption, and conflict prevention programs in Latin America and Eastern Europe.

- Managed $10-15M multi-site projects in Albania, Macedonia and Venezuela, leading start-ups, budget oversight, grant compliance, and field operations under strict donor regulations.
- Advised U.S. Ambassadors, USAID Mission Directors, and senior government officials on policy alignment and impact strategies.
- Built multi-sector coalitions that contribute to the passage of Macedonia landmark local government law.

LANGUAGES

- English (fluent), Spanish (native)

VOLUNTEER WORK

Harbour Hope International, Orlando, Florida. *Member of the Board of Directors* 05/2025 to Present
Serve on the board of this faith-based anti-trafficking nonprofit, shaping strategic planning, governance, and community outreach.

Voltage Control Facilitation Lab- Orlando, Florida. *Regional Coordinator.* 05/2025 to Present
Lead participatory workshops and regional events to foster collaborative problem-solving and stakeholder engagement.

EDUCATION & PROFESSIONAL DEVELOPMENT

GEORGETOWN UNIVERSITY, Washington, D.C. | **Master of Arts in Public Policy** 05/1997
CATHOLIC UNIVERSITY, Caracas, Venezuela | **Juris Doctor (J.D)** 06/1989

Professional Development Certificates:
Participatory Facilitation (2025, Voltage Control); **Artificial Intelligence and Career Empowerment** (2025, University of Maryland, Robert Smith School of Business).

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Storey Park CDD - Board of Supervisors Vacancy
Date: August 28, 2025 at 1:56 PM
To:

From: charitha posani
Subject: Storey Park CDD - Board of Supervisors Vacancy
Date: July 22, 2025 at 5:33:04 PM EDT
To: svanderbilt@gmscfl.com

Dear Vanderbilt ,

I am writing to express my interest in the vacant position on the Storey Park CDD Board of Supervisors.

Attached is my resume for your consideration. I understand the requirements for annual ethics training and financial disclosure, and I am fully prepared to comply with both. Should you need any additional information, I would be happy to provide it.

Thank you for your time and consideration.

Best regards,

Charitha Posani.

CHARITHA POSANI

[redacted] | linkedin.com/in/charitha

EDUCATION

Master of Science in Computer Science Aug 2023 - May 2025
University of Central Florida, Orlando, Florida ***GPA 3.85/4.0***

Bachelor of Technology in Computer Science Aug 2016 - Jun 2020
K. L university, Guntur, India. ***GPA 8.28/10***

Relevant Coursework: Design and analysis of algorithms, Machine learning, Computer Vision, Current topics in ML, Machine learning with biomedical data, Malware and software vulnerability.

SKILLS

Programming Languages*: Python, HTML, CSS, C*
Libraries / Frameworks: *REST API***,** *Django, NumPy, Pandas, Matplotlib*
Tools & Tech *Outsystems, Git, AWS (IAM, EC2, S3, RDS, Lambda, CloudWatch), JIRA, Visual Studio, Docker, Jupyter Notebook*
Databases*: SQL, PostgreSQL, MongoDB*

PROFESSIONAL EXPERIENCE

TECH MAHINDRA Pvt Ltd, Hyderabad, India

Software Engineer | CLIENT: British Telecom May 2022- May 2023

- Developed and maintained web applications using **Outsystems**, with focus on maintainable and scalable code.
- Integrated external systems and services using **REST APIs**, ensuring real-time synchronization of customer and billing data.
- Collaborated with product owners to **identify performance blocks**, optimizing workflows which improved application **response time by 25%**.
- Delivered sprint backlog items on time through **unit** and **integration** testing, ensuring high-quality code.
- Collaborated in full software development lifecycle by following **Agile** within a Scrum team, including sprint planning, daily stand-ups, and sprint reviews.
- Coordinated with QA and business teams to validate user stories against telecom-specific use cases, ensuring accurate functionality before deployment.

Quality Analyst | CLIENT: Parker Hannifin Corporation Aug 2020 – May 2022

- Designed and executed **end-to-end testing** for enterprise-level internal applications built on the Mendix platform, including systems migrated from 40+ legacy Lotus Notes applications, managing supply chain and inventory data; significantly reducing critical bugs during go-live by 40%.
- Collaborated with cross-functional development teams to **prioritize and resolve defects using JIRA**, improving issue turnaround time, and enhancing product stability.
- Conducted deep exploratory testing to **uncover edge case failures** in production environments, proactively preventing potential data loss scenarios.
- Took ownership of QA delivery for multiple releases, leading **test planning, execution, and sign-off cycles**, ensuring timely and bug-free deployment of applications.
- Proposed and implemented **workflow enhancements** for systems processing **sensitive customer and vendor data**, leading to improved data validation.
- Utilized **Python** and **SQL** to streamline test data creation and automate backend validation checks for supply chain and inventory management applications, ensuring accurate data flow across purchasing, warehousing, and order tracking modules.

AWARDS AND CERTIFICATIONS

CERTIFICATIONS:

- *Google IT Automation with Python by Google[Credential* ID: CG515O2YENMN]
- *Generative AI with Large Language Models by Coursera[Credential* ID: H7TGOEODBAC4]
- *Generative AI for Everyone by Coursera [Credential* ID: UVDEP7KZDLXF]
- *Oracle Cloud Infrastructure 2024 AI Foundations Associate*[*Credential* ID: 100777319OCI24AICFA]
- *Become a Django Developer [Credential* ID: 99d9af198e1a]

Bravo Award: Received '**BRAVO**' Award of excellence, Tech Mahindra Pvt Ltd, for demonstrating the core values of rise and driven positive change at work.

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: CDD - Board of Supervisors Vacancy
Date: July 15, 2025 at 3:10 PM
To:

Begin forwarded message:

From: David Grimm [redacted]
Subject: Re: CDD - Board of Supervisors Vacancy
Date: July 15, 2025 at 1:17:18 PM EDT
To: Jason Showe <jshowe@gmscfl.com>
Cc: Stacie Vanderbilt <svanderbilt@gmscfl.com>

Good afternoon Stacie and Jason.

I am reaching out to you to express my interest in the current vacancy on the Storey Park CDD Board of Supervisors.

I previously served on the Randal Park CDD Board of Supervisors, and have been a resident of the Lake Nona area since 2009 (lifelong Central Florida).

I have been an OCPS teacher for over 24 years and I am also a licensed Realtor.

With my experience of being a CDD Board member in the past, I feel my experience would be a great asset to the Storey Park CDD board.

I would appreciate your consideration.

David Grimm
11116 Lore Way
[redacted]

From: **James Dunker** [redacted]
Subject: Storey Park CDD Vacancy
Date: July 10, 2025 at 11:29 AM
To: svanderbilt@gmscfl.com

Hello,

I am attaching my latest resume and would like to learn more about the Board of Supervisors and their role within the community.

Thank you,

--
James P Dunker
[redacted]

James Dunker Resume (July 2025).docx
36 KB

JAMES DUNKER

Orlando, FL | m: [redacted] | [redacted] | LinkedIn | JamesDunker.com

Vision-driven change agent with career-long record of product, marketing, and program management success for leading organizations

An accomplished and detail-focused professional with twelve years of experience in leading the development, promotion, and sale of innovative and industry-leading products and programs. Spearhead the creation of comprehensive product roadmaps by leveraging user stories, customer feedback, and data-driven research. Demonstrated ability to coordinate all stages of product and program design, meeting demanding timetables while delivering results that continually surpass expectations. Lead the creation of marketing strategies and materials that drive high levels of customer engagement. Recognized for ability to drive high-impact outcomes in metrics including cost savings and revenue growth through effective management of large sales teams as well as effective resource allocation.

CORE COMPETENCIES

- Team Leadership & Training
- Product Management
- User-Centric Design
- MVP Delivery
- Cross-Functional Collaboration
- Data Analysis & Reporting
- Stakeholder Engagement
- Process Improvement
- Product Strategy

PROFESSIONAL EXPERIENCE

THE WALT DISNEY COMPANY, ORLANDO, FL, JANUARY 2024 TO PRESENT
PRODUCT MANAGER

- Collaborated and fostered healthy relationships with cross functional partner teams including Creative Design (UX), Customer Insights, Engineering, Entertainment, and Operations. Led effort to validate guest desires and determine program feasibility while testing potential future product offerings.
- Designed product vision and roadmap for existing space and executed plan to update with improved technology. Requested bids, vetted vendors, created test plans, demoed to leadership, and worked with internal teams to deliver updated studio space. Worked with Creative Design team to understand development roadmap for content and new ideas to integrate into product design.
- Constructed comprehensive user stories with acceptance criteria and business objectives to facilitate growth of product line consistent with product vision. Crafted test plans that enabled research and experimentation when exploring new technologies or new use cases.
- Partnered with upstream and downstream teams and groups to guarantee proper vetting and integration of new product capabilities and enhancements into company ecosystem and enterprise platforms.
- Crafted a product strategy that focused on a Guest experience centric vision and their feature needs using Jobs To Be Done. Performed User Research with help of Customer Insights team to determine components of guest demand. Product strategy included feature development plans for product lifecycle with evolutionary steps to drive execution.

BREAD FINANCIAL, ORLANDO, FL, JANUARY 2023 TO JANUARY 2024
PRODUCT OWNER

- Generated business value by defining long-term strategy for 135 product offerings as well as well as utilizing market trends and data analytics to engineer financially impactful business cases.
- Facilitated achievement of business requirements by employing Medallia, Decibel, and Adobe Analytics to design dashboards, reporting mechanisms, and process flows.
- Orchestrated planning for 11 customer journeys, striking a balance between business and customer priorities, while maintaining compliance with financial regulations and customer advocacy.
- Aligned stakeholders across organization and partners with program vision by composing and delivering presentations with specially-tailored messages and details.

STANLEY BLACK & DECKER, INC., ORLANDO, FL, AUGUST 2021 TO DECEMBER 2022

PRODUCT MANAGER

- Bolstered competitive strategies for 12 internal groups by communicating easy-to-understand information about evolving market dynamics including competitive market research and analysis.
- Earned an estimated $600,000 in savings from waste reduction by inaugurating and evaluating innovative new ideas and practices; instituted data collection and device validation to reduce waste and refurbish product.
- Oversaw management of all stages of product development from proof-of-concept to minimum viability and final production readiness for seven projects in portfolio, contributing to revenue growth.
- Improved direct-to-consumer sales by 100 percent by spearheading comprehensive digital marketing campaigns, identifying target base as well as authoring marketing materials and performing A/B testing on emails and messages.
- Drafted user stories and epics by surveying internal and external customers to collect product requirements.
- Distributed feedback and messaging to the enterprise on project execution and performance in role as voice of the field.
- Drove sales enablement, education, omnichannel marketing, and innovative programs for six products by highlighting the voice of the customer in communication campaigns.
- Collaborated with Analytics Team to translate data into customer-facing insights, as well as leveraged approachable, representative, and localized advertising tactics and strategies to produce integrated marketing.
- Reduced process for scale testing for rapid prototyping into a six-month time frame by introducing pilot testing to determine optimal strategy.
- Guaranteed on-time delivery with no overruns while implementing and administering $250,000 budget plans by adeptly managing resources while conducting negotiations with suppliers.
- Developed new customer facing websites and apps directly with UX team focused on B2C sales channel with goal of establishing new revenue stream and targeting key customer demographics for each brand.
- Liaised with and presented to stakeholders across organization including business development, engineering, key account teams, and executive leadership on a cross-functional basis.

LENNAR, ORLANDO, FL, OCTOBER 2017 TO AUGUST 2021

REGIONAL PROGRAM MANAGER

- Chaired management of industry-leading home automation program featuring world's first Wi-Fi Certified home design and adaptive components, creating authoritative marketing strategy, GTM, and reference materials for seven iterations.
- Fostered ownership, understanding, and engagement among development team for home automation program by administering training as well as championing capabilities.
- Headed the combined efforts of 18 divisions across 13 states to deliver 60 percent of sales for home automation program.
- Boosted customer satisfaction with home automation program by 15 percent by introducing process design as well as easy-to-understand frameworks for program launch, process evolution, and continued improvement. Developed Key Performance Indicators (KPIs) to track via dashboard reporting tools for business units to review with local teams targeting continuous improvement.
- Enforced adherence to business KPIs including for cycle times, activation times, customer satisfaction, defect rates, program growth, and inventory levels, resulting in a 227 percent year-over-year growth for regionwide activation.
- Utilized narrative advocacy to maximize position of program for success, coordinating development of collateral as well as field/partner content as well as presented to partners and customers during briefings and events.
- Organized workshops with field teams and division leadership to assess local progress, program updates, and KPIs.
- Promoted value of home automation program's offerings to regions and divisions by hosting meetings and webinars.

GENERAL MOTORS, ORLANDO AREA, FL, AND GREATER DETROIT AREA, MI, OCTOBER 2012 TO OCTOBER 2017

ASSISTANT PRODUCT MANAGER, GERATER DETROIT AREA, MI, JANUARY 2016 TO OCTOBER 2017

- Executed competitive market research on over 70 industry and non-industry brands in collaboration with the competitive intelligence team.
- Forecasted needs for current and future projects within enterprise by compiling and disbursing product plans, schedules, and roadmaps.
- Conducted a range of initiatives alongside diverse teams including App Development, Web Development, Telematics, Advisor/Customer Service, Infotainment, Security, and Cloud Connectivity.

AREA TECHNOLOGY MANAGER, ORLANDO AREA, FL, OCTOBER 2012 TO JANUARY 2016

- Administered a territory of over 50 Central Florida-area GM dealers, maximizing advantage from annual interactions with 125,000 customers by driving communication and alignment with senior management and individual teams.
- Reached over 350,000 annual leads and more than $40 million in potential subscription revenue by mentoring dealers in best practices for lead generation.
- Partnered with analytics team to translate customer data into actionable insights, informing tailored messaging and promotional campaigns that helped boost subscription of in vehicle data offerings.

EDUCATION AND CREDENTIALS

MASTER OF BUSINESS ADMINISTRATION (MBA) IN GENERAL BUSINESS, 2016
University of Florida, Gainesville, FL

BACHELOR OF SCIENCE (BS) IN BUSINESS ADMINISTRATION, 2012
University of Central Florida, Orlando, FL
Minor in Marketing

CERTIFICATIONS AND TRAINING

- Certified ScrumMaster (CSM), Scrum Alliance (issued March 2022)
- Certified Scrum Product Owner (CSPO), Scrum Alliance (issued June 2025)
- Six Sigma Green Belt, 6 Sigma Study (in progress)

ADDITIONAL INFORMATION

Technical Proficiencies: Product Management, Communication, Customer Centric, Change Agent, Cross-Functional Collaboration, Teamwork, Build Strong Relationships, Technical Communication, Business Planning, Confluence, Jira, Trello, Agile Methodologies, Adobe Analytics, Medallia, Enterprise Platforms (EPS), Microsoft Office (Outlook, Work, Excel, PowerPoint)

Interests: Building Computers, Video Games, Dungeons & Dragons, National Parks, Mountains & Oceans, Tiki Cocktails, New Restaurants, Cars, Sports, Vinyl Records, Technology, Learning

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Storey Park CDD - Fwd: Interest in CDD Board of Supervisors Vacancy
Date: August 28, 2025 at 1:53 PM
To:

Begin forwarded message:

From: Jean De Sousa
Subject: Interest in CDD Board of Supervisors Vacancy
Date: July 21, 2025 at 4:37:55 PM EDT
To: "svanderbilt@gmscfl.com" <svanderbilt@gmscfl.com>

Dear Hiring Committee Members

I hope this message finds you well.

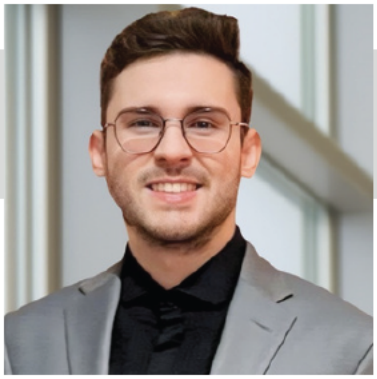
My name is Jean Franco De Sousa, and I would like to formally express my interest in the opportunity with the CDD Board of Supervisors. I bring leadership experience in operations, regulatory compliance, and community-focused service, and I am confident in my ability to contribute to the efficiency and integrity of your board.

I am fully bilingual (English-Spanish), have led teams across public and private sectors, and understand the importance of structure, accountability, and communication in roles that serve the community.

I would welcome the opportunity to discuss this role further. Please find my resume attached for your review. Thank you for your time and consideration.

Best regards,

Jean Franco De Sousa



Jean Franco De Sousa

Business Specialist

[redacted] [redacted]

11408 Satire st, Orlando, FL, 32832

About Me

Bilingual and Business Specialist professional with a proven background in team supervision, operational leadership, regulatory compliance, and client service. Demonstrates strong interpersonal and decision-making skills with the ability to lead diverse teams, manage high-pressure operations, and implement efficient procedures. Adept at ensuring regulatory compliance, maintaining confidentiality, and enhancing team performance through effective coaching and systems optimization.

Experienced in working with underserved populations, guiding clients in financial literacy, and managing administrative duties with attention to detail and community impact. Passionate about public service, organizational leadership, and continuous improvement.

Skills

- Financial Planning & Client Onboarding
- Quick Learner
- Understand Confidentiality
- Conflict Resolution & Decision-Making
- Phone-based Client Consultations
- CRM Systems & Documentation Accuracy
- Resilience in High-Volume Call Environments
- Team Leadership & Staff Training
- Strong Written & Verbal Communication
- Financial Education & Risk Segmentation
- Community & Client Engagement
- Microsoft Excel, Outlook, QuickBooks

Language

- Spanish
- English

Awards

Recognized on the President's Honor List at Valencia College

- Spring 2020
- Fall 2020
- Spring 2021

Education

- **Associate in Arts – Business Major**
  Valencia College, Orlando, FL — MAY 2021
- **Business Specialist Technical Degree**
  Valencia College, Orlando, FL — MAY 2021
- **English Language Institute – ELI Program**
  University of Florida, Gainesville, FL — SEP 2017

Certification

- **Licensed Life & Health Insurance Agent**
  Florida Department of Financial Services — SEP 2024
- **Anti-Money Laundering (AML)**
  Life Insurance Marketing and Research Association — SEP 2024
- **Regulation Best Interest - Annuities**
  Florida Department of Financial Services — OCT 2024

Experience

Owner & Principal – Gold Bulls & Associates — APR 2025 - Present
Orlando, FL

- Lead bilingual insurance agency; provide solutions in life insurance, annuities, and legacy planning. Manage agent training, compliance, and client education and consultations on compound growth, index strategies, and financial literacy.

Licensed Life & Health Insurance Agent — SEP 2024 - Present
Orlando, FL

- Certified in AML, Best Interest, and LTC. Advise clients using market-aligned proposals and financial education strategies. Create proposals aligned with market concepts such as S&P 500 indexing and risk segmentation.

Manager/Supervisor – Spacio Services Corp LLC — SEP 2022- SEP 2024
Orlando, FL

- Oversee office operations, team scheduling, and client management. Improve workflows, resolve conflicts, and ensure strict adherence to data confidentiality protocols and legal compliance requirements in a high-sensitivity environment.

T3 Process Assistant – Amazon.com, Inc. — AUG 2019 - SEP 2022
Orlando, FL

- Promoted through 3 roles. Led teams of up to 30 associates. Maintaining KPIs in productivity, safety, and quality. Demonstrated resilience and accuracy in a high-pressure logistics environment.

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: CDD - Board of Supervisors Vacancy
Date: August 28, 2025 at 1:49 PM
To:

From: jorge baez
Sent: Tuesday, July 15, 2025 10:09 AM
To: Rebecca Black <rblack@theiconteam.com>
Subject: Re: CDD - Board of Supervisors Vacancy

> You don't often get email from. Learn why this is important

Dr. Jorge Baez
11265 History Ave.
Orlando, FL 32832

July 15, 2025
Community Development District (CDD) Board
Storey Park
Orlando, FL
Dear Members of the Storey Park CDD Board,
I am writing to express my sincere interest in the open position on the Storey Park CDD Board of Supervisors. As a resident of Storey Park since 2023—and a long-time member of the Lake Nona community since 2008—I care deeply about the future of our neighborhood and would be honored to serve in this capacity.
Throughout my professional career, I have held leadership roles in both educational and faith-based organizations, including board service for private schools and churches. Currently, I serve as the Student Life Director at Central Florida Christian Academy, where I oversee student events and manage budgetary planning for student life initiatives. My strong skills in budgeting, forecasting, and data analysis—especially using Excel—allow me to contribute effectively to financial decision-making processes.
My previous experience as Director of Operations for a multi-station media company required detailed oversight of legal, financial, and technical operations, as well as team leadership and community engagement. I also bring experience in curriculum development, teaching, and program coordination through my roles in higher education and local leadership training programs.
I'm deeply organized, collaborative, and bilingual, which allows me to connect with and serve a diverse community. I'm driven by a desire to help shape and develop our neighborhood in meaningful ways, ensuring it continues to be a vibrant and welcoming place for all residents.
Thank you for considering my application. I would welcome the opportunity to contribute to the vision, goals, and stewardship of Storey Park through service on the CDD Board of Supervisors.
Sincerely,
Dr. Jorge Baez

On Monday, July 14, 2025 at 10:15:02 AM EDT, Storey Park HOA <storeyparkhoa@mail.theiconteam.com> wrote:

Storey Park CDD - Board of Supervisors Vacancy

Dear Storey Park Residents,

The CDD Board of Supervisors currently has a vacancy. If you are interested in filling this vacancy, please submit letter of interest or resume to the District Manager's office at svanderbilt@gmscfl.com. Anyone interested should know that there is a requirement to take 4 hours of ethics training annually and you must complete a financial disclosure. Should you have any additional questions, please contact the District Manager's office.

Sincerely,

Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Letter of Interest – CDD Board of Supervisors Vacancy
Date: July 10, 2025 at 6:44 PM
To:

From: maris stella Berlingeri
Subject: Letter of Interest – CDD Board of Supervisors Vacancy
Date: July 10, 2025 at 10:49:24 AM EDT
To: svanderbilt@gmscfl.com

I am writing to express my interest in the vacancy on the Community Development District (CDD) Board of Supervisors. As a resident of Storey Park and someone who has previously served the community in a professional capacity, I believe I can bring a thoughtful, service-oriented perspective to the board.

In my former role as an Administrative Assistant for the Meridian Parks HOA under Leland Management (where I was known professionally as Maris Gonzalez), I gained valuable insight into the operations, communication, and governance of community associations. This experience, combined with my ongoing commitment to civic engagement and community improvement, has motivated me to seek this opportunity to contribute in a more active leadership role.

I would appreciate it if you could provide more information regarding the responsibilities associated with this position, as well as the general expectations in terms of time commitment.

Thank you for considering my application. I look forward to the possibility of serving our community in this capacity.

Sincerely,
Maris Berlingeri-Rizzi

MARIS STELLA BERLINGERI-RIZZI

COMMUNITY ASSOCIATION MANAGER

[redacted]
[redacted]
11909 Boldface Dr, Orlando, FL 32832

PROFESSIONAL PROFILE

Experienced and licensed Community Association Manager (CAM) with over 23 years of client-facing experience and more than 2 years in property management roles. Proven ability to manage and oversee daily operations of community amenities, supervise vendors and employees, and ensure regulatory and covenant compliance. Strong communicator with exceptional problem-solving, leadership, and organizational skills. Committed to integrity, safety, and delivering superior resident service.

WORK EXPERIENCE

2023 - PRESENT

Leland Management Inc- Meridian Parks HOA Inc

LCAM Administrative Assistant

- - Act as the first point of contact for residents and visitors, providing exceptional service and support.
- - Manage amenity center operations, including scheduling, digital signage, and bulletin publication.
- - Supervise and coordinate with 10 vendors and 2 part-time employees (lifeguards) to ensure efficient daily operations.
- - Assist CAM and HOA Board with communications, event logistics, and committee support.
- - Handle administrative duties including calls, filing, and record keeping.

2022 - 2023

Leland Management Inc- Avalon Park

Covenant Enforcement Inspector

- - Conduct inspections and enforce community standards based on governing documents.
- - Issue violation notices, attend hearings, and follow up with legal counsel when necessary.
- - Maintain accurate enforcement records and ensure fair, consistent application of rules.

2021 - 2022

Crown Equipment Corporation

Customer Care Representative

- - Processed service and parts requests, technician dispatch, billing, and payroll entry.
- - Maintained comprehensive records and provided administrative support to the service team.

2017-2021

Amazon.com LLC

Learning Coordinator

- Execute all the new hire onboarding programs and audits for the site.
- Coordinate and deliver ambassador identification and training programs to include ambassador audits.
- Train and audit Powered Industrial equipment (PIT) and Trailer Dock Release (TDR) Training programs for the site.
- Execute training programs for both seasonal and permanent trainers and audit Trainer.

EDUCATION

1997-2002

PEDAGOGICAL UNIVERSITY UPEL

- Bachelor of Education, Specialty in Educational Computing

CORE SKILLS

- - Licensed Community Association Manager
- - Vendor & Employee Supervision
- - Covenant Enforcement
- - Amenity Center Operations
- - Customer Service & Communication
- - Problem Solving & Conflict Resolution
- - Administrative Management
- - Time Management
- - Bilingual (English/Spanish)

CERTIFICATIONS & TOOLS

- Florida Licensed Community Association Manager (CAM) – DBPR

- Canvas (50+ Designs), MailChimp, Microsoft Office

RECOGNITION & AWARDS

- - Circle of Excellence, Avon Cosmetics – Istanbul, Turkey (2011)

- - Dedication & Collaboration Award, CEPCA School – Punta Cana, Dominican Republic (2006)

Marquencia Fulton

11880 Fiction Ave, Orlando, FL 32832

[redacted]

[redacted]

Education

University of North Florida, Jacksonville, FL *2012-2014*
M.S. in Criminal Justice

University of North Florida, Jacksonville, FL *2010-2012*
B.S. in Criminal Justice

Darton College, *Albany, GA* *2007-2010*
A.S. in Criminal Justice

Work Experience

Avant Healthcare Professionals, *R*ecruiter Behavioral Assessment *1/2023-3/2025*

- Manage activity in the applicant tracking system with respect to the interview process
- Serve as a technical advisor/consultant to prospective and existing child care providers
- Determine candidate qualifications by conducting interviews, behavioral assessments and analyzing responses
- Formulate recommendations and confirm offers to HCPs based on criteria provided by leadership
- Update database and generate reports of recruitment activities as needed
- Develop recruiting plans to increase applicant pool of qualified candidates using active and passive sourcing techniques
- Meet all recruitment metrics on consistent basis as set by the department: phone interviews, signed contracts, applicant response time and file transfers to the Documented Control department

- **Department of Children's and Families,** Family Service Licensing Counselor *12/2013-12/2022*
- Conduct inspections for facilities and family day care homes
- Typing state reports, Scheduling Appointments, and maintaining files
- Serve as a technical advisor/consultant to prospective and existing child care providers
- Supervise licensing counselor

4th District Medical Examiner's Office, Internship *1/2012 3/2012*

- Performed Autopsies
- Indexed/Scanned Autopsy Reports
- Drafted Investigation Reports

Skills

- Efficient in Microsoft Word, Excel, Power point, and Outlook
- Efficient in Scanning, Indexing, and Data Entry
- Extensive Customer Service Experience
- Efficient in Drafting Investigative and Medical Examiner Reports
- Advanced Researching Skills
- Research Methods
- SalesForce

Memberships & Affiliations

New Orientation Employee/Refugee Task Force 2018
National Society of Leadership and Success, January 2013-present
Student Criminal Justice Association, August 2010-2012
Florida Times Union Editorial Board, February 2012-June 2012
Awarded Skills To Achieve Results(S.T.A.R.) Certificate, April 2012
Darton College Merit List Recipient, August 2010

Matt Steen
12257 Satire Street
Orlando, FL 32832
[redacted]

16 July 2025

Board of Supervisors
Storey Park Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

Re: Interest in Vacant Supervisor Position

Dear Members of the Board,

I'm writing to express my interest in serving on the Storey Park CDD Board of Supervisors. My wife, Theresa, and I moved to Storey Park in 2019, and we've grown to love this neighborhood and the sense of community it offers. I'm deeply committed to ensuring that our infrastructure, green spaces, and shared resources are well-managed for the long term.

Professionally, I serve as the co-founder of Chemistry Staffing, a company that helps churches across the country build healthy leadership teams. I've spent more than twenty years in local church leadership—serving as a youth pastor, church planter, and executive pastor—which has involved everything from managing budgets and facility projects to working closely with boards and local governments. Along the way, I've earned both an M.Div. and an MBA from Baylor University, which have helped shape the strategic and operational lens I bring to leadership.

I see the role of CDD Supervisor as a great opportunity to serve the community I call home. I understand the importance of thoughtful governance, financial oversight, and clear communication, as well as the legal responsibilities that come with public service in Florida. I'm committed to being a helpful, engaged, and steady presence on the Board.

Thank you for your consideration. I'd be glad to connect further or attend an upcoming meeting to introduce myself.

Sincerely,

Matt Steen

MATT STEEN

MINISTRY LEADER

CONTACT ME

Email: [redacted]
Address: 12257 Satire Street, Orlando, FL 32832
Phone: [redacted]
Website: mattsteen.info

ABOUT ME

A Kingdom minded, self-motivated, and resourceful ministry leader with a proven ability to develop and strengthen leadership teams in order achieve an organization's mission. Experienced leader and recruiter of volunteers, able to establish sustainable relationships with organizational stakeholders and a diverse network of people both inside and outside the ministry world. Currently seeking a new and challenging leadership role which will demonstrate my skills and abilities to expand God's Kingdom.

STRENGTHS

Strategic
Activator
Maximizer
Self-Assurance
Arranger

Myers Briggs: ENFP

Enneagram: 7W8

DISC: ID

EDUCATION

Master of Divinity
2017 - Baylor University

Master of Business Administration
2017 - Baylor University

Bachelor of Science in Youth Ministry
2003 - Nyack College

LICENSURE

Licensed for Pastoral Ministry
2003 - Pascack Bible Church

Ordained for Gospel Ministry
2017 - Harris Creek Baptist Church.

OBJECTIVE

Pastor a congregation and community well through preaching, pastoral care, and community outreach.

EXPERIENCE

2017- Present - Co-Founder
Chemistry Staffing | Orlando, FL

- Created a company that partners with churches to help them find ministry staff
- Lead sales and marketing efforts for a business that has seen 100% growth year over year for the last 2 years
- Lead a distributed team of 42 people
- Coach churches through staffing, strategy, and leadership challenges
- Pulpit supply provided to churches as needed

2017-2018 - Executive Pastor
Rancho Murieta Community Church | Rancho Murieta, CA

- Led a capital campaign initiative that saw commitments of more than three times annual giving
- Guided a staff of seven people through a strategic planning process that resulted in refocusing ministry goals and programming
- Led a building initiative that resulted in the purchase and renovation of a building with no debt incurred
- Regularly preached sermons for a congregation with diverse spiritual backgrounds

2015-2017 - Director of Campus Operations
Harris Creek Baptist Church | McGregor, TX

- Set strategic direction and led all facets of Sunday morning operations for a growing multi-site church.
- Created and implemented volunteer-based connection strategies for Sunday morning worship
- Recruited and trained the volunteer teams needed to manage logistics, security, parking, and guest experience two campuses.
- Managed facility issues for two campuses and the volunteer development budget

PROJECTS

Africa Global Initiative
Baylor University | June 2016
Served as project manager with a group of 3 undergraduate students from Northrise University in Ndola, Zambia. Consulted with Gospel Literature Outreach, a local ministry, focusing on enhancing fundraising and back office processes. Led a cross-cultural team to deliver results on a compressed timeline both in person and from across the globe.

Invest North Bay Baylor Phase II
Baylor University | June 2016
Served as team lead, leading a group of 5 MBA students from Baylor University to collaboratively develop an economic development strategy for the city of North Bay, Ontario. Interacted with community stakeholders, regularly communicated with project sponsors, managed the timeline, ensured the overall quality of deliverables, and presented final recommendations to city leaders and residents.

Q Commons Waco City Leader
Q | February 2015
Produced the Waco location of a nationwide discussion on the interaction of faith and culture. Recruited local speakers, local host team, and technical team while leading marketing efforts, coordinating logistics and serving as emcee for the gathering.

Hurricane Sandy Relief Logistics Coordinator
Multiple Organizations | 2012 – 2013
Managed logistics for mission teams serving on Long Island after Hurricane Sandy. Arranged for lodging, showers, work projects, and supplies for relief efforts managed by Mastic Beach COAD and South Nassau Christian Church, and served as the on-site coordinator for the Mid-Maryland Baptist Association's Sandy relief efforts.

Bultimore City Director
Surgance | 2008 - 2009
Led an initiative which allowed over 150 volunteers from across the country to repaint a public elementary school in an underserved neighborhood at no cost to the school. Recruited the volunteers needed, led fundraising efforts, and leveraged strategic partnerships to ensure project success.

2013- 2015 - Senior Vice President
EGive, LLC | St. Louis, MO
- Led the sales and marketing initiatives for a church online giving company
- Oversaw the development of new products and redesign of existing products and led customer service efforts
- Drove sales growth, making the company an acquisition target in 2015

2011-2014 - Managing Director and Founder
Church Simple | Waco, TX
- Created a consulting practice focused on providing coaching cohort strategies for church planters and mid-size churches to manage their vision implementation process
- Created Churchthought.com to be a resource for church leaders and an online marketing tool.

2010-2011 - Vice President of Sales
Dime | Cumming, GA
- Developed and implemented sales strategy, sales performance measurements for small businesses providing services to churches.
- Educated customers on key benefits of outsourcing business services to churches across the country
- Provided consultation and coached customers on church development systems and structures

2007-2010 - Executive Pastor
The Garden Community of Baltimore | Baltimore, MD
- Established and maintained the systems and processes required for a church plant to be sustainable
- Facilitated the annual evaluation of ministry performance, review of mission, vison, and core values, development of key objectives and goals
- Created the legal foundation of the church through the 501© 3 and corporate chartering process
- Prepared and communicated sermons on regular basis

2002-2006 - Youth Pastor
Pascack Bible Church | Hillsdale, NJ
- Led and organized effective youth, children, and young adult programs implementing fellowship, worship, biblical teaching discipleship, and mission opportunities
- Oversaw the recruitment and training of adult leadership teams
- Prepared sermons and implemented weekly worship events

SOCIAL

MATT STEEN

MATTHEW STEEN

MATT STEEN

MATT STEEN

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Letter Of Interest - Storey Park CDD - Board of Supervisors Vacancy
Date: August 28, 2025 at 1:59 PM
To:

Begin forwarded message:

From: Mohamed Elgamal
Subject: Letter Of Interest - Storey Park CDD - Board of Supervisors Vacancy
Date: July 25, 2025 at 3:09:51 PM EDT
To: svanderbilt@gmscfl.com

Mr. Jason M. Showe
Senior District Manager
Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801

Dear Mr. Showe,

I am writing to formally express my interest in filling the vacant seat on the Storey Park Community Development District (CDD) Board of Supervisors. As a dedicated resident with a strong background in construction management and infrastructure development, I am eager to contribute my experience and leadership toward enhancing the quality of life and long-term sustainability of our community.

With nearly two decades of experience managing complex projects across both public and private sectors—including residential developments and public infrastructure—I bring a strategic and solutions-oriented mindset to every initiative. I am confident that my professional background, combined with my commitment to ethical service and community engagement, aligns well with the responsibilities of the Board.

I understand and accept the requirements of the position, including the annual ethics training and financial disclosure. I would be honored to serve and support the continued growth and well-being of Storey Park.

Please find my resume attached for your consideration. I would welcome the opportunity to further discuss how I can contribute to the CDD Board and our neighborhood.

Thank you for your time and consideration.

Warm regards,
Moe Elgamal, PMP, RMP

MOHAMED S. ELGAMAL PMP®, PMI-RMP®

Construction and Engineering Operations Management

SUMMARY

A results-driven engineering, Construction and operations leader with over 20 years of global experience partnering with world-class engineering, construction management, and aerospace companies. Mohamed has contributed to high-stakes projects valued at over $10 billion across the U.S., MENA regions, and beyond, consistently delivering operational excellence through innovation, integrity, and cross-functional leadership.

From managing highly complex operations and research & development R&D efforts for aerospace missions to scaling multi-billion-dollar infrastructure programs, Mohamed brings a rare blend of field-tested construction acumen and high-precision aerospace execution with a focus on customer satisfaction. He's collaborated with highly skilled specialized technicians, aerospace engineers, PhDs, scientists, award-winning inventors, business leaders, and astronauts — a testament to his ability to thrive among top-tier minds and translate vision into impact.

Mohamed fuses business acumen with emotional intelligence, consistently improving processes, ROI, and morale. He enjoys helping businesses scale smart and grow stronger, yet firmly believe there is much more to learn.

EDUCATION & CERTIFICATIONS

- B.Sc. Civil Engineering.
- Project Management Professional - PMP®.
- Risk Management Professional - PMI-RMP®
- OSHA 30-Hour Construction Certified.
- FE Civil (E.I.T.) Certification.

PROFESSIONAL MEMBERSHIPS

- Project Management Institute (PMI) – USA.
- Egyptian Engineering Syndicate – Egypt.
- Saudi Engineering Council – Saudi Arabia.

LANGUAGES

- Fluent in English and Arabic

MOBILITY: USA AND EMEA.

CITIZENSHIP: UNITED STATES.

CONTACT

Orlando, Florida, USA.

[redacted]

[redacted]

References furnished upon request.

CORE COMPETENCIES

- Mega Projects Delivery ($250M-$7B) | EMEA, USA Markets Insight.
- Aerospace & Advanced Complex Infrastructure and Operations.
- Design-Build, EPC & Fast-Track Delivery Models.
- Risk Management. | KPI-Driven Performance Management.
- Lean Process Optimization. | Strategic Stakeholder Engagement.
- Cross-Functional Multidisciplinary Teams Leadership.

WORK EXPERIENCE

Senior Project Manager | Blue Origin | FL, AL, WA, USA | Mar 2022 – Nov 2024 | Projects Budget: $1B+

- Directed the execution of large-scale aerospace infrastructure programs, ensuring strict adherence to applicable standards.
- Maintained tightly integrated control processes as we choose to start execution in parallel with design development for schedule gains.
- Established operational baselines, improved throughput, and led strategic expansions in alignment with corporate growth goals.
- Crisis management planning and execution and mock exercises.

Senior Project Manager | Baker Concrete Construction | Florida, USA | Oct 2021 – Mar 2022 | Project Budget: $250M+

- Drove business development, progress alignment and scope clarity between engineering, procurement, and field operations coordination for fast-paced commercial/Hospitality project.

Co-founder & Chief Operating Officer | EM Engineers | EMEA | Oct 2017 – Mar 2021 | Projects Budget: $50M+

- Launched and scaled engineering consultancy across EMEA.
- Led technical teams delivering diverse capital projects while implementing digital/virtual PMO tools and lean systems.

Senior Project Engineer | Turner Construction Company | Florida, USA | May 2018 – Oct 2021 | Project Budget: $1B+

- Managed engineering and construction contracts on a highly complex mega-scale aerospace project.
- Championed lean processes and workplace culture engagement.

Project Engineer | Austin Commercial | Florida, USA | Aug 2015 – May 2018 | Project Budget: $1B+

- Delivered complex fast paced aviation and commercial project with high coordination needs and phased delivery.

Deputy Technical Manager | Saudi Binladin Group | Jeddah, Saudi Arabia | Aug 2012 – Aug 2015 | Project Budget: $7B+

- Led multidisciplinary teams across one of the largest federal aviation mega-projects in the MENA region at the time.

Project Engineer | Various Firms | EMEA | May 2007 – Aug 2012 | Projects Budget: $50M+

- Delivered end-to-end engineering packages and field coordination on mid-sized residential projects across multiple jurisdictions.

ACHIEVEMENTS

- Drove superior employees Return On Investment - ROI rates through performance optimization across directly managed functions.
- Maintained an average annual production rate of $50M.
- Consistently delivered complex projects at positive earned value.
- Spearheaded cross-functional teams on high-risk, high-value federal and aerospace projects under tight security & compliance protocols.
- Led aerospace processes optimization efforts, identifying KPIVs which streamlined project's tasks handoffs and Throughput Increase.
- Applying risk management and gated review processes on R&D projects helped track/streamline cost, progress, and decision-making.
- High retention and engagement rates in challenging environments.
- Running a profitable international business virtually.

From: **Polly** [redacted]
Subject: Supervisors vacancy
Date: July 8, 2025 at 10:21 AM
To: svanderbilt@gmscfl.com

Hello,
My name it's Paula, perilla,
I'm interested in the supervisor position,
You can contact me through this gmail or my number is [redacted].

Thank you.

Rasesh Joshi
9928 Introduction Way, Orlando, FL 32832
[redacted]

Objective Highly skilled Accounting Manager with 13+ years of experience seeking to improve finances at _____.

Experiences Sun State Oil — Orlando, FL
CFO — January 2012-Present

- Organized the full month end procedures, including preparation of balance sheets, income statements, and trial balance statements.
- Prepared reconciliations for monthly closings.
- Prepared consolidation financial statements of parent company.
- Cooperated with external auditors and federal & state auditors.
- Prepared operating budgets, forecasts, and financial analysis.
- Managed and processed payroll, quarterly returns, payroll tax payments, and annual returns.
- Maintained a strong working knowledge of GAAP (Generally Accepted Accounting Principles) and ensured that all transactions are processed accurately within the systems.
- Calculated and processed monthly, quarterly and yearly commission payment to dealers.
- Prepared and filed multi-state sales & motor fuel tax returns.
- Monitored retail fuel sales on daily basis and managed retail site accounts.
- Assisted in development and implementation of new procedures and features to enhance the workflow of the department.
- Supervised and trained junior accountants and monitored their work daily.

Other Work Experiences Quik Mart — Orlando, FL
Store Manager — (Not Exact) May 2006 – June 2006

- Managed, trained, and supervised new employees.
- Coordinated inventory management and merchandising practices.
- Maintained store conditions per company standard & maximized store sales.
- Maintained an ongoing awareness of competitive activity in the immediate marketing area.
- Maximized store profits and gross profit margins.
- Checked and verified daily reports for sales, collection, and miscellaneous charges were posted correctly.

Education University of Central Florida — Orlando, FL
Expect to graduate in summer of 2015 — August 2013 - ____
Majoring in Accounting — GPA:

Valencia State College — Orlando, FL
A.A in Accounting — August 2006 – December 2010
A.A. in Computer Science — GPA: 3.0
Dean's List (2 semesters)

Skills ***Computer Skills*** Microsoft Excel, Microsoft Words, Microsoft outlook, PowerPoint, working knowledge with Access, BNA Fixed asset software
Language Fluent in English, Hindi and Gujarati

Volunteer Gujarati Society Central Florida (2009 – present)
Brahmin Samaj of Central Florida (2010 – present)

Raymond Ramos
10525 Authors Way
Orlando, Florida, 32832
[redacted]

[redacted]

July 14, 2025

Stacie Vanderbilt

219 E. Livingston Street
Orlando, FL 32801

Dear ***Stacie Vanderbilt***,

I am writing to express my interest in exploring potential opportunities with Storey Park CDD, a special-purpose governmental entity created by the City of Orlando to own and maintain specific common area improvements in the community. With my strong background in real estate investments and financing combined with a deep passion for a particular aspect of this community role, I would be an asset to your team.

Over the past 5 years, I have gained extensive experience in the decisions related to maintaining those improvements in the community of Lake Nona. My professional history reflects a commitment to excellence, innovation, and continuous growth. I am particularly impressed by the organization's results, and I am eager to contribute to its ongoing success.

I would welcome the opportunity to discuss how my skills and experience align with your organization's goals. Enclosed is my résumé for your review. Thank you for considering my expression of interest.

I look forward to the possibility of speaking with you further.

Sincerely,

Raymond Ramos/ MBA

Raymond Ramos
10525 Authors Way
Orlando, Florida, 32832
C: [redacted]

Summary Business Experience: With over 30 years of hands-on experience in business management, I have successfully led teams, streamlined operations, increased profitability, and navigated diverse challenges across various industries, including finance, retail, real estate, etc.. My core competencies include strategic planning, financial oversight, team leadership, customer relations, and operational efficiency.

Key achievements:

- Developed and executed growth strategies that expanded market presence and improved brand recognition.
- Managed cross-functional teams, improving productivity and employee retention through effective leadership and training.
- Handled budgeting, forecasting, and P&L management, ensuring financial sustainability.

I bring a results-driven mindset and a strong ability to adapt to changing market conditions while maintaining focus on long-term business goals in the Procurement sector, specifically in the Financial Planning sector, and as a Revenue Management Analyst.

Career Experience:

Wallstreet Capital Groups LLC **May 2016- Present**
CEO
Offer business consulting services in commercial lending and market operations, providing strategic funding for projects nationwide.

Prestige's Wines LLC, Orlando, Florida
CEO **Jan 2008- May 2016**
Provide structure to the organization through analytical support and a supply chain approach to the wine market in the United States. Analyze retail markets in comparison to our competitors and coordinate internal resources for practical shelf management projects.

- Expected to identify opportunities, solve problems, and develop action plans.
- Effective supply chain operations with customer-focused strategies and tactics.
- Drive corporate and total category performance, relating to improvement in distribution.
- Training & Development of Category Management Drivers

Nikko Investment Inc. Orlando, Florida
President /CEO **March 2004- Jan 2008**

Private Mortgage Investors Group purchased private mortgage notes nationwide and sold them to the secondary market on Wall Street and Metropolitan Mortgage in Seattle, Washington. We sold our loans for a premium and serviced portfolios for private investors.

- Fact-based selling of mortgages
- Training of the discount notes industry
- Develop profitable portfolios with premiums above average

Wallstreet Mortgage, Inc., Orlando, Florida
President /CEO/ Licensed Correspondence Lender **June 1997- March 2004**

Supervised the operation of a Mortgage company with a staff of 32 loan officers in the Orlando, Florida area, the daily operation of originating loans, processing to the guidelines of FNMA, FHA, VA, and Conventional.

- Sold mortgage portfolios to the secondary market in Wall Street mortgage-backed securities.
- Managed the company's warehouse line credit for funding.
- Negotiated with investors in MBS, CMOs, ABS, and CDOs, risk potential yields based on varying credit quality and interest rate risks.
- Foreign governments, pension funds, insurance companies, and banks typically invest in high-credit-rated mortgage products like subprime loans.

Federal Deposit Insurance Corporation, New York, N.Y
Liquidation Technician / Underwriter Auditor **May 1994-June 1997**

Management of all insolvent assets of a lending institution in the southeast region and the mortgage

- Asset servicing
- Mortgage compliance with underwriting guidelines for the secondary markets
- Mortgage-backed securities investment /CDOs (collateralized Debt Obligations)

United States Army, Fort Jackson, South Carolina **April 1980 - September 1993**

- **Combat Training for Chemical Warfare Ft Irwin, CA**
- **Logistic maneuvers in the Mojave Desert, Ft Irwin, CA**
- **Infantry Survival School in Fort Carson, Colorado Springs, Colorado**
- **United States Army Leadership Course**

Education

5/2016 - Executive Master's in Business Administration
University of Central Florida, Orlando, Florida 32801

7/2014- Bachelor of Science in Business Administration / Cum Laude
Everglades University, Altamonte Springs, FL 32701

REFERENCES: Available Upon Request

From: **Saurabh Srivastava**
Subject: Re: CDD - Board of Supervisors Vacancy
Date: July 8, 2025 at 10:26 AM
To: svanderbilt@gmscfl.com

Hi Jason

I am writing to express my strong interest in the vacant position on the Storey Park CDD Board of Supervisors, as announced in your recent email to residents.

I am keen to contribute to our community's governance and believe my skills and dedication would be a valuable asset to the Board. I understand the requirements, including the annual 4 hours of ethics training and the need to complete a financial disclosure.

Please let me know the next steps on this.

Thanks,
Saurabh Srivastava

Address: 11498 Rhyme Ave, Orlando, FL 32832

On Tue, Jul 8, 2025 at 10:15 AM Storey Park HOA <StoreyParkHOA@mail.theiconteam.com> wrote:

Storey Park CDD - Board of Supervisors Vacancy

Dear Storey Park Residents,

The CDD Board of Supervisors currently has a vacancy. If you are interested in filling this vacancy, please submit letter of interest or resume to the District Manager's office at svanderbilt@gmscfl.com. Anyone interested should know that there is a requirement to take 4 hours of ethics training annually and you must complete a financial disclosure. Should you have any additional questions, please contact the District Manager's office.

Sincerely,

Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

SECTION B

RESOLUTION 2025-08

A RESOLUTION OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ELECTING _____ AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Storey Park Community District desires to elect _____ as an Assistant Secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT:

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 2nd day of September, 2025.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, July 15, 2025 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Willem Boermans	Vice Chairman
Travis Smith	Assistant Secretary
Matthew Antolovich	Assistant Secretary
Ricardo Garcia *by phone*	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Nicole Van Valkenburg *by phone*	District Engineer
Cameron Roberts *by phone*	District Engineer
Alan Scheerer	Field Manager
Rebecca Black	HOA Community Association Manager
Brandon Radanovich	HOA Safety & Operations Committee Chair

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Showe: Next is the Public Comment Period. We'll open it up for any members of the audience who would like to provide any comments at this time. Please state your name and address and keep your comments to three minutes. Hearing none.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Review of Letters of Interest/Resumes for Board Vacancy

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe: We can proceed to Organizational Matters. The Board does have a vacancy and a landowner seat with a term ending November of 2026. We did put out some information to

the HOA to distribute and you have now received 11 letters of interest or resumes. So, at this point, we can open it up for Board discussion on how you may want to approach that. There's no requirement to fill the seat today. You certainly have time. Several of these we just received in the last few hours, so you might not have had time to review them. I did put a package together for you. Unfortunately, the package doesn't include the last resume, which I provided to you. So, you have 11. In most cases like this, you probably want to spend some time just ranking either the top three or the top five individually. You can send those to me and I'll compile them and we can bring those back at the next meeting. If you want to have those people come to the following meeting, you could talk to them or meet with them individually. That works too. I haven't had a whole lot of interaction with most of the folks, except for full disclosure about Mr. David Grimm. He was actually a Board Member on Randal Park previously. So, we have worked with him in the past. But other than that, we can open it up for Board discussion on how you would like to proceed. Certainly nothing precludes you from filling the spot today, if you chose to, but we're trying to give you enough time to fully digest all of these.

Mr. Smith: So, the first question I have, since the seat becomes open in 2026, will there be about election next year?

Mr. Showe: Correct. That seat will then turn into a general elected seat. So, whoever wants to be in that seat, will have to go through the same qualification process that everybody else will have to go through going forward.

Mr. Smith: Okay.

Mr. Antolovich: There are a lot that came in. So, narrowing it down to a top list would be nice.

Mr. Showe: Yeah.

Mr. Antolovich: Do you want that list now or at the end of the meeting?

Mr. Showe: I think if you send it to me individually, after the meeting, that will give you time to digest them all. If you do it within the next week or so, then I can compile that list. I'll send out the ranking to the Board and then if that changes any of your opinions, we can look at it at the next meeting. There may be somebody who stands out on everybody's list as the top one. Then you might not need to narrow it down any further.

Mr. Smith: Do we need a quorum?

Mr. Showe: Yeah.

Mr. Smith: So, the question would be, when we list the qualifications, I didn't necessarily say that they had to be present, because I was expecting to see some of the candidates here today and that was partly why I wouldn't want to make a decision.

Mr. Showe: Well, we typically do that. However, again, with the number that we got, I was out on vacation and I know Becky was out on vacation, so we kind of had a gap. But with the number that have, I'm not sure that it would be real productive to have 11 people coming all at the same time. So, it's probably better if you narrow it down on your own. We can always reach out to the folks that don't get here and just let them know, *"Hey, here's the next qualification period, here's the process"* and they can go through that process.

Mr. Antolovich: Just looking over it, there's nothing that really stands out too much. The only one was Mr. David Grimm, because he was on a CDD before.

Mr. Boermans: Same for me.

Mr. Antolovich: There's that. Most of the other people I'd have to just kind of read through.

Mr. Boermans: Same for me, Mr. David Grimm stood out and Mr. James Dunker.

Mr. Smith: I mean it's probably similar, but as a disclosure, James and I are on the HOA Board. So, I have some working experience with him, which kind of plays into it. Brandon, I don't want to put you on the spot. I thought you previously expressed interest.

Mr. Radanovich: I did, but I decided my plate is kind of full right now. I'll probably wait until maybe next term.

Mr. Scheerer: 2026. Get your campaign funds going.

Mr. Showe: Yeah. There will be three seats in 2026.

Mr. Smith: I will send that to you.

Mr. Showe: Yeah. So maybe if you want to rank it, like I said, the top three may be easier. Then what I can do, I'll compile those rankings when I receive them from everyone and send it out to the Board. That way you can see it and have some time to think about it. Certainly nothing will preclude you from individually reaching out to any of these folks on your own. To talk to them and ask questions. You can certainly do that as well. If we narrow it down to three, then we can certainly reach out to those folks and ask them to come to the next meeting, if that makes it easier. So, we'll keep that on the next agenda, along with the appointment and the Oath.

C. Election of Officers

D. Consideration of Resolution 2025-05 Electing Officers

Mr. Showe: One thing we probably want to go ahead and do, since we're not filling that seat right now, is to elect the Chairperson. Right now, Willem is serving as Vice Chair and you have no Chair. You can keep the other officers the same and I've got that list here, but it's probably in everyone's benefit to have a Chair and a Vice Chair, at this point, just for the purpose of signing documents and keeping order. So, is there a nomination for Chair or someone that you would like to recommend?

Mr. Boermans: I would like to self-nominate myself.

Mr. Showe: Is there anybody else?

Mr. Smith: I'll second the nomination.

Mr. Showe: If there are no other nominations, does someone want to be Vice Chair?

Mr. Antolovich: I'll self-nominate.

Mr. Showe: Are there any others? Hearing none, I'll read Resolution 2025-05 into the record and you can approve it as read. We have Mr. Boermans as Chair, Mr. Antolovich as Vice Chair, Mr. George Flint as Secretary, Mr. Smith, Mr. Garcia and myself as Assistant Secretaries, Ms. Jill Burns as Treasurer, Ms. Katie Costa and Mr. Darrin Mossing, Sr. as Assistant Treasurer. Is there a motion to approve that resolution as read?

> On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor electing Mr. Boermans as Chairman, Mr. Antolovich as Vice Chairman and the remaining officers would remain the same as evidenced by the adoption of Resolution 2025-05 as read was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 3, 2025 Meeting**

Mr. Showe: Behind that, we have the minutes from the June 3, 2025 meeting, which were included with your agenda. We can certainly take any corrections or changes at this time or a motion to approve the minutes.

> On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the Minutes of the June 3, 2025 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2024 Audit Report**

Mr. Showe: The next item is your Fiscal Year 2024 Audit Report. This is required annually by Florida Statutes. There's a whole lot of information in there for you. What I typically do, is refer people to the last page. So, on your iPad, it's Page 86, but it's also Page 31 in the audit itself. The Report to Management, details all of the things that the auditor is required by Florida Statutes to investigate, review and determine. You'll see that there are no current year findings. There are no prior year findings. There are no significant findings or recommendations. Nothing was discovered to improve our financial management and we did not meet any deteriorating financial conditions. So, it's a clean audit. Counsel has reviewed it as well. So again, we would recommend that the Board accept that audit report, but we can certainly take any changes or questions that you might have.

Mr. Antolovich: I should have wrote down the page. You might know about it. There was something that was in there that said there was secondary or supplementary information that they were supposed to review in previous audits, but we didn't provide it to them, so they couldn't review it.

Mr. Showe: They should have.

Mr. Antolovich: It was in one of the first couple of pages.

Mr. Showe: All of the audits are publicly available and on your website. I know what they typically say, is that they depend on the information we provide them.

Mr. Antolovich: Okay.

Mr. Showe: So, if we provided them doctored reports, they're not responsible for the quality of those reports. Let me see if I can find it. Yeah, there is a required supplementary information page, which is on Page 57. I think most of the stuff on this page, is typically just boilerplate.

Mr. Smith: Okay. Never mind.

Mr. Showe: No worries. Is there a motion to accept the audit report?

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor accepting the Fiscal Year 2024 Audit was approved.

SIXTH ORDER OF BUSINESS **Public Hearing**

Mr. Showe stated next is our public hearing for the budget process. We would like to take a motion from the Board at this point to open the public hearing.

> On MOTION by Mr. Boermans seconded by Mr. Smith with all in favor the public hearing to adopt the Fiscal Year 2026 budget and impose special assessments and certify an Assessment Roll was opened.

A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Showe: We'll go ahead and open the public hearing and we'll start with Resolution 2025-06. This is the resolution that will set your Adopted Budget for Fiscal Year 2026. Attached to this exhibit, as Exhibit A, is the Adopted Budget. We included a sample, but it would also include any changes that the Board might choose to make today. We will note again, as we talked about prior, we did not do any assessment increase this year. So, it is a level budget. We feel comfortable with the amounts in there. We built in some contingencies. We also have some tables. Starting on Page 4 of the budget, we try to do as detailed a line-item text as we can do, which details out each of the account lines. In places where we have contracts or accounts, we list all of those out, too. So, we try to be as transparent as we can for you and your residents, where the costs are coming from. Behind that, is all of your debt service. The Board doesn't have any flexibility in that debt service, because they were issued at the time the bonds were issued. So, you don't have any ability to make changes there. On the last page, is your Capital Project Fund. No, that's actually right after your General Fund. We anticipate having about $550,000 in that fund by the end of this fiscal year and we've also built into next year's account, redoing some of the stop bars in Section 1, as well as repairing the concrete weir. So, we've put those costs in as anticipated for next year and certainly we'll bring those back to you later in the fiscal year, once it starts.

Mr. Smith: Just a couple of questions on the budget or at least what's attached.

Mr. Showe: Sure.

Mr. Smith: So, when I look at the trail and dog park maintenance, they go up slightly. Is it just because we took over those additional areas, like Phase K?

Mr. Scheerer: We had Phase K. Plus, they built those wooden bridge crossings, too. So, that's some additional funding.

Mr. Smith: Okay, so that's part of it. I know we have it later in the agenda, when we talk about some of the enhancements people are asking for, like the dog parks, where would I see that?

Mr. Showe: There's nothing specifically spelled out in here for those right now. To the extent that they were larger expenses, we look for approval from the Board to spend that out of capital. If it's small maintenance items, we typically can accommodate that in the General Fund, on the repair and maintenance side.

Mr. Scheerer: Yeah. I would need a better understanding as to what enhancements the residents are looking for, because if they're speaking about Parcel K, they have no amenities for pets in there. If that's something they're looking for, we'll have to price it, because those little devices are not cheap.

Mr. Showe: Yeah, it's just like playgrounds.

Mr. Scheerer: Yeah, it's like a playground for pets and they're very expensive. But we'll touch base under the Field Manager's Report. We can go through some of those things.

Mr. Smith: Okay.

Mr. Boermans: You have to maintain those items as well.

Mr. Scheerer: Yeah.

Mr. Showe: Are there any public comments on the budget, while we're here, since we are in a public comment period?

Mr. Antolovich: Was that made available to the residents?

Mr. Showe: Yes, it's on the website and we also have copies here. In large form, it's exactly what was approved as the Proposed Budget.

Mr. Smith: I see that the collection cost at the bottom, that 6%.

Mr. Showe: Yes.

Mr. Smith: Is that something we paid to the county or is that us going after residential?

Mr. Showe: No. That is how the county operates. Just to give you the information on the 6%, because we get this question a lot, typically, the Tax Collector will take 2% of the costs and also, as a resident, you're afforded a 4% discount if you pay your Tax Bill in November. So, for the CDD to collect $100, we have to assess $106. So, that's kind of why we have to include that amount, so that we make sure we capture that. Otherwise, we'd be short on assessments every year, if everybody paid in November.

Mr. Boermans: That makes sense.

Mr. Antolovich: I'm just happy it didn't go up.

Mr. Showe: Yeah, we were able to keep it level this year, so that's a good thing. Again, I think there are some contingencies in here that we may not need throughout the year and obviously you can see that we control spending throughout the year. So, when you look at your current finances, we've actually underspent through year to date.

Mr. Smith: The reason we were going to be lower on the capital reserve, is so we can keep the rate flat?

Mr. Showe: It's to keep the rate flat, plus obviously your contracts do go up typically every year. So, to offset that, we have to decrease what goes into capital.

Ms. Black: Are your increases built in in the contracts?

Mr. Showe: No, but we factor those in when we do the budget, because we'd rather have it factored in and have them not do it. So, at your next meeting, we'll have Alan reach out to all the vendors and we'll secure the contract pricing for next year. We don't like to ask them too early, because then they want to increase it now.

Mr. Scheerer: Typically, it's just lakes and landscape.

Mr. Showe: Yeah, those are the big ones.

Ms. Black: Is every contract just one year? You don't do like multiple years, like a three-year contract?

Mr. Scheerer: We have an option for that and each year the Board has to approve it.

Mr. Showe: Yeah, they can approve a three-year contract. But also, with the CDD, they always have a 30 day out on any contract. So, even if you sign a three-year contract, it doesn't lock you in for three years. The other big increase that you have in here, are the street lights. So, we always put a 10% increase on the utilities, just because we don't anticipate those ever going down.

Mr. Antolovich: I have two questions. The enhanced traffic enforcement, what does that pertain to?

Mr. Showe: That's the Sheriff's office patrols.

Mr. Antolovich: The police patrols. Okay. Nice. I know we were talking about adding some lighting to that one marquee that's over by the Phase K entrance. Is that sign covered in the capital or how would that be funded?

Mr. Scheerer: We don't have any funding allocated for it and we don't have the price yet.

Mr. Antolovich: Okay.

Mr. Scheerer: There is funding available in the capital, if we need to use it, but it depends on how much it's going to be. We need to try to find a transformer close enough to directional bore, because the two that are there now, are switches and we can't tie into those.

Mr. Antolovich: Well, great job on helping keep costs down for the residents. I appreciate that.

Mr. Showe: We always try, because for the folks that have been here in the past, when you do an assessment increase, you send out a mailed notice to every resident in there. So, we likely would have to find another location. At some point we'll have to. I mean, there's no way to keep it level forever. Last year, we had probably 60% to 70% of our Districts do increases, just because of the cost of everything going up. So, this year, we've been in pretty good shape. We always also recommend, if you are going to do an assessment increase, you want to try to set an assessment that's going to be good for at least three to five years, because even if you increase $1, you have to do the mailed notice. So, we always try to make sure that if you're going to go for the increase, make sure you make it satisfactory enough for the next several years' worth of operation that you know about, because the cost of doing the mailed notices and the advertisement is always the same. Are there any other questions from the Board?

Mr. Boermans: Maybe I can see it here, but how long do we have left on the bond?

Mr. Showe: Each one is individual.

Mr. Smith: I see some to 2049.

Mr. Showe: Yeah, the Series 2018 goes to 2048. The 2015 bonds go to 2045. They're all 30-year terms.

Mr. Smith: Okay. The longest I saw, was 2052 or 2051.

Mr. Showe: Yeah.

Mr. Scheerer: Good luck with that, guys.

Mr. Showe: Are there any other questions of the Board? Otherwise, is there a motion to approve the resolution?

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor Resolution 2026-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: The second part of your annual budget process, is Resolution 2025-07. Attached to this resolution, is the Adopted Budget that you just approved, which is Exhibit A and a giant Excel spreadsheet, which is Exhibit B and gets transmitted to the Tax Collector. It's a giant list that ties out to your budget. We can again take any public comment on the assessments or answer any questions from the Board or take a motion to approve. Again, this just matches the budget that you just approved.

Mr. Smith: So, you just parse those basically to each of the residents.

Mr. Showe: Yes.

Mr. Smith: The rate is pretty much depending on what type.

Mr. Showe: Correct. It's a very complicated Excel spreadsheet, but we use that type in there and that ties to the operation and maintenance (O&M) assessment as well as the debt. Then the folks in our office have to kind of decode each individual parcel, to determine which series of debt it goes to. But doing that, that's how we match up to make sure we're assessing the full amounts and ensuring that all of the property is included.

Mr. Smith: Is there any way for residents to push back on that assessment or is that just fixed once we approve it?

Mr. Showe: Once you approve it, it will go on their Tax Bill. They can certainly push back, but any of their discussions at that point, would have to go through the Tax Collector.

Mr. Smith: Okay.

Mr. Showe: Again, the benefit of the CDD, is if somebody chooses not to pay their Tax Bill, typically a tax certificate is issued and then when that gets issued, the CDD gets reimbursed. So, you do have a lot of protections for people not paying. In most cases, you end up with over 100% collected on CDD's, because of the way we do the 6%, plus people just paying over time.

Mr. Lazarovich: If people aren't paying their bills, the Trustee protecting the bondholders, can direct the CDD to go after the homeowner for not paying.

Mr. Showe: Right.

Mr. Smith: Have we ever had to do that?

Mr. Showe: I don't think in this CDD. It's typically those are communities that are still in development. The developer is defaulting, they're not paying their bills and we're depending on one or two people to pay the bills. Given the amount of parcels that you have and that most of

them have turned over to people that are living there, it's really not a concern here. Again, at this point, you guys are almost 99% collected on your assessments in July. So, once a couple more of those tax certificates are sold, we will be in good shape. If there are no other questions, is there a motion to approve Resolution 2025-07?

> On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Mr. Showe: We'll just take a motion, at this point, to close the public hearing.

> On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the public hearing to adopt the Fiscal Year 2026 budget and impose special assessments and certify an Assessment Roll was closed.

SEVENTH ORDER OF BUSINESS **Consideration of Amendment to the License and Operation Agreement with Storey Park Community Association, Inc. Related to Security**

Mr. Showe: We're bringing back the License and Operations Agreement as an amendment, as after the meeting, we had some more discussions with the HOA and they actually need seven cameras instead of one. So, Jay has gone ahead and reworked the agreement to include all of those different locations. Certainly, we can take any questions or comments at this point. We've got Brandon here as well, if there are questions on the camera locations or any other parts of that agreement. Other than that, it’s in large part the same agreement that you saw at the last meeting, but just because we added so many cameras, we wanted to bring it back.

Mr. Lazarovich: We've confirmed with the Engineer that there shouldn't be any issue with these locations.

Mr. Radanovich: There was something in there, an offset from the curb and there was a four foot or a six-foot deviation, I want to say.

Mr. Roberts: There is a 4-foot lateral offset from the face of the curb.

Mr. Radanovich: Was that the smallest number or was there a larger number?

Mr. Roberts: 4 foot is the larger one. 1 1/2 is based off the speed, which I believe all of the speeds are one and a half. But we would recommend trying to maintain the 4 feet.

Mr. Radanovich: Okay.

Mr. Roberts: It will be based off of utilities and where they mark the utilities.

Mr. Radanovich: That makes sense. Okay. I believe Flock looked at that and said that they didn't have an issue with that.

Mr. Showe: So, we would just look for a motion.

> On MOTION by Mr. Antolovich seconded by Mr. Smith with all in favor the Amendment to the License and Operation Agreement with Storey Park Community Association, Inc. related to security was approved.

EIGHTH ORDER OF BUSINESS **Discussion of Parking/No Parking on Parcel K**

Mr. Showe: I know we've kept the parking/no parking issue on the agenda for a little bit. We did get back some information from the Engineer. They don't have any other changes that they would recommend to your Parking Rules. Also, just for the Board's information, I think the resident that was previously upset, is now no longer in the community. We haven't gotten a whole lot of other issues, on this rule for now. I will note, there are new rules. There is new timing, distance on the rules that we have to process now. So, if we want to make changes to the rules, we want to make sure that we spend a lot of time going through those and making sure that they're accurate and what the Board wants. So, at this point, it would be my recommendation, that we hold on this for now, not make any changes to the rules and maybe wait for the new Board Member to come on board and then you can see where you want to go.

Mr. Lazarovich: Just to note one item. The HOA had one vehicle towed for abandonment. That's not included in the CDD rule. So, if we were to revise the rules, that may be something that the Board considers adding.

Mr. Showe: Yeah.

Mr. Antolovich: Was there a reason why that was never included?

Mr. Lazarovich: I tried to look back. It wasn't included.

Mr. Showe: It just wasn't.

Mr. Antolovich: Was that exclusive to this CDD or is that for all of the CDDs that you guys manage?

Mr. Showe: We have some that have it, some that don't. The Parking Rules tend to be highly customized to each District. We always recommend making them simpler in the start,

because you don't want to over legislate it and make it incredibly complicated. Then you make the refinements to the rules as you go, based on individual circumstances.

Mr. Smith: Just so I understand what the HOA enforces, they cannot have anything more restricted than what we have in our CDD.

Mr. Lazarovich: They're enforcing our rules.

Mr. Smith: So, we set the rules and then they enforce it.

Mr. Lazarovich: Correct.

Mr. Smith: Okay. My comment on it would be to wait until the new members are here

Mr. Showe: Yeah, we can certainly have a wider discussion later, about any other changes you would like to see to the rules.

Mr. Antolovich: The thing about the no abandoned vehicles parking, I know there's a lot of talk about that. Would it be possible for next time when we are discussing this with them, if you could pull an example.

Mr. Lazarovich: I actually did. It's in the highlighted section. I came prepared.

Mr. Radanovich: I would like to also point out, we do have the ability to go through the City of Orlando's code enforcement.

Mr. Showe: Absolutely.

Mr. Radanovich: To mitigate until the CDD does come to terms with a proper ruling. It's obviously a little more legwork than just a placard and tow on the HOAs part, but we have successfully been able to utilize them for egregious violations.

Mr. Antolovich: The city won't tow, like OPD and whatnot.

Mr. Showe: Code enforcement will. We've had some success in other Districts where you just call the Sheriff's non-emergency number and just say, *"Hey, we suspect this to be an abandoned vehicle. Can you come check it out?"*

Mr. Antolovich: They decided that because it is private property owned by the CDD, they're not going to intervene. We've been down that road with them before.

Mr. Showe: Yeah. The typical challenge with enforcement of the abandoned vehicle, is that it's difficult to prove that the vehicle's abandoned. Some people park their car there all day and drive it at night. That becomes kind of the enforcement challenge on that provision.

Ms. Black: This gentleman was gone for three weeks. He came back for a week and it didn't move.

Mr. Showe: Yeah.

Ms. Black: We have issues with car rental companies too.

Mr. Showe: We can certainly add that. I'm just going to keep a running list, so when we get back to it, we'll have some of those items flagged.

Ms. Black: I'll add that to my list too. Does this agreement expire? Because I think our attorney said that the agreement between the CDD and the HOA for towing expires. You said something about 2025.

Mr. Showe: I think it auto renews.

Mr. Lazarovich: I'll take a look at that.

Mr. Showe: It should auto renew every year.

Ms. Black: That's kind of what I was thinking. I just want to make sure.

Mr. Boermans: On History Avenue, there's a spot on both sides, that is empty, but on both sides, there is no parking. I think one side, we should be able to make it no parking.

Mr. Showe: Okay.

Mr. Boermans: There's also a 90-degree corner, where on some sides it's parking, but it's so close whenever you go through the corner. That should be no parking.

Mr. Smith: Just on the enforcement of it, do we post the stats of how many cars we've towed?

Ms. Black: I can pull that up and provide you with a detailed list of what has been towed. On my Manager's Report, I usually put what we towed and how many we towed.

Mr. Smith: Okay.

Mr. Antolovich: If the HOA decides not to enforce the CDD's parking rules, would the CDD take over enforcement of that?

Mr. Showe: That's a decision that you'll have to make. We can't really take it over without a cost of hiring security staff. That would be the only way to really enforce it.

Mr. Radanovich: The HOA just contracts with the towing enforcement company. That's at no cost to the HOA. Does the CDD have that ability?

Mr. Showe: We have to look at the Statutes, because typically the CDD can't just tow a vehicle. We have to put a warning on it first and a lot of tow companies don't want to do that.

Mr. Smith: That makes sense, unless you pay for it.

Mr. Showe: That's why one of our communities in Kissimmee, the security company is charged with driving around, keeping track, putting warnings on cars.

Ms. Black: It's all automated.

Mr. Showe: Yeah.

Ms. Black: With pictures and stuff. They do everything right. People don't think they do, but they do.

Mr. Showe: Yeah.

Mr. Radanovich: The only other thing with regards to the towing and vehicles, is the issue we have with golf carts. I notice that's already in the rules here, but I've never seen that kind of as a towing enforcement. But I would think if a golf cart is parked in a CDD parking spot, as the rules read, we can tow that. I think that may be one of the only ways we have to help enforce that safety perspective of the fact that we are not a golf cart community and they should not be operated anywhere on CDD roadways, especially by the Phase K Clubhouse. I would say if they were parked in a CDD parking space, then it does go against the regulations and they should tow them. I think that's the only way we're going to be able to create a safer environment.

Mr. Boermans: I think they are allowed when they're legal. Correct? I see maybe one or two of them. They actually have a license plate.

Mr. Radanovich: This says golf carts are prohibited at all times, whether they are tagged or not, in Section D.

Mr. Smith: Because that may qualify as an electrical vehicle, which is different than a golf cart.

Mr. Showe: Yeah, we can work on that.

Mr. Smith: There needs to be clarification in the language.

Mr. Radanovich: I do agree if it's tagged with a license plate, that means the person driving it needs to be a licensed driver. But the ones that we're seeing, do not qualify. They are just non-tagged golf carts.

Mr. Boermans: I wish that everybody would just park normally.

Mr. Showe: We always say that the goal of the Parking Rules is to not to tow vehicles.

Mr. Boermans: I know.

Mr. Showe: It's kind of compliance, but unfortunately, you have to tow at least a few to get their attention. Like I said, we'll keep that on the agenda and I'll keep a running list of things that come up, so that we can look for tracking all of that.

NINTH ORDER OF BUSINESS District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Execute

Mr. Showe: We're trying to do a lot of the annual things at this meeting. So, we have two documents for you and they're almost identical. The first are the goals and performance standards for Fiscal Year 2026. It's the same ones that we used for 2025. Then we also have the 2025 goals on here as well. What we'd like to do, is get the Board to approve the Fiscal Year 2026 goals and then also authorize the Chairman to execute the 2025 goals when the fiscal year is done. In reviewing the 2025 goals, we met all of the goals so far. Obviously, once the budget was approved today, that kind of got finished up. These don't go anywhere, but other than on your website. We're required annually to approve goals and then do an annual report of those goals for the prior year. So, if the Board has any questions, we can take those or we can take a motion to adopt the 2026 goals, as well as authorize the Chair to execute the 2025 goals when they're completed.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor adopting the Fiscal Year 2026 Goals and Objectives and authorizing the Chair or Vice Chair to execute the completed 2025 Goals was approved.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Showe: With that, we can go to Staff Reports.

Mr. Lazarovich: I have no other updates for the Board this month unless there are any questions for me.

Mr. Smith: Just one quick one on the school. Do you have any update?

Mr. Lazarovich: We don't have any updates on it, but I can reach back out. So let me get with them on that.

B. Engineer

i. Consideration of Proposal for Concrete Weir Repair
ii. Discussion of Pending Real Property Conveyances
iii. Status of Pending Permit Transfers
iv. Status of Construction Funds & Requisitions

Mr. Showe: We have Cameron and Nicole on the phone. Are there any updates from your side?

Mr. Roberts: I have no updates. The only item that needed to be discussed today, was the remedials to the concrete weir.

Mr. Showe: Yeah. We have that in their agenda, Cameron. We did reach out to the vendor to get some clarification on those items. So, I think at this point we'll just wait to see what they come back with. But we've certainly reached out to the vendor to get those resolved.

Mr. Roberts: Okay then nothing from me. Thank you.

Mr. Scheerer: May I ask a question for the Engineer?

Mr. Showe: Sure.

Mr. Boermans: Is there any way that we can do a less expensive option or is everything set in stone?

Mr. Roberts: We would have to go back to the District to see what options we could do. I know there was some discussions previously about putting in some plastic there instead of concrete. Whether or not that would be any less expensive, it's probably not, just because this is only remedial and we only need to repair part of the concrete in this section. But if that's something we wanted to do… you'd be paying the additional permitting fees and all those sorts of other additives that come along with getting a different permit. It's hard to say. It could end up just being equal and then be stalled for no reason.

Mr. Boermans: That makes sense.

Mr. Smith: When do we think we're actually proceeding with this?

Mr. Showe: I think once we get the proposal back, we could try to reach out to maybe another vendor or two, just to see if there are any other costs out there. Once we clarify these, then we'll have an apples to apples set for pricing. But certainly, you've got enough money in your capital, that you could approve it at any point, once we get it approved through the engineering stuff.

Mr. Scheerer: We have it slated for 2026.

Mr. Smith: Okay.

Mr. Scheerer: Like Jason said, you could spend it sooner than that if you wanted to.

Mr. Smith: Yeah.

Mr. Boermans: I'm just afraid because of the other weir that I saw at Phase K. It's already cracking.

Mr. Showe: I think we're going to reach out to somebody at Lennar about that, because Dan indicated he was going to look internally.

Mr. Scheerer: Yeah. We need to figure out whose Dan's replacement is.

Mr. Showe: Yeah.

Mr. Boermans: That is the one on the side of Phase K with the bridge over it.

Mr. Showe: Yeah.

Mr. Scheerer: They all have bridges.

Mr. Boermans: The longest one. The one in between Meridian and K1.

Mr. Smith: The other question is, when the proposal says, no permits, no bonds, no landscaping, do we have those costs or do we need to account for that?

Mr. Scheerer: I'm not aware that we need a permit for a repair.

Mr. Showe: Yeah.

Mr. Scheerer: The Engineer may be able to speak to that.

Mr. Smith: The landscaping and irrigation, because I imagine…

Mr. Scheerer: There's no irrigation there.

Mr. Smith: Okay.

Mr. Scheerer: It's all unirrigated Bahia grass.

Mr. Showe: Yeah. So, it would just kind of fill itself out naturally.

Mr. Scheerer: They would have to regrade everything.

Mr. Showe: Yeah.

Mr. Scheerer: If there was any additional work, I doubt it would be very expensive. It would be minimal.

Mr. Showe: We're going to keep working on that issue. So, we'll bring you back whatever proposal we get from the vendor. That's all that we have for the Engineer.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We can go to the District Manager's Report. We have approval of the Check Register. In your General Fund, we have Checks #1481 through #1495 for $91,240.70. We also have June payroll, for a grand total of $91,690.18. We have a summary of those invoices that follow. I will note, there are several transfers to Regions Bank. The process is that the assessments come into the General Fund and then we have to cut those checks out as applicable to the debt service. So, that's what those checks are for. But other than that, Alan and I are here to answer any questions the Board might have on the Check Register or we can take a motion to approve.

Mr. Smith: Do you coordinate security with the HOA?

Mr. Showe: Yes. We do now. We've gone ahead and updated that process. We appreciate that the HOA has jumped in there.

Mr. Radanovich: It's working out great.

Mr. Showe: It took a little while to get them to get them organized.

Mr. Scheerer: Yeah. There was some crazy stuff going back and forth.

Mr. Radanovich: We're able to use the same Sergeant who coordinates theirs, also coordinates ours for us. So that helps to keep everything going.

Mr. Boermans: He's doing a good job on it.

Mr. Showe: Yeah, he does a great job. It was some of the other people that seemed to jump in and make it more confusing.

Mr. Radanovich: We got it worked out.

Mr. Smith: That was the only question I had.

Mr. Showe: Alright, then. Is there a motion to approve the Check Register?

> On MOTION by Mr. Boermans seconded by Mr. Smith with all in favor the May 28, 2025 through June 30, 2024 Check Register in the amount of $91,690.18 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. No action is required by the Board. I will point out; we are performing better than budget to actual. So, we're in good shape there. As I stated earlier, I think we're at 98% or 99% collected on assessments. We should be fully collected, likely by your next meeting.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Showe: Another annual thing that we want to take care of now, is getting the Fiscal Year 2026 meeting schedule approved. We've kept it here at our office, at 4:00 p.m. on the same second Tuesday of every month. The schedule would start on October 7th. We can certainly take any questions or changes from the Board, if you'd like to change that or we can just keep it as is. That doesn't preclude you from changing it at any point later. You are required to do an annual meeting schedule that gets advertised.

Mr. Antolovich: Tuesday works for me.

Mr. Showe: Okay, perfect. Is there a motion to approve the meeting schedule?

> On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the meeting schedule for Fiscal Year 2026 as presented was approved.

Mr. Radanovich: Oh, wait, didn't we move to the first Tuesday? I think we did, because it matched up with my side.

Mr. Showe: Oh, it is the first Tuesday. We'll have that changed.

D. Field Manager's Report

i. Discussion of Requests for Updates to Phase K Dog Park

Mr. Showe: We can have Alan go to his Field Manager's Report. I know that he has some information on the email that we received from the resident regarding Parcel K.

Mr. Scheerer: Yeah. So basically, this whole email is great and I'll be happy to do it for you. We just need to run through it all and price it. That's the biggest thing. Shade structures are not cheap. Park benches aren't cheap. I know they want one or two. They also want a water fountain, which is probably the harder thing to do, because we would have to get a potable water meter location.

Mr. Smith: Is there no water over to that?

Mr. Scheerer: No. As far as the sod goes, I know Shane and I have been battling that sod. The only other thing that I can recommend right now, is there's a company out there that produces a product called Command Soil. It's basically a nutrient rich top dressing that goes over your turf and you're supposed to do it twice a year. I could reach out to him. Mr. Mark Singleton is the owner. He was also a spray tech for a number of years for TruGreen Lawn Service. He developed and started working with this product. I know that Lennar used it at Bridgewalk CDD

recently, for all of their homes, because they were having some of the same issues with the sod not taking. A lot of that has to do with the dirt that's underneath the grass, that they pulled out of those ponds and put it in there. So, I'd have to go through all of this and price this for you folks, to see how it's going to affect the budget and see if you want to do one or two things now, if it's feasible. But I think the water is going to be the biggest expense, because you actually have two dog parks over there, not one.

Mr. Showe: Depending on what type of shade you want, it would be expensive.

Mr. Scheerer: We don't have shade in any of the other dog parks. You've got a bench in there, you've got the pet weight station, you've got other things like stone for dogs to climb on. Some had weed poles, stuff like that. But I will go through this whole list and we'll see what we can do about getting some numbers for you.

Mr. Smith: Yeah, I guess my biggest question is, what was our process? Were there any other improvements? Was there a backlog of them for certain things like parks or even the existing ones? The bigger question is, how do we make it fair, like have a process for us to consider, do some trade-offs? Is this the most pressing thing to do versus another improvement?

Mr. Scheerer: Well, you have the other dog park. I think it's off of Ballard down there at the end. It's just a chain link fence that really doesn't have anything.

Mr. Smith: That's a small one.

Mr. Scheerer: That's in the very back. I think it's Ballad Park. That's the one we asked TruGreen to replace all of the sod. It's where they put the new playground in. They really don't have a whole lot there either. I think right now if the Board's okay, I would just take this list and I'll go through and start pricing it and we can just get some numbers on it. I can get with ProPet or Doggy Pot. I'm sure I've got the hardscape plans that Lennar gave us and find out what contractor they used and try to get some numbers. Then once we get the numbers, you can say, *"Well we need to do it for this, we need to do it for that."* But keep in mind, Phase K has two dog parks. So, what you do in one, you need to do to the other.

Mr. Smith: Or you have like the main one which is the big one and then the smaller one.

Mr. Scheerer: I believe Lennar's design was a large pet park and a small pet park. You don't want the small pets. You don't want Chihuahuas.

Mr. Smith: I got it.

Mr. Scheerer: Small breed, large breed.

Mr. Showe: But, but I do think to Travis's point, that's kind of where the Board needs to come in.

Mr. Scheerer: That's a good point.

Mr. Showe: Say, *"Hey, maybe these aren't real pressing right now. We'll keep them in the back burner."* Certainly. I think in Alan and my mind, we look at infrastructure and flooding and the potential hazards on that, versus this is more of an aesthetic issue.

Mr. Scheerer: Moving the pet waste station away from the benches, is a simple fix. Those are some things that we can do. But I do like Travis's comment on that. If it's not something you want to do now, you know, we can price all this and do it right after Christmas time. Four or five months from now, guys, we'll be back going to the 2027 budget.

Mr. Showe: Yeah.

Mr. Smith: It all just depends on the price.

Mr. Scheerer: The other weir, we have to be cognizant of and see if there are any issues with that.

Mr. Smith: Is this coming out of the Capital Fund?

Mr. Showe: It depends on the cost. I mean some of the little stuff Alan was talking about, we can likely just handle out of operations.

Mr. Scheerer: We work on those park gates all the time. I know Becky's team is always sending us stuff.

Mr. Radanovich: I've seen a lot of comments about the gates not closing properly. Is that a constant battle?

Mr. Scheerer: It is. It can be. It's good material. They built it pretty good out there.

Ms. Black: It's user error.

Mr. Scheerer: I can probably tell you that a majority of your problems with your dog parks, are self-inflicted by those that use the park, unfortunately. It's the call we get where we are asked to come out to clean all of these dog feces. We're not coming out to clean up your dog feces, because you sent little Johnny with the dog and you didn't bother to tell him to pick it up. Kids climbing over the fence is common. But I'll go ahead and do that. The drainage, I haven't really seen that whole part, stay wet until it actually just runs off. It's actually sloped pretty well from back to front, but we'll keep an eye on that with the recent rains that were expected. Again, I'll work on getting all of these prices so you can have an idea as what those numbers are. Other

than that, we did have the trapper out. He caught no hogs in 30 days. He says, *"I have pictures of people walking by my setup out there, which isn't good."*

Ms. Black: Where was he set up?

Mr. Scheerer: I think he was over by that pond just on the other side of History Avenue.

Mr. Boermans: How many hogs were caught by...

Ms. Black: I think they caught anywhere between 30 and 40 and Casey was doing one or two a night whenever he came out there. But it's the dogs and it's the motion and it's the loudness that scares them off. They are also scared off by bears.

Mr. Scheerer: I've got bears at Reunion.

Ms. Black: We have a cub bear in one section and a mama bear. You can have them.

Mr. Scheerer: I don't mind them. They don't bother me. I do have the electrician coming out on Friday to replace that transformer.

Mr. Radanovich: Oh, we are going to fix that?

Mr. Scheerer: Of course we're going to fix that.

Mr. Radanovich: I thought that we were going to pull them.

Mr. Scheerer: No. As long as it's working, we'll leave it. If not, I can just cut it, but you said it's working. So, we're going to get that addressed and he's going to go back over to Parcel K, to see if there are any other options for pulling power to that Stanza entry monument.

Mr. Radanovich: I did see the sign was fixed on that entrance way. So, thank you for that.

Mr. Scheerer: Oh, was it?

Mr. Radanovich: Yeah, I didn't get a response back from Neil, but it was corrected. So, I figured that someone followed up on it.

Mr. Scheerer: Then we have the sod replacement that died at Ballard Park in the back by that other dog park. TruGreen tried to get it to grow in, it wouldn't grow in, so they paid for the replacement of the sod, not the CDD. That's part of their agreement with OmegaScapes. If something fails and they're the ones out here doing the work, then they're the ones that need to fix it. I thank Shane and his team for making sure that was taken care of.

Ms. Black: It's looking really good.

Mr. Scheerer: Yeah, we let it grow up. Like I said, I touched at the last meeting with the Bahia grass. We let it grow and got the seed. There's a one and a half inch, two-inch seed head. So, you'll see that, especially with all the rains and that just allows us to try to re germinate that

area. I did make a note of the stop sign and send it over to my maintenance guy on Biography Way and Dowden Road. We'll get that taken care of and then we'll be looking again at some sidewalk safety issues. I noticed a couple that were up over a quarter inch. So, we're going to go back and audit the community again. We'll be shaving and replacing sidewalks as needed. Then like Jason said earlier, we do have some striping arrows, stop bars, pedestrian crosswalks in the budget. We'll look to bring that number back to you in September, should we meet and then we can try to get it done in October, as soon as the new budget kicks in.

Ms. Black: When you say sidewalks and stuff and shaving them, there's a product out there. I just took a class on this. It's something that you put up and then pull up the sidewalk instead of shaving them.

Mr. Showe: Foundation lifters.

Mr. Scheerer: Yeah. We have one that replaces it with Rice Krispie treats too.

Ms. Black: Oh.

Mr. Scheerer: It works, but as soon as the tree comes back, you gotta a boiling Rice Krispie treat. We learned that the hard way. But with that said, I'll be on site Friday with Shane, if you guys need anything from me and then I will be discussing things with the electrician again for that monument off of Stanza.

Mr. Boermans: Just one question about the dog parks and the doggie stations, are the doggie stations owned by the CDD?

Mr. Scheerer: The CDD has their own doggie stations.

Mr. Boermans: Because some of them are looking a little bit run down. Is there any way that we can fix them?

Mr. Scheerer: We can replace them, once the paint starts to fade. I can see if Chet can pull it and spray paint it green for you. I don't know what's cheaper, buying a new one or having Chet spray paint it.

Mr. Boermans: Probably buy a new one.

Mr. Scheerer: Do you have one in mind, sir?

Mr. Boermans: The one at Library Park.

Mr. Scheerer: Library, okay. Oh, yeah, that's an original.

Mr. Showe: Yeah.

Mr. Scheerer: Okay. Just so you know, those stations are about $340 each. The good news is, they're right up off of Lee Vista.

Mr. Boermans: Oh, very nice.

Mr. Scheerer: Alright. Thank you all. That's all I have.

ELEVENTH ORDER OF BUSINESS Public Comment Period

Mr. Showe: Perfect. Alright, are there any other comments from the residents?

TWELFTH ORDER OF BUSINESS Supervisor's Requests

Mr. Showe: Are there any comments from the Board?

Mr. Smith: Regarding the dock, do we just send back that we're looking into it?

Mr. Showe: Yeah. I'll reply back to her, just to let her know that we've discussed it and we're looking at options and we'll bring it back to the Board.

Mr. Smith: Okay.

Mr. Scheerer: At a future meeting.

Mr. Radanovich: On the dock stations, really quick, who is responsible for picking up trash? Is that a CDD or HOA responsibility?

Ms. Black: Everything was going smooth when I had a gentleman getting all of the garbage and keeping things tight, but he's no longer there. So, I'm looking for somebody to do that.

Mr. Scheerer: I've had Shane empty them as needed.

Mr. Radanovich: I think we need to get it planned for that and make sure responsibility is understood. Is there an agreement with the HOA that they're using manpower to do that?

Ms. Black: We don't have anything formally right now.

Mr. Showe: No.

Mr. Scheerer: The HOA managed all of that back in the Lennar days. So maybe something we need to look at for the future, is an agreement. We'll do all of the maintenance and repairs on the cans, if some of them are bad.

Ms. Black: And you do the bags, too, right? The doggy waste bags?

Mr. Scheerer: Shane does the doggy bags.

Ms. Black: Yeah, you're right. I'm sorry. So, it's their doggy bags or doggy pots.

Mr. Scheerer: You're just emptying them.

Ms. Black: Yeah and using our dumpster.

Mr. Radanovich: Which isn't even ours. It's the Clubhouse's dumpster.

Mr. Scheerer: They don't mind.

Ms. Black: They haven't said anything yet.

Mr. Showe: Okay.

Mr. Radanovich: Then the other one was the traffic circle at Epic Avenue and Sonic Avenue. It's just getting worse and worse, as far as people running over it.

Mr. Scheerer: That's why we haven't done anything with it. Everybody keeps running over it.

Mr. Radanovich: I just didn't know if there was a plan to do something with that.

Mr. Scheerer: No, not yet. I had a plan, but it turned out to be a very expensive plan. If you go down to Meridian Park and down Founders in front of the high school, they have a slightly smaller version, not that much smaller. They put nothing but stone in it. It looks really good, but I had Shane price it and about fell off my truck.

Mr. Radanovich: Okay.

Mr. Scheerer: I have another area that we have, that we've just left it all mulch, because there was jasmine in there originally. They just keep running it over, which I don't know why, because construction is done.

Mr. Radanovich: I think it's the school buses, when they make that turn.

Mr. Scheerer: So, one of the other things we've done in some other communities that have problems like that, is we had our contractor go out and buy some giant boulders. We put all four, one on each approach. So, if that's something you want.

Mr. Radanovich: We can put some flowers around them and they won't be able to run over the flowers.

Mr. Scheerer: No flowers, because then you have to pay to change them out. Your assessments are going to go up and you'll be mad at me.

Mr. Boermans: I like the boulder idea. Definitely.

Mr. Scheerer: Let me get with Shane on Friday and I'll see if he can work out some boulder numbers for me.

Mr. Radanovich: That's all I had. Thank you.

Mr. Scheerer: Okay.

Mr. Smith: Are the little libraries, the responsibility of the CDD?

Mr. Scheerer: No.

Mr. Smith: The only one we have, is at Innovation Way. Do we have more outside of Innovation?

Mr. Scheerer: There's one on the other side.

Ms. Black: There's one by Brandon's house.

Mr. Boerman: The other one was completely broken.

Ms. Black: We also have one that we need to put somewhere else.

THIRTEENTH ORDER OF BUSINESS Other Business

Mr. Showe: Are there any other items? I do not hear any comments at this time.

FOURTEENTH ORDER OF BUSINESS Next Meeting Date – August 5, 2025

Mr. Showe: Your next meeting is on August 5th.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

Grau & Associates
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August 11, 2025

Board of Supervisors
Storey Park Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Storey Park Community Development District, City of Orlando, Florida ("the District") for the fiscal years ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Storey Park Community Development District as of and for the fiscal years ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $10,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Storey Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

_____

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Storey Park Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs

AICPA Peer Review Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

SECTION VI

Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT
AGREEMENT

Submitted to: Date: February 10, 2025

Name Storey Park CDD
c/o GMS
Address 6200 Lee Vista Blvd, Suite 300
City Orlando, FL 32822
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Storey Park CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Seventeen (17) Stormwater Retention Ponds
Associated with Storey Park CDD
Orlando, FL
(See Attached Map)

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Shoreline brush & grass control Included
2. Emersed vegetation control Included
3. Floating vegetation control Included
4. Filamentous algae control Included
5. Submersed vegetation control Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026.
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work			
Maintenance Fee	$3,888.00	Due	monthly	as billed	x 12.
Total Annual Cost	$46,656.00				

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith Date: 2/10/2025 Accepted Date:

AAM Customer

SECTION VII

SECTION C

SECTION 1

This item will be provided under separate cover

SECTION 2

This item will be provided under separate cover

SECTION D

SECTION 1

Terry's Electric Incorporated
"Safe Electrical Systems, From Our Family to Yours."

ELECTRICAL PROPOSAL

PROPOSAL #	DATE
SP25355	7/22/2025

600 N. Thacker Ave. Suite A
KISSIMMEE, FL 34741
(407) 572-2100/(407)932-1135fax EC0001017

Attn: Alan Scheerer
Phone: 407-398-2890
Email: ascheerer@gmscfl.com
Ref: Monument Sign
Site: 11662 Epic Ave, Orlando, 32832

TO: Storey Park CDD
c/o GMS
219 E. Liivingston Street
Orlando, FL, 32801

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

> Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

-Install (1) new 100 AMP service on wall next to monument sign.
-Price based on service being fed from nearby utility pedestal.
-Install grounding for new service per code.
-Install (1) GFI receptacle below service.
-Furnish and install 4 new flood fixtures for monument sign.
2 fixtures on each side. Install photo cell to control.
-All new fixtures to be fed from new service.
-Trench and backfill. All landscape and sod repair/replacement to be done by others if necessary.
-Pull pemit and arrange all inspections.
-Account for new meter to be set up before final inspection to avoid delay in setting meter.

Notes:

1) Not responsible for existing code violations.
2) Not responsible for pipe, wire, or any similar utilities underground that are subject to damages.
3) Not responsible for landscape or sod repair.
4) Based on doing work Monday thru Friday during normal business hours.
5) Monthly billing based on percentage of work completed or stored material.
6) The proposal is to be signed and returned before work begins.
7) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:

Five thousand eight hundred and fifty-three dollars. dollars $ **$5,853.00**

Payment to be made as follows:

Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice.Finance charge of 1 1/2 % per month (18% per annum) will be charged on all invoices not paid within 30days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance. Owner or agent agrees to liability for costs of collection, including attorney's fees. This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

Authorized Signature _____

Charlie Westerblade
Terry's Electric, Inc

Terry's reserves the right to withdraw this proposal at any time for any reason.

Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
(customer)

Date of Acceptance: _____

Print _____

SECTION 2

(REV) Proposal

1980 Cameron Ave
Sanford, FL 32771
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

Project Name:	**Storey Park**
Project Phase:	***Retention Pond Concrete Weir Replacement***
Project Address:	**Storey Park**
City, State, Zip:	**Orlando, FL 32832**
Proposal Date:	**Friday, August 22, 2025**

Proposal price good for 20 days from the date of this proposal.

Prepared for: **GMS Central Florida**
Address: **219 E. Livingston Street**
City. State, Zip: **Orlando, FL 32801**

Contact: **Alan Scheerer**
Phone: **407-841-5524**
Cell: **407-398-2890**
Email: ascheerer@gmscfl.com

Scope of Work

1. Under The Terms and Conditions of This Proposal. All Terrain Tractor Service Inc, Hereby Proposes to Provide Labor, Materials, Supervision **Necessary to Complete "ONLY" the Described Line Items Listed Below. No Other Work expressed or Implied in This Proposal.**

Qualifications & Exclusions

1. There are **No permits** included in this proposal. If any are required, they will be at an additional cost.
2. There are **No bonds** included in this proposal. If any are required, they will be at an additional cost.
3. There is No handling of contaminated, hazardous, or unsuitable materials included in this proposal. If any is required, it will be at an additional cost.
4. There is **No Night Work, Overtime, or Plant Opening fee's** included in this proposal. If any are required, they will be at an additional cost.
5. Proposal price is based on the assumption that this project will require red-lined as-builts only. If certified as-builts are required, they will be at an additional cost.
6. Any electrical, power, gas, CATV, telephone, utilities relocated or removed by others.
7. There is **No Dewatering** In This Proposal. If Needed it will be an additional Costs.
8. There is **No Seeding, Landscaping, or Irrigation or Irrigation Repairs in this Proposal.** If needed it will be an additional Costs.
9. Any electrical work associated with site work scope is by others.
10. **This Bid is Based Soley on Information Provided by Others. All Terrain Accepts No Responsibilty to Unforeseen Differences.**

CODE	DECRIPTION	QTY	UOM	UNIT PRICE	TOTAL
	General Conditions				
1.001	Mobilization	1	LS	$5,500.00	$5,500.00
1.001	Layouts	1	LS	$3,200.00	$3,200.00
1.002	Density Tests	1	LS	$2,500.00	$2,500.00
1.004	Dewatering	1	LS	$15,500.00	$15,500.00
1.005	MOT (Signs and Cones Only)	1	LS	$800.00	$800.00
1.001	Supervision	40	HR	$85.00	$3,400.00
5.1	Repair Skimmer On Control Structure	1	LS	$2,500.00	$2,500.00
3.003	Remove Concrete Weir (80' X 35')	1050	SF	$10.00	$10,500.00
	Demo Crew and Specialty Tools				

	Skid Steer w/ Jack Hammer Attachment				
	Excavator w/ Thumb Attachment				
	Front End Loader w/ Bucket				
	Tri Axel Dump Truck				
3.003	Excavate & Export Unsuitable Material	450	CY	$35.35	$15,907.50
4.003	Grade Crew and Specialty Tools				
	Excavator w/ Thumb Attachment				
	Front End Loader w/ Bucket				
	Tri Axel Dump Truck				
4.004	Import Clean Fill (180 CY)	1	LS	$10,500.00	$10,500.00
4.003	Grade Crew and Specialty Tools				
	Skid Steer Bucket				
	Front End Loader w/ Bucket				
6.2	Form Pour & Finish Concrete Weir 3000 PSI w/ Light Broom Finish	1050	SF	$18.55	$19,477.50
	Thickened Edge	190	LF	$58.00	$11,020.00
	Concrete Pumps and Hoses	1	LS	$3,500.00	$3,500.00
	Restoration for Access to Spillway:				
9	Sod Restoration	50000	SF	$0.73	$36,500.00
	R&R Concrete Sidewalks	1300	SF	$17.50	$22,750.00
	R&R Type F Curb	20	LF	$52.50	$1,050.00
				Change Order Total	**$140,805.00**

Landon Masssa

All Terrain Tractor Service, Inc.

/ /

Authorized Signature Date

/ /

Authorized Signature Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.