

**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, June 3, 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
Travis Smith
Matthew Antolovich

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Jay Lazarovich
Alan Scheerer
Brandon Radanovich

District Manager
District Counsel
Field Manager
HOA Safety & Operations Committee Chair

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. All Supervisors were present with the exception of Mr. Garcia.

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. We'd ask that you please state your name and address and keep your comments to three minutes. There are no comments at this time.

THIRD ORDER OF BUSINESS

Organizational Matters - Added

A. Acceptance of Resignation of Daniel La Rosa and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

Mr. Showe: Alright, the next item we just added today is Organizational Matters. Earlier today, we received a Letter of Resignation from Mr. Dan La Rosa. So, we've included that as part of your agenda. The first step we would look for, is to take a motion to accept that resignation.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the resignation of Mr. Daniel La Rosa was accepted.

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

C. Election of Officers

D. Consideration of Resolution 2025-05 Electing Officers

Mr. Showe: Now, just to let the Board know, you do have full flexibility on how you choose to fill that vacancy. The principal landowner is Lennar. Lennar does have another representative that would be willing to come on the Board to fill that term, if the Board is willing. It is a landowner seat, so it doesn't have to be a qualified elector at this time. But that doesn't mean you can't put a qualified elector in that seat as well, if the Board would choose. It's fully up to the Board on how you fill that seat. It's the majority vote of the Board. You could put out a word to the HOA, to ask if there are any interested residents. We could collect Letters of Interest or resumes or you can appoint somebody. Again, it's kind of up to the Board on how you choose.

Mr. Boermans: Can we give our opinions now?

Mr. Showe: Absolutely.

Mr. Boermans: I think it's important to keep this position as a landowner position, to be able to get a direct contact with Lennar, as we still have certain things going on at Lennar. At that point, I think it's very important to keep that connection open.

Mr. Smith: Have you worked with that other person?

Mr. Showe: Yes. He's on multiple seats.

Mr. Scheerer: He's a big time Project Manager for Lennar.

Mr. Smith: Yeah, I would be potentially open to that and seeing if there were other residents, since nobody knows about it. I'd be up for either of those.

Mr. Boermans: What things do we have open with Lennar? Because I just want to get a sense if there's a big litany of things or if it's small in terms of open items.

Mr. Showe: Most items have been transitioned already, but we still have warranty items and maybe some punch list items.

Mr. Scheerer: Maybe some pond issues, maybe some asphalt issues or something like that.

Mr. Showe: There's also the contraction part that I think they've been a part of, which I know Jay's still involved with.

Mr. Boermans: Yeah, because mine would be more just open and seeing what residents are open to and going from there.

Mr. Showe: So, we'll send out a message to the HOA. It seems like that's what I'm hearing from the Board. We'll ask anyone who is interested, to provide a Letter of Interest or resume. We'll also reach out to that Lennar representative and have them do the same thing and then we'll just bring those back to the next meeting and you can decide from there. Again, you can take as much time as you need to fill the position. The only real requirement under the Statutes, is that you're not actively filling the position. So, as long as the Board is taking active steps to pursue available candidates, you're fully in compliance. You have enough time to make the decision that you feel most comfortable with. It's also important to note that this term ends November 26th. At that point it goes into the rotation to being a general elected seat from that point on.

Mr. Boermans: That makes sense.

Mr. Showe: So, then we won't need to do the oath for that.

Mr. Antolovich: Do we want to elect a Chair?

Mr. Showe: We've got a Vice Chair now. I don't really know that we want to go through and do the whole thing right now. I think Willem as Vice Chair is okay. We can have him sign the documents and he's readily available.

Mr. Antolovich: That sounds good.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 6, 2025 Meeting

Mr. Showe: We have the approval of the minutes of the May 6, 2025 meeting. Jay provided a couple changes, which were included in the final package. We can take any other questions or changes from the Board or a motion to approve as amended.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the Minutes of the May 6, 2025 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Discussion of Parking & Towing Rules

Mr. Showe: Under the Parking and Towing Rules, I haven't received any comments yet, and I think the Engineer is still reviewing that Parcel K piece. So, we can just keep that on there

and we'll keep following up with them. Certainly, if you hear any of the comments from the residents or something you want to see addressed in those rules, we'll keep it there until we get enough changes to the rules to make it worth the rule hearing process.

SIXTH ORDER OF BUSINESS

Discussion of Boar Trapping - Added

Mr. Showe: A hot topic in the community is boar trapping. I think we can let Alan detail what he's seen out there in terms of CDD property that's damaged.

Mr. Scheerer: I think you've all seen the damage, especially in the park back there off of History Avenue, which used to be known as the cell tower track. We had given permission to the HOA to go ahead and do the trapping. I'm not sure that the HOA has embraced that right now. There's extensive damage to our sod. Nothing really to any of the equipment or the park itself that I've seen, but I guess at this point, it's just a matter of whether you want us to go ahead and take the lead on doing the trapping. There would only be trapping on areas that are owned and maintained by the CDD. We wouldn't be able to go onto anybody's home or any of the HOA amenity stuff. That would have to be under the HOA. Typically, what would happen, they would probably find out where they're coming from, which we're pretty confident where they probably are coming out of. They would set the traps up in those woods if that's the case. So, it's just a matter of what you guys want us to do. That was going to be part of the Manager's Report until it was added to the agenda, but there's extensive damage to the landscape and the landscape is not covered by insurance.

Mr. Boermans: What would be the budget that we would be spending on the trap?

Mr. Scheerer: We don't know. It just depends on how long the traps need to be out there. I would say probably no more than \$4,000 to \$5,000. It's going to take several months. Please understand, with everything that's going on to the Southeast of you with the Meridian Park Project, there's a lot of land that's being cleared back there. If you have not been there, let me know and I'll take you for a ride. But there is a lot of land being cleared back there and I'm sure that's where they're coming from.

Mr. Boermans: Just a question. Would we wait until the boars are trapped before we make repairs?

Mr. Scheerer: I would see what I could work with Shane on and see if there's areas that we can straighten out. But you're talking about re-grading, re-sodding or seed and mulching,

some sort of a hydro seed or something like that, to try to get the sod to re-establish, we'll see what it looks like.

Mr. Boermans: With spending a lot of money on this, it's better than every time re-sodding and throwing money in the bin.

Mr. Showe: Typically, we don't really do a whole lot of hog trapping. It's just when we see damage this significant, especially to CDD property, it warrants it.

Mr. Scheerer: This is probably the most significant I've seen in a long, long time.

Mr. Smith: It jumped up a lot.

Mr. Showe: Oh yeah.

Mr. Scheerer: Yeah, to cause the pockets. There's a gentleman I know or used to know, who did trapping over in the Pasco County area of Tampa. He used dogs and he came out at night. There were no traps. If I can find him, if he's still doing the business, what he does, is he goes out after midnight with his dogs and they go through the woods and they find him and he takes them out. If not, we'll have to see about getting a trapper setting up some cages somewhere.

Mr. Showe: Certainly, if we know that obviously ammunition or something is going to be used...

Mr. Scheerer: No ammunition is used.

Mr. Showe: Perfect.

Mr. Scheerer: We don't want any projectiles whatsoever.

Mr. Antolovich: I know that they're out all 24 hours a day. Nowadays they're out at 10:00 a.m. or 11:00 a.m.

Mr. Scheerer: Really?

Mr. Antolovich: Oh yeah.

Mr. Antolovich: The trapper that the HOA is using, he had dogs and he would come out at night.

Mr. Scheerer: Right.

Mr. Antolovich: I know that he had a problem with his dogs, so he hadn't been able to come back out.

Mr. Scheerer: Interesting.

Mr. Antolovich: But if they're out during the day at all times, a trap might be...

Mr. Scheerer: Well, we don't want to put the trap in the park. They can trap 24/7, but the best time to find the hogs, he says is at night. If we can't use them, then the traps that are in the wood line, they'll walk through the woods and try to find a place where they're at or think they might be coming out at. But just give me the go ahead and if you want to send me whatever information you have, I'll reach out to him. If not, we have a handful of other Field Managers as well and we'll see what we can do, to get somebody out as soon as possible.

Mr. Showe: Again, we just want to make it clear, put it on record, that we can't impact any residential properties. We can't really put anything on residential properties. We can't go on to HOA properties, but we can certainly, use our properties to do as much as we can.

Mr. Boermans: Can we have an agreement with the HOA for their property? I know that residential, you couldn't, but is there anything that we can have with the HOA?

Mr. Antolovich: The actual HOA property is also pretty small.

Mr. Scheerer: You're talking what, the amenity?

Mr. Antolovich: Yeah and Innovation Way. But we aren't really seeing activity at both of those.

Mr. Scheerer: The Eco Tower and the amenity.

Mr. Smith: Is that considered to be residential property? The townhomes, like the strips.

Mr. Scheerer: Townhomes is HOA property. Before you even jump onto that wagon, I would say that whatever they catch is hitting everybody.

Mr. Showe: Correct.

Mr. Scheerer: So, we would set the traps up on CDD property. I would imagine that wherever they're coming from and there's a whole family of them that are just having a picnic out there right now, so, if the Board is amenable, just give us the okay and we'll do what we have to do. If there are any agreements, we'll have everything run through Jay, to make sure that the District is covered. Like I said, I think that's probably the easiest thing to do, because my understanding was the HOA was going to handle it. But if they're not going to do it, then we'll do it.

Mr. Boermans: Is there any where we can put out a communication towards the residents?

Mr. Showe: Absolutely.

Mr. Scheerer: Don't feed the pigs.

Mr. Boermans: To let them know we're actually on it. Because what I see sometimes, is the residents see this CDD as this group. So, if we can't really communicate outside of the Board...

Mr. Scheerer: Well, like Jason's doing with the resumes and stuff, if people have questions and you all are on the Board, send them to us. Just send them to the CDD. We will tell them that the CDD is going to do this, we don't have a time frame, but once we get the time frame, then we can communicate that, I'm assuming, to the Supervisors.

Mr. Showe: Oh, absolutely.

Mr. Scheerer: With a DO NOT REPLY TO ALL. Then that information could be included with whatever communication is going to Rebecca for the HOA.

Mr. Smith: You mean like a joint statement?

Mr. Scheerer: No.

Mr. Showe: Well, we can send a statement.

Mr. Scheerer: Then you guys can say whatever you want.

Mr. Boermans: I would still keep it separate, so people understand that there are two separate entities. Also, what I think is important, that people need to understand, this is because there is damage on CDD property, not for people's private properties.

Mr. Showe: Correct.

Mr. Boermans: Because now people are complaining, *"Oh, it's on our private properties"* and it's important for people to understand.

Mr. Showe: Yeah.

Mr. Scheerer: It's a tough thing.

Mr. Boermans: Then of course, we're going to see things. We now see bobcats. In Moss Park, there was a bear. There are multiple things like that.

Mr. Scheerer: I know. It's crazy.

Mr. Antolovich: So, do we need to put some sort of budget limit on it?

Mr. Showe: I was going to say. Would you be comfortable with not-to-exceed of \$5,000?

Mr. Scheerer: \$5,000 maybe.

Mr. Showe: Then obviously if you give us \$5,000, if for some reason we hit next month and we need to extend it or we need more...

Mr. Scheerer: I think \$5,000 is a good limit.

Mr. Antolovich: Yeah.

Mr. Scheerer: We just got to see how often they can be out there and how long the traps are going to be set. We want some sort of information as to where these traps are located.

Mr. Boermans: Yeah. Then when we come back, will we have an estimate?

Mr. Scheerer: I'll have Shane work up whatever we need to do. I'm hoping they just come in there with a tractor and a box blade and just kind of scrape that stuff smooth. Like I said, most of our area is Bahia grass. It's not the expensive grass. So that's good. We might be able to do a hydroseed, which is just maybe grass, seed and water that they spray out over there and hopefully it sticks. I'll talk to Shane about that, while we're in the process of trying to hire a trapper.

Mr. Boermans: Yeah. Maybe in the next communication, we can just note if we have an estimate of how long before we repair the area.

Mr. Scheerer: Sure. Hurricane season is coming. We're getting the afternoon rains. It's going to be a milkshake if we don't get a hold of it right away. But I think you all made the comment earlier. It doesn't make sense to do any extensive repairs and throw all of this money into something and we don't have the problem at least somewhat under control when it comes to the hogs. So, I think that's a good thing.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor hiring a trapper in a not-to-exceed amount of \$5,000 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Mr. Lazarovich: I don't have anything for the Board this month. We're still working through the contraction parcel. As we finalize those documents, we can bring them back to the Board, unless you guys have any other questions for me.

B. Engineer

- i. Discussion of Pending Real Property Conveyances**
- ii. Status of Pending Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Showe: We don't have any updates on the engineering side.

C. District Manager's Report**i. Approval of Check Register**

Mr. Showe: We have approval of the Check Register. In your General Fund, we have Checks #1457 through #1480 for \$104,928.77. We also have May payroll, for a grand total of \$105,378.25. We can certainly take any questions or comments that you might have on those items. There are a chunk of them that are just transfers to your debt service, but certainly Alan and I can answer any questions you might have on those invoices or we can take a motion to approve.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the April 30, 2025 through May 28, 2024 Check Register in the amount of \$105,378.25 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. We are doing a little better than budget actuals. So, we'll have sufficient funding in your General Fund to help with the trapping issue. I think you're almost all the way collected on assessments at this point. It is at 97%. So yeah, we're in great shape there.

iii. Field Manager's Report

Mr. Showe: We can have Alan go to his Field Manager's Report.

Mr. Scheerer: Yeah, just a couple follow up items. We are still waiting on the proposal for the lighting at the Stanza monument over there. We are in the process of straightening up signs on CDD areas. One of the other things you're going to see, is the Bahia grass on Dowden Road, Storey Park Boulevard and Story Time Drive. I don't know if we've talked about this in the past, but what we like to do, is sometimes we won't mow that for a couple of weeks. We want the Bahia to go to seed and this way when Shane comes in, we're getting all of that free grass seed that's filling those areas in. So, it's Dowden Road as you get closer going east to Story Time Drive. For some reason, there's one median there, that's just Bahia grass. Everything else is St. Augustine. Then as you turn South on Story Time Drive, the boulevards have all Bahia grass and Storey Park Boulevard from the school to Moss Park Road. The grass is only about this tall, but the shoots are about yay tall. If anybody has any questions on that or if the Board doesn't like that, it's a practice that we've been doing for the past couple years, just to try to re-germinate the grass without spending any money. So that's just a couple things that we're working on right

now. There's a park at the end of Ballard Street, that we've been working on. TruGreen had killed a bunch of weeds, which turned out to kill a bunch of grass. That area has been re-seeded. I've been watching it with Shane for the last three weeks. It seems to be coming back. The areas that don't come back, they will be replacing at no cost to the CDD. Other than that, we may be closing down one of the dog parks for about a month. We like to let those grow in, go ahead and treat for fleas and ticks and then we'll move to the other ones. The other thing, is, I finally got the schedule of values from Lennar on the fitness area next to the dog park by Folklore. We're adding that to the insurance. So, now that we have the construction cost for that. I can answer any questions you might have or if you need something from me, I will be there on Friday morning about 10:00 am. or 10:30 a.m.

Mr. Boermans: When were we going to start restriping?

Mr. Scheerer: It was added to the budget in 2026, that starts in October. We'll bring the proposal back to the Board in August. I'm not sure how we're going to do that. Well, we're going to do an adopted budget, probably.

Mr. Showe: Yeah.

Mr. Scheerer: So, maybe in August we'll include that, but this way it's approved. Once we hit October 1st, I can get with Fausnight and we can get that on the schedule. But a lot of these projects were added to your budget for 2026.

Mr. Showe: Yeah.

Mr. Antolovich: But the one budget, I know we were talking about it, but I can't remember where we left it with fixing it behind History that overflows.

Mr. Scheerer: That's in the budget for 2026. It's a quite significant amount of money.

Mr. Showe: Yeah. I think we're still waiting on the Engineer to review that.

Mr. Scheerer: Yeah. I know she had mentioned something about some filter fabric at the last meeting, but I haven't heard any follow up with the Engineer on that.

Mr. Boermans: I think for that we have to find a solid solution, especially if we are getting more problems with different drains. We need to find a good solution right now, so we can also implement this with the other drains in case they get destroyed.

Mr. Scheerer: She did mention that those drains are permitted that way. So, any modification may require a change. I know we talked about the sod, no concrete, all that neat

stuff, but I think that was a permitted issue. The Engineer is definitely the one that would have to speak to that.

Mr. Boermans: Oh, 100%. That's what they get paid for.

Mr. Scheerer: Yes, sir.

Mr. Showe: There's nothing else for us.

EIGHTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: We can look for any Supervisor's Requests.

Mr. Boermans: One quick question for the Board Member, will that come back up at our next meeting?

Mr. Showe: Yeah. We will take any resumes or Letters of Interest that we receive. We'll put them in your next agenda and then you can decide whether you want to continue the search or choose from one of those candidates. We'll put in the announcement that we send in the HOA, that the Board is expected to consider. So that way people don't just wait until the end. If they want to get it in, they'll try to get it in before the next meeting. Are there any other comments? Hearing none,

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

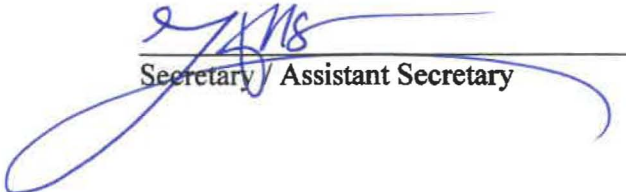
Next Meeting Date – July 15, 2025

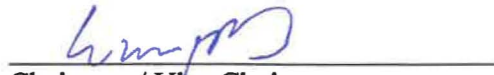
Mr. Showe: The next meeting is July 15th.

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman