

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 <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Nicole Van Valkenburg <i>by phone</i>	District Engineer
Cameron Roberts <i>by phone</i>	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.
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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 Ballard 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.

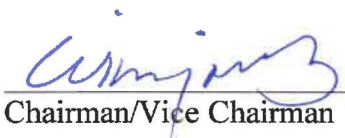
FIFTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman