

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, October 7, 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	Chairman
Matthew Antolovich	Vice Chairman
Travis Smith	Assistant Secretary
Ricardo Garcia <i>by phone</i>	Assistant Secretary
David Grimm	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Alan Scheerer	Field Manager
James Dunker	Resident
Matt Steen <i>by phone</i>	Resident
John Jordan	Resident

**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: At this point, we'll open it up for any members of the audience who would like to provide any comments at this time.

Mr. John Jordan (11979 Imaginary Way): I'm a resident of Storey Park. Can I speak?

Mr. Showe: Absolutely. We're actually on the Public Comment Period. So, if you have a comment, this would be the time. Just state your name and address. Do you have any comments?

Mr. Jordan: It's about the parking. I actually read your minutes for fun sometimes and I know it keeps popping up in these meetings over and over again. Whenever it's appropriate though, I can bring it up.

Mr. Showe: Well, now would be appropriate. We do have a discussion later in the meeting, based on some recommendations from our Engineer. But we can take your comments at this point.

Mr. Jordan: Are you Jason?

Mr. Showe: I am Jason.

Mr. Jordan: I emailed you a long time ago.

Mr. Showe: Absolutely no worries.

Mr. Jordan: Regarding the No Parking areas in Storey Park, I read years ago that Fausnight or a company you guys used, was giving you a two for one sale or something like that on the signs.

Mr. Scheerer: No.

Mr. Jordan: Really?

Mr. Scheerer: No.

Mr. Jordan: Okay. I apologize.

Mr. Scheerer: The parking maps were in the Sign and Parking Plan from day one. We're just highlighting those areas and implementing them based on that.

Mr. Jordan: The idea is that they were engineered.

Mr. Scheerer: They were approved by the City of Orlando.

Mr. Showe: Correct.

Mr. Jordan: At some point, somebody knew that we can't have people parking this close to a stop sign. There are reasons for it. It wasn't just because the neighborhood decided they don't want anybody parking on a street that is not double wide. Because we do have areas that are specifically meant for people to park, but there's kind of like a back and forth. I'm not going to get into Facebook, but some people, want everybody to park in their driveway and some want the freedom and whatnot. I feel like in between, there's a happy medium for the utility providers. The guy mowing the grass, needs a place to park and he can't put his trailer in somebody's driveway. I do lots of projects and whatever happens, Storey Park has been very good to me, in a way that I can't complain, even though I have been towed several times and whatnot. But I feel that the situation is where we have a lot of No Parking in places that we don't need No Parking. I think I iterated that to you. Like I live on a little dead-end street that's doing nothing and we have No Parking signs. My neighbor too, right across from me, had guests towed from there a few

times or whatever. I just feel like wherever possible, like within the bounds of safety, we should be more permissive. But that's pretty much my two cents.

Mr. Scheerer: No worries.

Mr. Showe: The Board has full authority over those rules. There is a rulemaking process. We do have some discussion on that later in the meeting.

Mr. Jordan: I have been reading your minutes and I know you guys are doing a 30,000-foot down approach to it and whatnot, although you guys have great people on the Board that are in the community all the time. So, everybody should know what's going on. I will be quiet.

Mr. Showe: We appreciate it. Thank you.

Mr. Boermans: Can I comment on that part?

Mr. Showe: Absolutely.

Mr. Boermans: I know exactly what street he's talking about. His street is a dead-end and on both sides, there is no parking. Is there any way that we can remove either one of the signs right now?

Mr. Jordan: He said no a while back.

Mr. Showe: Well, I mean, that's up to the Board. The Board would have to make that change in the rules.

Mr. Jordan: I assume also probably the Engineer.

Mr. Showe: The Engineer would have to look at it, certainly. That's part of the process that we have to go through, having the Engineer look at it, because things have to be done to those FDOT standards or the District could incur additional liabilities.

Mr. Boermans: Yes, because it's Imaginary Way. You know which part. Right? It's on Imaginary Way. It's like a little street. It's a dead-end. Both sides are currently No Parking.

Mr. Jordan: The intention, I assume, is that eventually the road will extend to Dowden Road in some way, shape or form, after somebody develops that commercial property that Moss Park Properties owns. But until that happens, that spurs kind of non-functional. The only reason my neighbor and I thought that it's kind of silly that we can't park there, is because there's no real stop sign. There's no traffic coming out of it. The only thing that ever happens, people go in there and do a three point turn every once in a while. So, I get it. If it's a thing where it just can't be. I just never thought when I bought a house, I'd be stuck in the same kind of system, where I'd be watching out for roving tow trucks like I had to when I was in college at UCF.

Mr. Showe: Understood. Like I said, I think the process today, would be the Board will discuss it. We can take whatever recommendations they want, have the Engineer update all of the maps properly and then we'll bring it back for the rulemaking process.

Mr. Jordan: Thanks.

Mr. Showe: Perfect.

Mr. Boermans: Unfortunately, I think Imaginary Way, just with in general, the way that they designed the street, there are so many corners that you just can't see. So, to do the entire street like a parking side, is going to be very difficult, because there's so many corners that people are just flying.

Mr. Jordan: On Imaginary Way itself, I'm amazed that people are allowed to park anywhere.

Mr. Antolovich: I don't think in the rules they can park.

Mr. Jordan: I've looked at that map. There are some spots where I thought, *"Oh, that's crazy."* I've seen where you guys are thoughtful about it. Like whenever I've read, you guys are like, *"Well, you need to make the apex of the turn No Parking."* That's why I think there should be...

Mr. Showe: Understood. Are there other public comments at this time?

Mr. Garcia: Since we're talking about parking, we could talk about it later, but I just want to bring up a couple of things on the towing company. One thing is that I think we've noticed that they're not following the map that's provided to them. A few weeks ago, we had an incident where they towed a car that was properly parked from a properly parked area. It was because one of the signs is pointing the wrong way, essentially and so they just towed it. Had they looked at their map, they would have known that is an okay place to park. So that's one thing. The other thing that I have an issue with, is that these guys crawl around late at night. They creep up very slowly without headlights on. I don't know if there's anything we can do about it, but it just doesn't feel right. It feels like they're just thieves on the prowl trying to find a car to tow. So yeah, those are the two main things. Like towing cars that are legally parked, because they failed to look at the map and then the way that they do their job, is a little off putting.

Mr. Showe: Yeah, I know the attorney is shaking his head. That's all done through the HOA with our contract with them, but we can certainly follow up with them.

Mr. Lazarovich: In another CDD, it did put additional onus onto the HOA, but we did add language that they can only tow upon direction of the HOA Manager. So, if that's something that the Board wanted to consider, we could look into that. We would have to amend our agreement with the HOA on that and the towing company may try to push back on that.

Mr. Boermans: So now my other thing, because we have off-duty police officers. Are we able to direct an off-duty police officer to ticket?

Mr. Showe: They have the full authority to ticket or not ticket based on their discretion.

Mr. Boermans: Because I don't comment. I read whatever's going on Facebook. So, whenever I see a question, people are like, "*Oh, why don't we have police officers ticket?*" Well, it's not really an option.

Mr. Antolovich: Brandon reached out to the police liaison to the HOA and the response was the police won't tow there, because it's CDD.

Mr. Boermans: So not towing, just ticketing.

Mr. Scheerer: Parking citations.

Mr. Showe: If they're violating City rules, they have full authority. Typically, they won't. When you do the off-duty, they're more just a presence and they'll issue warnings a lot, but they really won't ticket.

Mr. Boermans: The problem is that people keep blocking sidewalks.

Mr. Scheerer: They're not going to do that for sidewalks. That's typically a Code Enforcement issue. That's the way we found it in most of our other Districts, where we regulate parking on the street, anything in the driveway, because a lot of people like to park in the apron or they block the sidewalk and then that becomes a Code Enforcement issue, not a law enforcement issue. Law enforcement doesn't typically deal with that.

Mr. Jordan: I was just going to say, this is probably more of a comment, but in regards to Ricardo's comments, I agree with everything said regarding the tow company. I was pulling into the neighborhood, probably a couple weeks ago and one of the tow trucks came flying through and cut around me, way too fast inside of the community. It was something I kind of wanted to point out as well, but I think this is more of an HOA thing.

Mr. Showe: Well, we will share the comments with the HOA.

Mr. Smith: Yeah, and I've even brought it up with Becky there. I get it. Plenty of people get towed and no one deserves to be towed, of course. Everyone's innocent. But I am fully

willing to believe that they're overzealous. I've been towed enough times out of UF and UCF, that I'd like not to do that again. We've all been there. As long as they're being reasonable at it, fine, but anytime we start going beyond that, I think that we got to keep on them. Is this okay? I know once we get past public comment, I need to be quiet and let you guys work.

Mr. Showe: I mean, we're still kind of in public comment, so I think we're okay.

Mr. Jordan: Just while we're throwing darts at the tow company, obviously I'm biased. I don't like tow companies. I'll just say that. But my sign has been missing on my side of the street. Granted, if I want to pull the sign out, I have enough equipment to do it, but that isn't what I did. It actually got knocked over by somebody backing up and turning, because my sign is basically in a tree on my side. The tree is kind of growing up around it. I was even standing it up haphazardly for a while, because I didn't want to get in trouble, but eventually I was like, *"I need to re-concrete this thing in there or whatever."* Before I even did that, the sign disappeared one time. I guess somebody saw it. I was even just standing up to mow around it or whatever and the wind blew it over. So, they didn't have a sign and they towed it anyway from that spot. I was kind of like, *"Really, guys? Aren't you supposed to send a picture of the vehicle, with the sign in view or something?"*

Mr. Showe: They might have just been using the map.

Mr. Jordan: Yeah, well, they can say that. I didn't split hairs on it, but I'm still kind of like, *"Are they following the rules?"* I got another problem too, where I brought my 5500 home one night with a trailer full of boulders that weighed anywhere from 4,000 to 1,000 pounds. I was going to get them off there with the skid steer the next morning. I'm doing a landscaping project that's going on forever. Anyways, the thing is, I unchained those boulders that night when I got home and I was like, *"I'm not gonna start the equipment at night. I've got neighbors"* and I said that I would do it in the morning. I come back in the morning and my truck's gone. But here's the thing, nothing was tied down on the trailer. I confirmed it when I got to the freaking place, that the guy didn't tie it down. Luckily, the thing just weighed so much that it stayed. But also, it was every bit of 25,000 pounds. I was really skirting close to like, where you should be, without having a CDL. I saw it on my Ring camera, that they put my 5500, behind 3500. I know what the axles on that thing can do, especially when they don't have access to the trailer brakes on my trailer or the engine brake on my truck. I'm sure this is with all tow companies, but I don't think they got that great of a training. They've been towing my truck even after I asked for

Rebecca's permission to be there, because I'm doing this part of a project in the next week or so and I need to be able to get a pallet of block off of my truck. I need to be able to do this or that. It would be nice if I don't have to put it out there where everybody can just take whatever they want. If it's backed up next to my property, at least I can keep a better eye on it. They tried to lie and say Rebecca called it in. Rebecca was like, *"I did not call that in."* Granted, she has every right to do what she has to do. Everybody has the right to do what they got to do. But the fact is, there's just this back and forth with them. After all of the things that I've had to go through and I probably shouldn't say this, but the tow company basically said they're done with my truck, because now they ruined a tire. They also towed it to where the tire was dragging on the ground. So, it had a flat spot. It wasn't a flat tire. It had a flat spot rubbed into it the whole way. So, when I got back in my truck to leave the next day, after I tied down my rocks, the truck was going, *"Boom, boom, boom, boom,"* down the road. I'm just saying, the tow company is not the best.

Mr. Showe: Okay, we'll relay those concerns on. Certainly, anytime that anyone gets towed and they don't feel it's appropriate, if you could let us know, that way, we can get it right to the HOA and kind of enforce that under the agreement that we have. It's easier if we find out about them earlier.

Mr. Jordan: Rebecca has been incredibly helpful.

Mr. Showe: Perfect. Are there any other public comments?

Mr. Smith: While we're probably trying to speed this along, do we have any language in there of if the tow company does tow something that they shouldn't and they knowingly shouldn't, that there's any kind of repercussions for them?

Mr. Antolovich: There's a statute on that.

Mr. Lazarovich: Well, our agreement specifically is with the HOA.

Mr. Smith: There may be some kind of statute on it.

Mr. Lazarovich: Florida Statute imposes liability on the tow company.

Mr. Smith: We can take that offline. I would like to see what that looks like. Alright, cool. Thank you.

### **THIRD ORDER OF BUSINESS**

### **Organizational Matters**

#### **A. Discussion of Filling Board Vacancy**

Mr. Showe: The next item that we have, is the discussion of filling the Board vacancy. Seat #1 is vacant right now and we've gotten three candidates. Per the Board's direction, we've

narrowed it down from about 20 to three. We've got two of the candidates here in the room and one on the phone. So, we can open it up for the Board, to go through whatever process they'd like to. We'll turn it to the Chair first, to see if there's a preferred method. I don't know if you want to have each candidate introduce themselves or how you guys would like to proceed as a Board.

Mr. Boermans: Oh, I'm so sorry. I'm thinking. Yeah, I think first everybody should introduce themselves and then I think if the Board Members have any questions, to supersede with the questions.

Mr. Showe: Perfect. We can start with David.

Mr. Boermans: Okay.

Mr. Grimm: Well, good afternoon everybody. My name is Mr. David Grimm and I live at 11116 Lore Way, in Phase K, of the new section. We are all by ourselves. A little bit about me personally. I was born and raised here in Central Florida. I've lived in the southeast part of Orlando since I was 12 years old. I'm now 49, so over 35 years, specifically in the Lake Nona area since 2009. Professionally, I'm a teacher at Orange County Public Schools. I've been a teacher my entire career, all in Orange County since 1998. I've lived in Storey Park since March of 2023 with my wife, daughter and my in-laws. We live upstairs and they live downstairs. I live in a nice big loft upstairs, which works out perfectly for us. Previously, I served on the Randall Park CDD Board, which is just across 417. I lived in Randall Park since 2013. The first house I think, closed in 2012. So, pretty much we lived there from its original existence, up until 2022. I was a member of the Board for probably the last three years that I lived there, mostly because we didn't have turnover to the residents until right around that time. When the third available spot opened up, I decided to pursue that. I'm a part-time real estate agent. As I mentioned, I've been a teacher in Orange County for my entire career, which is over 25 years now. My interest in becoming a member of the Storey Park CDD Board, is I care about my community. As I mentioned, I've lived in this area since 2009. I was a teacher at Lake Nona High School and Innovation Middle School, as Storey Park kind of came to fruition, when Innovation opened. When it was originally named Innovation Park Middle School, we became pretty much a laughing stock of Central Florida, because we were known as IPMS, if you can understand the acronym. They quickly changed it to Innovation Middle School, thankfully. Now I'm currently at Boone High School. I tried to follow along, but from a distance, especially because I've only



been in the community for a couple years. Obviously, the original side across Dowden Road, has been established for quite some time. As a teacher at Innovation, I believe that I was able to grow with the community, because I knew a lot of the families of the parents and children that are now at Innovation High School. Many of them have already graduated from Lake Nona High School. To me, being a part of your community, comes with a lot of value, because we all live basically together for the most part. We have to coexist. I know that on the CDD Board, there are a lot of governmental guidelines that have to be followed. But in my opinion, it's still about taking care of our community. I've always prided myself in being involved in our community. I just feel my background, as being a member of a prior CDD Board, holds a lot of value, because I understand the monthly operations when it comes to the ins and outs of working with GMS, as well as understanding the financials when it comes to the CDD. Obviously, as I've shared in a few other HOA meetings, I'm trying to learn the difference between Randall Park and Storey Park and how the HOA is kind of a separate entity, which at Randall Park, was somewhat unified. So, I would love to have the opportunity to join you and be a part of continuing to help Storey Park grow.

Mr. Showe: Alright. The next one is Mr. Dunker.

Mr. Dunker: Hello everyone! My name is Mr. James Dunker and I live at 11870 Philosophy Way. I've spoken with all of you before on previous occasions in one fashion or another. So, it's good to see you all again. I appreciate you considering me for the CDD Board. I think it would be an opportunity for me to help represent a lot of the community, particularly as well as the dog park concerns. I know selfishly that's something I'm interested in. That being said, in light of everything that's been going on in my life personally, while I do not intend to resign from the opportunity, I would ask that the Board pursue one of the other two candidates, if they would be amenable to that. Personally, I would vouch for Mr. Matt Steen. I've spoken with Matt before. If for whatever reason you feel that I'm the person that is specific for this, then by all means, but I think that Matt would probably be a better representation than I am. I've just got a variety of other things that I'm dealing with personally and so I don't know that I have the capacity to truly give the role the dedication that it needs. But thank you very much.

Mr. Showe: Then we have Mr. Matt Steen, who is participating by phone, if you want to introduce yourself.

Mr. Steen: My name is Mr. Matt Steen and I live at 12257 Satire Street, down at the very end. I'm grateful for your flexibility and willingness to allow me to join this meeting by phone,

because I am out with clients today. Teresa and I relocated to Orlando and Storey Park specifically in 2019. She was offered a position at Campus Crusade around the corner and she graciously allowed me to come with her. So, my current role, is I'm one of the co-founders of a company called Chemistry Staffing. We help churches find pastors, ministry staff and help them work through strategic challenges and anything that comes up in their daily battle. I'm excited to have the opportunity to potentially partner and work alongside the rest of you on the CDD. I see an opportunity to bring some of my background and my skill set of aligning budgets and business and operational stuff, to the overall strategic vision for organizations and see a real opportunity to be able to do that and at the same time, help the place that I live and thrive in the years to come. So, thank you guys for allowing me again, to have the opportunity to attend by phone. I appreciate that.

Mr. Showe: Alright. So, I guess we can open up for the Board for any discussions you would like to have.

Mr. Boermans: Are there any questions that you might have?

Mr. Smith: I just have one for each candidate. David, from your perspective, what as a CDD could we be doing more of or focus on, to help improve the community? What would you bring someone's perspective on that?

Mr. Grimm: Obviously as a resident, that just came a couple years ago, I had to learn a little bit and I reached out to Jason at one point, to understand the CDD's responsibility and HOA's responsibility. Over this time period, I've kind of learned to figure out where the CDD falls under that umbrella. So, as far as what things could be improved, I would say communication is one thing that could be improved. I think the HOA does a pretty good job of communication via email. Obviously, there are a lot of members that are also on the Board that communicate. I know Facebook is sometimes a double-edged sword. I know at Randall Park, there are some legalities on what communication can be put out, but there are email opportunities that maybe could improve with communication, when it comes to CDD items with residents. I live near the back pond between Meridian Park and Storey Park and sometimes walking dogs and walking over there, there is some maintenance on the grounds that can be improved. So, as a resident, those are things that I like to be involved in the community, so you can see those things and also be involved. People are willing to come to you and s voice maybe some concerns that they might have. Then when that happens, you can educate them, if it's a CDD issue, versus an

HOA issue. Obviously, with the pending club sale, as well. So, it is really just contributing to what's already been established here with the Board, because it has been many years. I don't know how much or how long it's been a resident control Board. I think you guys just mentioned, that you lost the one member, but obviously with the majority now of residents, I would just want to be a contributor to what's already been established. Not necessarily come in and say everything's wrong. I just want to be a positive contributor and a positive addition to the group.

Mr. Smith: Thank you. I have a similar question for Matt.

Mr. Steen: You guys are going to have to be a little gracious with me. The sound on the initial question was a little bit wonky. Would you mind re-asking the question?

Mr. Showe: Yeah, I think it was, what would you contribute to the CDD and what areas do you think there are for improvement?

Mr. Steen: Right. I think what I bring, is a history of working in organizations to help with clear, proactive communication and help different constituencies understand, what's going on in a clear and precise way. I say that and I believe that I've had some offline conversations with one or two people currently on the Board, even just to reiterate some of what was already said. I think there's some confusion and some dis-clarity on what the CDD is, how it differs from the HOA, who owns what and who is responsible for what. I know that causes some issues for the HOA crowd, but I think that also just kind of creates some dis-clarity within the community itself. So, I think there's probably some skills and background that I can bring, to help create some clarity for the community. I think there are also just some pieces that I bring into this, just from working in the nonprofit space for years and years and understanding how people process things and in seasons of incivility, so that I can help guide and bring some of that background to you guys. It also helps you to know that I'm leading a business and have a history over the last 20 years of working on the financial side in non-profit organizations, to be able to bring some of my experience to you.

Mr. Smith: Thank you. No more questions.

Mr. Boermans: I have one question. As part of the CDD, what's very important is having a quorum. A quorum with a CDD only counts when you're here in person. Now for all three members, how do you think you're able to commit to be on every first Tuesday of the month at 4:00 p.m.?

Mr. Grimm: I will have no problem being here every first Tuesday at 4:00 p.m. I work at Boone High School, which is just a short drive, 10 to 15 minutes. I get out at 2:40 p.m. At Randall Park, we met at 9:00 a.m. on Friday mornings. So, there were times where it was challenging. To be honest with you, to make sure I could attend in person, I had to take off at work. So, I was committed enough to take a sick day at school. Obviously, that became somewhat challenging and I think I called in on a few meetings. Obviously, 4:00 p.m. on a Tuesday afternoon, could always change, but I would be committed to attending meetings in person.

Mr. Boermans: James?

Mr. Dunker: I can't say for certain that I foresee that I may have challenges with that in the future. I do want to be as supportive as I can, but as you say, in person attendance is critical for a quorum and that would be something that I would probably struggle with.

Mr. Boermans: Yeah of course, I understand. Matt?

Mr. Steen: The beauty of owning a company, is I get to set my calendar and as long as there's clarity, I have no problem being able to block off that time.

Mr. Boermans: Okay. I want to thank everybody for joining us. I truly appreciate it. Whatever decision the Board makes, it doesn't mean that you can't be involved. I've never seen in the last three years, that I've been going to CDD meetings...

Mr. Showe: Having three residents here and one on the phone.

Mr. Boermans: I've never seen it before. I'm very happy with that. It's truly amazing.

Mr. Grimm: I completely understand, because in the three years that I served on the Randall Park CDD Board, I can probably count on my two hands, the amount of people that showed up in person. They always asked for it to change. I think at one point, they did temporarily have an evening meeting, if I remember correctly.

Mr. Showe: Yeah, we did. No one showed up.

Mr. Grimm: The attendance was non-existent. We did have a few residents that were pretty active over the phone and some that worked from home, that would come in. But as you mentioned, they don't really come and get involved, unless there's something that they want to vent frustrations of. I wanted to talk about parking, but I wanted to make sure that I didn't bite myself in the butt and talk about parking. But I agree. I think it's important to get involved, but in our day to day lives, sometimes that's challenging.

Mr. Boermans: Of course.

Mr. Grimm: I think the more you pour into your community, the stronger it gets.

Mr. Boermans: Awesome. Thank you. Matt, do you have any questions?

Mr. Steen: I don't.

**B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026**

Mr. Showe: For the Board's information, if a Board member feels like they want to appoint someone to the seat, they would make a motion. If that motion is seconded, then it goes to a vote. If the vote passes, that individual who was appointed, will fill the seat. Again, I just want to clearly point out, that some people get confused. There's not a secondary vote. We're not going through each member and asking who has the most votes, just process wise. I think it's also important, as Willem pointed out, for those folks, this won't be your only opportunity to join the Board. There's only one vacancy now, but next year around May or June, three seats will be up for election through the Supervisor of Elections. So, that would be another chance for anybody who would like to run for the Board. Plus, if there are any other vacancies and if the Board is shortlisted to you three, I think we would probably reach out to you guys first, in the event there is any vacancies in the future. So, with that, we'll just turn it over to the Board for any further discussion.

Mr. Scheerer: Perfect.

Mr. Boermans: I would like to appoint Mr. David Grimm to Seat #1 of the Storey Park CDD.

Mr. Boermans MOVED to appoint Mr. David Grimm to Seat #1 with a term ending November of 2026 and Mr. Smith seconded the motion.
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Mr. Showe: Is there any further discussion from the Board? Hearing none,

On VOICE VOTE with all in favor appointing Mr. David Grimm to Seat #1 with a term ending November of 2026 was approved.
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Mr. Showe: Welcome aboard.

Mr. Grimm: Thank you, guys.

Mr. Showe: You know the drill here.

Mr. Grimm: Yes, sir.

Mr. Boermans: You can see that when the positions open up.

Mr. Smith: They'll send a notice out.

Mr. Boermans: I think the best way, is just look on Storey Park CDD website. That's the way that Travis ran.

Mr. Smith: No one ran against me.

Mr. Boermans: Did you get votes?

Mr. Smith: I didn't have to run.

Mr. Antolovich: He was unopposed.

Mr. Smith: I just waited and watched until it closed.

**C. Administration of Oath of Office to Newly Appointed Board Member**

*Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Grimm.*

Mr. Showe: We'll run through some of these quickly. It is kind of a good refresher for the Board. Behind the Oath, is a sheet where you will fill out your information. If you could just provide your name, address, email address, however you'd like us to contact you. I know in the past; you've done your Form 1. They're actually doing all of those electronically now. So, once we get your email address, we'll put you into the database. They'll send you out an email. You'll have to just complete that online and you'll have to do that within 30 days of today. So, we've included those instructions. There's also a Form 1F. In the event you leave the Board, you have to complete the Form 1F. We've also got your voting conflict memorandum in there, so if you or any Board Members, ever look at the agenda and feel like you might have a voting conflict, please talk to either Counsel or myself and we'll walk you through that. There are certain statutes that define what those conflicts are. If you have to complete those, at that point, we just have to announce it and you are abstained from voting on those items. But typically, it's just you or your family members or if you're related to the landscape company, just let us know. We also have, behind that, your W-4 and I-9 forms. You're eligible to receive up to \$200 per meeting. We would just need those forms completed to process that.

Mr. Grimm: Okay.

Mr. Showe: Then finally, there is your Guide to the Sunshine Amendment and Code of Ethics. I know you're aware, but obviously you can't have conversations with other Board

Members about things that would come up before a vote. You don't have to keep anything from these meetings. That's our job as District Manager. But if you do, we recommend that you keep them separate, so your personal files don't get intermingled, if there's a records request. The same thing with your email. Our best practice is to set up your individual email just for the CDD, but if you don't, make a folder and then just drop everything into there, so it keeps it separate from your personal email. There is also some new stuff. Since you've been on the Board, there is a requirement to complete four hours of ethics training, annually. You won't have to complete it for calendar year 2025, because it's too far into the year, but you will have to complete it for next year. That question will come up on your Form 1.

Mr. Grimm: Okay.

Mr. Showe: I know Jay sends out a new package.

Mr. Lazarovich: Yeah, we have a comprehensive packet of memos and presentations that go over public records law and ethics requirements. Again, as Jason said, some of the ethics requirements won't apply to you this year, but we do recommend as a Board Member, that you do look through those videos. We'll send that out.

Mr. Grimm: Sounds great.

**D. Election of Officers**

**E. Consideration of Resolution 2026-01 Electing an Assistant Secretary**

Mr. Showe: The next item that we have, would be Resolution 2026-01, which would be electing Mr. Grimm as an Assistant Secretary. Is there a motion to approve?

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor, Resolution 2026-01 Electing an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 2,  
2025 Meeting**

Mr. Showe: Next are the minutes of September 2<sup>nd</sup> meeting. They are provided as part of your agenda. We can take any corrections or changes at this time or a motion to approve.

Mr. Boermans: There is an issue with the names and the positions behind it.

Mr. Showe: Yep, got it. I'll have those adjusted.

Mr. Dunker: For the non-required residents, are we able to depart if necessary?

Mr. Showe: Oh, absolutely. You're not trapped here.

Mr. Dunker: I didn't want to barge out. I appreciate it. Thank you. It was nice to meet you.

Mr. Boermans: And James, on Friday, Alan will be in Storey Park.

Mr. Scheerer: Yeah, we're still waiting on the maintenance guy.

Mr. Dunker: He's got my number.

Mr. Scheerer: We're in communication. We got it.

Mr. Showe: Alright, are there any other comments on the minutes? Hearing none, is there a motion to approve as amended?

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the Minutes of the September 2, 2025 Meeting were approved as amended.

Mr. Antolovich: Did we skip over election of officers?

Mr. Showe: No, that was Resolution 2026-01.

Mr. Boermans: That's what we just did.

Mr. Antolovich: Okay. That's fine. I thought it was a separate line item. I didn't know if we just had to reconfirm.

Mr. Showe: It's kind of all the same.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Fiscal Year 2026 Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser**

Mr. Showe: Next is the agreement with the Property Appraiser. This is the annual agreement that the Orange County Property Appraiser makes us sign, allowing us to use the Tax Roll for our collection of assessments. We would not recommend any other method to collect assessments. So, it's more of a mechanical issue. But we would look for a motion to approve that agreement.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the Fiscal Year 2026 Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser was approved.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Parking Rules**



Mr. Showe: Behind that. We just wanted to start again with the discussion on the parking rules. We have had the Engineer review the rules, as well as some of the issues that we've had. They've recommended including a 15-foot clearance on all fire hydrants, so folks won't park there. They would like to add, "*Shall not park in any manner that blocks a trail or a sidewalk.*" Then they also provided some additional changes for that resident request we've had a little while ago. Certainly, we can talk about the other issue with the rec center in Parcel K, as part of that. I think it is best practice, if you guys are okay with these and any other changes that you'd like to see, we can bring back a revised set of rules and then have you guys approve that before we go into the rulemaking hearing again. It is kind of a cumbersome process. It's going to take about 60 days from the time that you approve a rulemaking process, to get those rules in place. So, we'd like to make sure we've kind of wrapped all of the changes up into one bow, before we go through that process and incur those costs.

Mr. Smith: My only question is, in the process, when is the resident comment period on the proposed rules?

Mr. Showe: Well, we advertise for the public hearing. That's the point where we'll have a public hearing. We'll open it up for any audience comments and once those rules are set, we can communicate those out through the HOA, put a link on our website and that way residents will be aware that the rules are looking to be changed and we can take any public comment.

Mr. Smith: So, any changes that they'd like to have, we can consider at that time.

Mr. Showe: Yes or if the Board wants to, before we get to that point, I can certainly after this meeting, send out something through the HOA saying, "*The Board is considering changes to the parking policy. Please provide me with your suggestions.*" That way you can review those suggestions before we get to the public hearing. We've had other Districts where they do make changes to the rules at the hearing and it gets a little complicated, because we're trying to make changes to the map and take resident comments all at the same time. So, process wise, it may be better for us to ask for comments prior to that point. But again, it's really up to the Board.

Mr. Smith: I mean, because we had this a couple times, my preference would be, if there's no objection, to ask for comments ahead of time.

Mr. Showe: Okay.

Mr. Smith: Then we can incorporate it and people have had their voice heard.

Mr. Showe: Okay.

Mr. Smith: Then we look at that and we can hopefully streamline it.

Mr. Showe: Okay.

Mr. Grimm: So, I'm looking on Page 59. That is right around the corner from my house, off of Language Way? Is that right or is this multiple streets?

Mr. Scheerer: Well, it's multiple streets.

Mr. Grimm: What is the primary focus at that apex of Language Way?

Mr. Antolovich: The parking on eight spaces?

Mr. Grimm: Yes. Right here.

Mr. Showe: Yeah, I think there was a concern.

Mr. Grimm: Yeah. I would concur with that concern, as someone that has to depart that street in that direction every morning before 6:00 a.m. It's dangerous. My daughter is 16 and is a new driver since June. So, what are we looking at doing there? Are we just trying to eliminate the parking spaces right there at that apex?

Mr. Showe: Yeah, I think they just eliminated them here. I think there was a parking through that curve.

Mr. Grimm: Okay, thank you.

Mr. Antolovich: Or was it over here? I think there was some parking.

Mr. Scheerer: Well, there was parking on both sides of the street.

Mr. Showe: Yeah.

Mr. Scheerer: And I think they removed.

Mr. Showe: I think they removed the upper street, the north street, where it shows...

Mr. Scheerer: That's the one that goes to Meridian, I think.

Mr. Showe: Yeah. So, between Parking Zone 9, where it says nine spaces and Parking Zone 8, I think there was some parking on the north end on the other side.

Mr. Grimm: Okay.

Mr. Showe: Which made it very difficult for people to pass. So, I think they've eliminated the north side parking.

Mr. Grimm: I don't recall ever seeing cars on the north side, but there's definitely an issue, if you're going eastbound and it turns into southbound. Yeah, you're basically having to travel into the oncoming traffic. You can't see cars coming around that corner, especially during

the day when there are no lights that illuminate it. Did they eliminate those yellow ones that are between Parking Zones 8 and 9?

Mr. Showe: Yeah, that's what it is. There was some parking in between there and that was the complaint. I think the resident lived right in the middle and it was hard for them to get out of their driveway, because they couldn't see in both directions.

Mr. Boermans: Now in a lot of corners, normally when you look at the parking site, there's a beginning and an end. When there's a lot of space in between, there's another one in the center or multiple and it's a double arrow. On History Avenue, we have a couple of corners where you can't park. However, it only says No Parking, but you don't know from where to where in the corner you can actually not park.

Mr. Scheerer: Yeah, I think the purpose of that one, was just to make sure people weren't parking on that little apex on the corner. That's all it was. At the time, I don't think there was a decision to add arrow in or yellow curb painting, to identify that at the time. It's been a while.

Mr. Boermans: Yeah of course, because that area, especially on History Avenue, it's a very difficult corner and people are just flying through it. There are so many almost collisions over there.

Mr. Smith: I know with those double arrows, when the space between the No Parking signs, is a certain amount of feet.

Mr. Scheerer: That's correct.

Mr. Smith stated for something like that, that's when you get the double arrow signs in there.

Mr. Scheerer: Yeah, I think it's just continuous. I remember years ago, they called the Resource Officer for OPD, when they were getting ready to implement this. I can't remember the gentleman's name. I think he's since retired.

Mr. Showe: Mr. Malvey.

Mr. Scheerer: Mr. Malvey that's correct. Mr. Malvey came out and walked. I believe Ms. Tricia Adams was the District Manager at the time. She walked us all through what OPD said had to happen, in order for them to enforce any parking violations, as far as ticketing and stuff like that. So, that's where a lot of this information came from and it's kind of evolved through resident input over the past several years. Obviously it's going to be evolving again at the next

rulemaking hearing. Then the maps were approved, as part of the sign plan by the City of Orlando during the development. That's where the designated parking came from.

Mr. Boermans: That makes sense.

Mr. Scheerer: But as Willem said, if you have those corners where it just says No Parking and you want to highlight it even more, the rulemaking will probably not apply to that, because it's already been established or you could choose to paint them.

Mr. Showe: Yeah.

Mr. Scheerer: At some point, because we are going to be doing some striping here pretty quick. That doesn't include what is in the Striping Plan. I know right where you're at.

Mr. Boermans: Yeah, you know exactly which one.

Mr. Scheerer: Yep.

Mr. Showe: Yeah.

Mr. Antolovich: As far as the rules, it says, *"Don't park within 50 feet of the clearance zone and fire hydrants. Don't park in a manner that blocks sidewalk or trail."* What about driveways? Should we have a thing in there that says don't park in front of people's driveways?

Mr. Showe: I think we can. You can say, *"Shall not park in any manner that doesn't block a sidewalk, driveway or trail."*

Mr. Antolovich: Yeah, because I know that we've had some issues.

Mr. Showe: I'm sure.

Mr. Antolovich: People blocking the driveway, just enough that they can't get out.

Mr. Scheerer: Then they back up and there's a driveway.

Mr. Showe: Yeah. If that is the direction Board, we can reach out to residents first.

Mr. Boermans: I like that.

Mr. Showe: That may be a better way. What I can do, is I'll compile all of the comments that we get and maybe put it into a short spreadsheet. That way you guys can see it all in a summary format, without having to tackle all of the emails. But I can provide all of that.

Mr. Boermans: Especially for us to go through the neighborhood, it's going to be hard. We have a lot of residents, so, I think, we can get the best input from them.

Mr. Scheerer: Yeah.

Mr. Smith: One thing, just on parking, because I live on Imaginary Way. There's always going to be someone temporarily there, whether it be the UPS truck or others. These Parking

Rules don't necessarily cover that and that's fine. It's more about parking overnight or in those times, where you would expect it to be a clear way.

Mr. John Jordan (11979 Imaginary Way): Do I need to wait until the next Public Comment Period?

Mr. Showe: The Board could certainly open that up if they'd like.

Mr. Boermans: Yeah, that's fine.

Mr. Jordan: I just think that like I'm here just to try to put forth my opinion, that it needs to be common sense, but obviously safety needs to be first and foremost. But as long as everything is coming from a public safety standpoint, in my opinion that is the best policy. I think that there are some times, where people are like, rules are rules and yeah they are, but where do those rules come from and how are they implemented? I certainly think that the problem with the roving tow truck, is that it's too enforcement heavy in that there's no discretion or consideration. That's all. They're going to take their money. You got a lot of people that are really upset about it. I didn't realize we had people blocking driveways. That's crazy.

Mr. Antolovich: Like Jason was saying, we can pass that along to the HOA.

Mr. Showe: Yeah, I've got that on my list for sure.

Mr. Antolovich: As one who has the agreement with the towing company.

Mr. Grimm: The parking in our community is challenging. We've had plenty of events at our house and rather than deal with the parking, my mother-in-law just hired a company to meet everybody at the Publix shopping center at a certain time and drive them over literally and then come back later and drive them back. You shouldn't have to do that in a community. We're not talking like hundreds of people; we're talking about 20 people. It's worked, but obviously as the Publix gets a little bit more crowded, it's a little bit challenging with that issue. This obviously is not directed at anybody here, because there's nobody from the developer. But it doesn't make sense how they created the roads. Even Meridian Park has cutouts for a lot of the streets. Obviously, they thought about this. Randall Park has cut outs in a lot of their areas.

Mr. Boermans: Meridian Park, if you look at the streets, they're wider.

Mr. Grimm: They're definitely wider.

Mr. Scheerer: A lot of future connections are going to be happening out in Meridian too. They're going to end up tying to you guys, Storey Park.

Mr. Grimm: Well, they already do.

Mr. Scheerer: Well, there's another way coming in.

Mr. Boermans: In the back of Satire Street.

Mr. Grimm: Okay.

Mr. Scheerer: Yeah.

Mr. Grimm: Now with the school, there's that whole issue there. Kids don't want to pay \$100 to park, which as a public-school employee, I think is ridiculous that they charge that anyway. But they charge \$100 to park. So instead of paying the fee, the kids park on the street and now you have double sided parking and people trying to get through and you have people walking, bikes, et cetera. All Orange County public schools, even when I was a student back in the 90s, late early 90s, we might have paid \$25 and now its \$100.

Mr. Boermans: A month or a year?

Mr. Grimm: For the year.

Mr. Boermans: That's not too bad.

Mr. Grimm: Again, this is not directed at anybody, the way the parking is designed, our entire street, is on the conservation side. So, we have a driveway, but across the street, is nothing but rear garages. Every one of those people parks on the street versus their driveway or their garage and I just don't understand it. For me, it's not too big of a deal, because we can get two cars in the garage. We got two in the driveway. Now my daughter parks and I can actually get her close enough, so we can actually park two cars. But some of the driveways aren't that long, that they can do that. It's more of my father-in-law's issue than any of us. He can't get past that. So, he just has to deal with it. But I think looking at making changes or improvements, is definitely a great thing.

Mr. Boermans: Just some things to add. Do we have a rule in the book about long-term parking?

Mr. Showe: No.

Mr. Boermans: Because recently I've been seeing on Biography Way, the same car being parked there. So, what they do, is they park their car there, take an Uber to the airport and leave their car for a week. We also have a person that has a company, Turo. They rent out their cars but they park the commercial vehicles throughout the neighborhood. So, with that limited amount of parking, it reduces the parking even more significantly.

Mr. Showe: Yeah, I think the bigger challenge with that, is going to be enforcement. If the tow truck company is primarily enforcing that, they're not going to track whether that car was there last night or the night before.

Mr. Lazarovich: We talked about adding something about abandoned vehicles. If there was an HOA towing one, that would be a 72-hour period. So, I believe the Board's intention was to get that added in, but we were waiting until the actual hearing. There was mention of rideshare as well.

Mr. Jordan: I hate to speak up again. Turo is a big blind spot for this kind of stuff. I've noticed, just on my little part of Prologue Avenue, there's always a line of three or four SUVs. They're all so close in model and make, just like when a rental company buys a fleet of something. There is a way to check it. It's not like anybody here is going to do it. But if you create a Turo account, you drop the VIN of the suspect vehicle into Turo, like you're going to sign up for it and it will tell you if it's a duplicate or not. So, you can actually identify who has Turo cars and stuff like that.

Mr. Smith: That particular one, I think is maybe the limo company.

Mr. Jordan: You're talking about the corner of Imaginary Way right there?

Mr. Smith: Yeah.

Mr. Jordan: That guy used to try to park on my little spur for a while and I was like, *"Hey, that's fine, but don't leave them there forever."*

Mr. Boermans: Awesome.

Mr. Grimm: The question about having a loading area in front of the clubhouse, I know that had come up. I'm not sure if we can do that.

Mr. Showe: It's going to be a challenge. I mean, I think anything you do there, is going to be a challenge on our side. Yeah.

Mr. Scheerer: You have the mail kiosk right across the street.

Mr. Smith: Is that ours or the HOA's?

Mr. Scheerer: So, the road is ours, just the road, right between the two streets that go between the club and the mail kiosk.

Mr. Smith: Okay.

Mr. Scheerer: That's the CDD's road. The property is HOA. We don't own it.

Mr. Boermans: So, you can park on the...

Mr. Scheerer: You can't park on the road. So, I don't know if this spot here, is parallel parking, for just getting your mail only.

Mr. Grimm: The only parking, is right in front of the mail kiosk or just on the opposite side. It does say no parking, but it doesn't say loading or unloading or anything like that.

Mr. Scheerer: Yeah, well, I think the intent of that whole thing, was if you needed to do anything at the club, you parked on the road in the designated parallel parking spaces.

Mr. Showe: Yeah.

Mr. Grimm: Now is there No Parking on the clubhouse side?

Mr. Antolovich: This is all No Parking.

Mr. Grimm: So, how about both sides?

Mr. Scheerer: I knew this was coming up. You can see where there's parking and where there's no parking, based on that map.

Mr. Boermans: Yeah, for sure.

Mr. Scheerer: So, here's the cut through road and then everything is on the sides. There's No Parking intended, according to the Sign Plan. There was No Parking available in that area, because it was basically just a drop off. I don't know. Then the other side is just short-term parking, so you can go get your mail and go. But then again, the rulemaking hearing is coming up. Maybe you can look at that and provide some comments and suggestions. Mr. Grimm lives right around the corner from there.

Mr. Smith: Like I said, if we can fit in something about loading or I'm not exactly sure what would be best. There is nowhere to park usually near the clubhouse, if you're walking in and out. I park in the parallel park outside and it's a pain in the butt. It would be nice to be able to have the opportunity to have that there. I know it wasn't necessary in the original plan. I don't know.

Mr. Scheerer: Just something for you to think about. Something to digest. Yeah, like I said, the parking spaces that are available, as far as I know, are just to get your mail. That's club or HOA property, as is the amenity, the sidewalk attached to it.

Mr. Grimm: I've never seen an issue there.

Mr. Scheerer: I think somebody parked there and got towed.

Mr. Grimm: They said that they were a cop.

Mr. Scheerer: Well, I don't know anything about that.



Mr. Showe: We didn't get any of that. We just got that somebody was unloading their vehicle.

Mr. Scheerer: If it was a cop that got towed and he wasn't in a marked vehicle...

Mr. Showe: Yeah.

Mr. Grimm: You don't have a right to necessarily say, *"I'm a cop and you can't tow me,"*

Mr. Scheerer: Law enforcement vehicles typically do not get towed. I don't think if they're a known law enforcement vehicle, tow companies are allowed to tow them. So, I don't know.

Mr. Grimm: They're making the case, *"I'm a police officer, and I have more discretion than this tow company has."*

Mr. Scheerer: Anyway, so just some more stuff to think about before the next meeting.

Mr. Showe: Yeah. So, certainly, this is again, at the Board's direction. I'll go ahead and get an email out to the HOA. We'll link to the current Parking Rules and take any comments. I'll try to summarize those, so you don't have to read every email and decipher it.

Mr. Grimm: It might be good to include in the question, to distinguish the difference between CDD comments for CDD parking and comments that should be directed at the HOA.

Mr. Showe: Perfect. We'll clarify in the email that, our job is to make the rules and concerns about towing, should be directed to the HOA, but we can get them there, too. Just so that we separate the two.

Mr. Smith: Yep. Just on that point, because it's kind of related to parking, my understanding is we've given authority for the HOA to manage that towing contract fully. Is there something that we need to come back and revisit another meeting, in terms of the bounds of that or is it all just for the HOA to consider the comments coming in? Just to be clear?

Mr. Showe: We typically just give them the comments that we're getting at our meetings and let them manage that particular relationship, because they have the relationship with the tow company and not us. But certainly, that doesn't mean it has to stay that way forever.

Mr. Smith: Just for clarity, is it something when we do share this kind of information with the HOA, which Becky does a good job with the emails, to clarify that point. If it's towing related, that's the HOA.

Mr. Showe: I'll make it clear in the communication that we send, what is the purview of the CDD. As the Board indicated, I'll also focus that we're looking for public safety changes, not just, *"I need more parking here for my convenience."* But certainly, we've got yours as well.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Showe: If there's no other discussion, we can go on to stay staff reports and we'll start with Counsel.

Mr. Lazarovich: Just a quick update. We were working through a couple of agreements. I think we're still trying to finalize the Dog Station License Agreement. We'll just work with Alan to get those.

Mr. Scheerer: Do you need a map?

Mr. Lazarovich: The locations and the amount of dog stations.

Mr. Scheerer: I got ya.

Mr. Lazarovich: We did put together a new Towing Agreement with the HOA. I believe that is going to the HOA for review and execution. I think that's all I have for the Board, unless you have any questions for me.

#### **B. Engineer**

Mr. Showe: Is the Engineer on the call? I didn't hear him jump in, but whatever comments we get on the parking, we'll run those by the Engineer, too. Because again, we need to make sure that whatever changes the Board makes, kind of fit with FDOT standards, so that we're not increasing any liability.

#### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. Showe: We can go to approval of your Check Register. In your General Fund, we have Checks #1528 through #1542, Capital Reserve Check #3, as well as September payroll, for a grand total of \$163,817.80. We have a summary of those invoices that follow. Both Alan and I can take any questions that the Board would have or we can take a motion to approve the Check Register. I will note that a good amount of those, are just transfers to the debt service for assessments that came in, but we're certainly available for questions.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the September 1, 2025 through September 30, 2025 Check Register in the amount of \$163,817.80 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 also point out; these are through August. They haven't been audited yet, but we are doing better than budget to actuals. I think we've gotten over 100% collected on our assessments. So, we're in great shape there. I think you have over \$500,000 in your Capital Reserve Fund, which will be a relevant number a little later.

**iii. Presentation of Series 2021 Arbitrage Rebate Report - Added**

Mr. Showe: Behind that, we have the presentation of the Arbitrage Rebate Report. We are required annually, as part of our bonds, to test the interest that we've collected, to make sure that we're not over the legal amount, since we are tax exempt bonds. So, that report is there, but in the third paragraph, it essentially says, that we have a negative rebate requirement. So, there is nothing that needs to be done for the District. We're in compliance. Again, there's a lot of information that follows that.

**D. Field Manager's Report**

**i. Consideration of 2<sup>nd</sup> Revised Proposal for Concrete Weir Repair - Added**

Mr. Showe: I will turn it over to Alan, to go through his Field Report.

Mr. Scheerer: There's not a lot on the field side; other than this crazy repair proposal that's on your agenda. I think if you recall at the last meeting, there were a couple of items that were missing; dewatering and a Geotech, to be part of the process. That was since added. I believe we had a not-to-exceed of \$150,000, that was approved by the Board and this bumped it up to \$175,955. Which is why you see it before you today, for your review questions and consideration.

Mr. Smith: First question, what items were added? Because I don't have the one from last time to compare it to.

Mr. Showe: Mostly it's dewatering, which is \$15,500. There was a Geotech Consultant added for \$5,000. Those were at the recommendation of your Engineer.

Mr. Smith: Correct.

Mr. Showe: They also added some additional sod restoration and I think they added some of the curb damage which wasn't there before.

Mr. Smith: Right.

Mr. Showe: So, there was just a couple items, but mostly it's the dewatering.

Mr. Scheerer: The dewatering and the Geotech Consultant, which is a requirement of your Engineer.

Mr. Showe: Right.

Mr. Scheerer: That doesn't mean they're going to spend every bit of the \$175,955, especially when it comes to sod restoration. Hopefully they don't break any curbs. I think when you look at where they're going to access it at, right, there are the sidewalks and the curbs there. They may not have considered the possibility of damage there at the time.

Mr. Smith: Is it a fixed contract or is it time and material?

Mr. Showe: I think almost all of its fixed, except for when it comes to the restoration costs. They just don't know exactly. So, they're estimating typically a not-to-exceed amount.

Mr. Scheerer: We'll work with them and make sure that if they come in less than that, then they darn sure don't bill us for the full \$175,955.

Mr. Showe: It's certainly the same thing with the Geotech Consultant. They're budgeting 40 hours and to the extent that they don't need the 40 hours, they'll only pay for what they use.

Mr. Grimm: Can you clarify which pond this is?

Mr. Boermans: This is the one behind History Avenue.

Mr. Scheerer: Behind History.

Mr. Boermans: Have you ever been to the trail?

Mr. Scheerer: It's the trail that goes to the campground.

Mr. Boermans: Once you walk to the campground, it's the one to the right.

Mr. Scheerer: Yeah. The north side of the trail.

Mr. Smith: I guess the bigger question, because we said at some prior meetings, there's maybe another one that we may need at some point to address. I'm just thinking about the cost.

Mr. Scheerer: I don't think the other one is in the shape this one's in.

Mr. Showe: Correct.

Mr. Scheerer: It's something that, you know, we'd have to work with the Engineer to get out and start assessing, especially with the budgets for 2027 coming up in January or February. We'll start working those numbers.

Mr. Smith: The other was the schedule. So, if we were to go ahead, this would start...

Mr. Showe: We didn't really get with them on the schedule yet, because obviously with the increase in price, I didn't want to start committing them to putting us on the schedule.

Mr. Scheerer: The good news is, we're getting towards the end of hurricane season and we've been blessed without any so far. This crazy rain we're getting right now, hopefully it disappears and they give us the 69-degree temperatures that they've been promising us. Right? So, it's a good time to get the project started. We can get with them. I would imagine that they could mobilize within 30 to 45 days.

Mr. Showe: Yeah. It is a big project. Certainly, if the Board is inclined to go forward with it, we'll keep you up to date on the process and their schedule.

Mr. Scheerer: We'll try to get a construction schedule that we can hand out to everybody.

Mr. Boermans: Yeah, I think we should move forward with this and then perhaps have a motion to approve \$180,000, just in case. So, there's a little bit spacing.

Mr. Showe: Yeah, I would concur, just in case there's something that they find when they're out there that exceeds a little bit.

Mr. Boermans: \$180,000 or \$185,000?

Mr. Showe: I don't know if there's a difference.

Mr. Smith: Well, you're going to sign off at it, right?

Mr. Boermans: We still need to approve it.

Mr. Smith: So, I'm fine with \$185,000.

Mr. Showe: I'd recommend \$185,000, just to be safe. For the Board's information, we don't share that amount with them. We've dealt with these guys before. They're real good about it.

Mr. Scheerer: Jay will prepare an agreement.

Mr. Showe: We've already got a contract. We pretty much have a draft contract. So, if that's the Board's direction, we'd look for a motion not-to-exceed \$185,000, to proceed with the project.

On MOTION by Mr. Boermans seconded by Mr. Smith with all in favor the 2<sup>nd</sup> proposal with All Terrain Tractor for the Revised Weir Repair in a not-to-exceed amount of \$185,000, was approved.

Mr. Showe: We'll get that rolling. We appreciate that from the Board. I know that one's been hanging out for a while.

Mr. Scheerer: Yeah. For a while. Got us right through hurricane season. We're also doing some sidewalk repairs, right now. If you see us out there with a paint stick, we're marking any raised sidewalks and stuff throughout the community. We've been focused on Sonnet Avenue and History Avenue for right now. That seems to be some of the worst for wear sidewalks and now that Chet's back and he's got his guys out doing some work, we'll be doing that. Also, you heard earlier, we had a conversation with James about the dog park. We'll get that assessed and try to formulate a maintenance schedule for that going forward. I know that the flex stakes that are in there, aren't AKC legal, according to him. So, maybe at a future time, we can look at replacing some of the dog toys and bring them into AKC compliance, since he's pretty involved with that.

Mr. Smith: I know on the dog park stuff; there were some questions about other seating. There was a list of things.

Mr. Scheerer: Yeah. There was somebody that wanted to put in shade structures and moving the waste can.

Mr. Boermans: Do we have any funds available to improve dog parks?

Mr. Scheerer: Well, we didn't budget a whole lot of money for a dog park, especially knowing we had a large outfall structure project going on.

Mr. Boermans: I know.

Mr. Scheerer: But we do have some general maintenance funding.

Mr. Showe: Yeah, there's a dog park maintenance account line.

Mr. Scheerer: It's not a lot of money, but it's enough to where we could do some minimal work. He was talking about painting the fence and I think Matt had said something about switching over to aluminum at some point, but I think that's out of our dollar amounts for right now. Aluminum fencing is extremely expensive, especially the size of the Philosophy dog park. That thing's massive. It's the biggest dog park that you have in the community. Well, I take that back. Parcel K has a his and her dog park. I think it was intended to be a large, small dog park

but there were never any dogs in there, period. Then we got the transformer replaced in a little firefly tree over in Epic Park. I saw it on the other morning. I got out there for some strange reason about 6:15 a.m. and was able to take a look at some of the street lights, to see how that functioned. But we'll just continue to mosey on. I'll be out there Friday morning if anybody has any questions or concerns. You all have my cell phone, I would imagine. I don't know if Mr. Grimm does yet, but I'll give you a business card.

Mr. Grimm: Sounds good.

Mr. Scheerer: Just please use my cell phone.

## **EIGHTH ORDER OF BUSINESS**

### **Public Comment Period**

Mr. Jordan: It looks like we're back to public comment. I was going to say, I actually keep a small tractor at my house. Just don't ask.

Mr. Scheerer: I know where your house is, sir.

Mr. Jordan: I know you do. I'm just saying if you ever have a job that's too small to call in a crew or something like that, but it's a pain to do something because you just want a little bit of hydraulics, come find me.

Mr. Scheerer: If you do asphalt work, maybe.

Mr. Jordan: My tractor and I do a little bit of it. I'm just saying, it takes \$5,000 to get anybody to get out of bed these days.

Mr. Scheerer: I had a meeting with Asphalt 365 about the Parcel K trails. The trails are too small. They referred me to another company that deals in more like golf course type trails. He says their equipment is made for major roadways. They couldn't mill and resurface and redo all of that. He gave me a number, so I've reached out to them. They're out of Clearwater. They do work in this area. So, as soon as I can hook up with them, we want to definitely take a look at the worst one that has the worst dip in it. We were promised that it would get fixed and it never got fixed.

Mr. Jordan: Were they not warrantied?

Mr. Scheerer: No. The previous Board Member that was from the developer, had committed to doing it and then the predecessor committed to doing it. We do have an issue from time to time that we may have to get the Engineer involved with. There's a wetland back there and when it rains, the wetland is full and the water goes straight over the top.

Mr. Grimm: Especially in the northeast corner.

Mr. Scheerer: Yeah.

Mr. Grimm: There's a big spot. Plus, everything grades down right into the pond.

Mr. Scheerer: So, when we talk to this other company, we'll see if they have any recommendations. I don't know if there are some box drains or something that we can put in, to try to alleviate that. It's all going into the big K1 pond. So, those are some of the fun things that we're dealing with right now. Matt, do you have anything else on your checklist for me?

Mr. Antolovich: No.

Mr. Boermans: I do have something. I was thinking about doing re-asphalt in the future. Perhaps we have some high-speed highways in the neighborhood. In Phase K, we have some speed humps. Perhaps we could just look or research to add speed humps.

Mr. Scheerer: I know that they did some over off Satire Street, in the form of a pedestrian crosswalk.

Mr. Boermans: Yeah.

Mr. Scheerer: That's the same, I think, in Parcel K. If you look at most of those, I think they're crosswalks and that's why they installed those there. They did the same thing off of Satire Street and maybe a few of the other streets in that area.

Mr. Smith: Off of Illustration Drive or Prologue Avenue.

Mr. Boermans: That was my idea and perhaps for the next year's budget meeting, to add a post for Innovations Way. Because next year it's going to be 10 years. I still think, there are some parks and some other areas, that we can definitely improve upon.

Mr. Scheerer: Perhaps we have some park upgrades and maybe stuff like that.

Mr. Boermans: Correct.

Mr. Boermans: Perhaps now with David and his experience with Randell Park, there were some other upgrades that were done. I think we should look in doing things like that as well.

Mr. Showe: Absolutely.

Mr. Smith: I would just say maybe at the park on History Avenue, I don't know if it's been painted.

Mr. Scheerer: Are you talking about the one on History Avenue and Charades Street, where they just put in the playground and the dog park?



Mr. Smith: Yeah. I was wondering if we could change the look of it.

Mr. Scheerer: Yeah. We can certainly consider it.

Mr. Boermans: Is there still a warranty on there, by the way?

Mr. Scheerer: No, there's no warranty.

Mr. Boermans: The gym floor looks horrible.

Mr. Scheerer: That gym floor has got to be totally redone. We're looking at that. In my opinion, that's the wrong material for an outdoor gym.

Mr. Boermans: I agree.

Mr. Scheerer: Yeah.

Mr. Boermans: I looked at it this week, when I was walking with my little one.

Mr. Scheerer: I was out there with Shane last week.

Mr. Boermans: It's painful. Yeah.

Mr. Grimm: We don't own any of the poles, like the utility poles?

Mr. Scheerer: Well, we have a street light lease with the utility provider, but we do not own them.

Mr. Showe: Right.

Mr. Scheerer: We lease them. We have no authority.

Mr. Grimm: I was wondering about holiday decorations.

Mr. Showe: Typically, I will tell you, when we lease those poles, they don't like you putting anything on them. But we can talk to them.

Mr. Scheerer: I know KUA, over in St. Cloud, there's a community called Tohoqua across from Neptune Middle School. They have an actual application for stuff like that, for developers to put their marketing materials, hang their banners and stuff like that. We can reach out to them and see if that's something that they would allow. If you have a specific location, because you know, the snowflakes will be going up soon.

Mr. Showe: Yeah.

Mr. Scheerer: Along Dowden Road. They put their giant snowflakes on there.

Mr. Grimm: What about down Story Time Drive?

Mr. Scheerer: No. The CDD doesn't own any of those.

Mr. Grimm: Okay.

Mr. Scheerer: They're all leased. Dowden Road, Story Time Drive and Storey Park Boulevard to Moss Park Road, is all the City of Orlando. We just have an Interlocal Agreement to provide maintenance for those areas. But all of the street lights, we don't own any of them. The only ones that we probably own, are the ones that would be at the club. But all of the rest of them are under street light leases.

Mr. Boermans: What if there are missing signs on Dowden Road?

Mr. Scheerer: Dowden Road, Storey Park Boulevard and Story Time Drive, are owned by the City of Orlando. Anything interior of the neighborhood, would come to the CDD.

Mr. Boermans: Awesome.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Grimm: I know that we're trying to get out of here, but the first thing that I just want to say, is thank you for allowing me to join the Board. I look forward to contributing and learning as much as I can about the Storey Park community, especially the non-Phase K side. I do want to ask if staff could maybe reach out to the City of Orlando. I have a big concern with electric scooters, motorized scooters and motorized bikes. There are multiple crosswalks, one specifically on Dowden Road, between the Innovation side and the apartments, clubhouse area. You're supposed to stop, obviously. Different times of the day, it might be more challenging or you might not see anything. Can we inquire about it the pedestrian signs that will light up, flash when somebody wants to cross?

Mr. Showe: Yeah.

Mr. Grimm: Ask them if they can install something like that.

Mr. Showe: Yeah.

Mr. Grimm: Because I've seen kids almost get hit.

Mr. Scheerer: Well, that crosswalk, just so you know, was created from resident concerns. There was no crosswalk there originally.

Mr. Boermans: A lot of crosswalks are missing.

Mr. Scheerer: There's probably a lot. I don't know if it's missing or they just need one.

Mr. Grimm: Especially with that being the main road.

Mr. Scheerer: That's a dangerous road.

Mr. Grimm: It's a very dangerous spot and people are crossing and you're supposed to stop. We stopped, but then a car came from the right-hand lane, didn't stop behind us and swerved around our left side and almost hit the people that were crossing the road.

Mr. Showe: Yeah.

Mr. Grimm: This was months and months ago. So now with the prevalence of the scooters and the bikes, they're moving quickly.

Mr. Antolovich: They're going to need to build that light at Dowden Road and Story Time Drive.

Mr. Scheerer: Yeah.

Mr. Boermans: At one time, we had a meeting with Mr. Jim Gray, and they were talking about lights on Dowden Road and by Biography Way and Story Time Drive and Dowden Road.

Mr. Antolovich: Especially when that elementary school gets finished.

Mr. Scheerer: We've seen no infrastructure going in currently for any lights and it's not going to happen overnight. They actually have until August of 2026.

Mr. Grimm: Just wait till they extend Dowden Road, all the way to 528.

Mr. Antolovich: That's what I'm saying.

Mr. Scheerer: The City is responsible for the continuation of Dowden Road.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

Mr. Showe: Do we have any Other Business? Hearing none,

#### **ELEVENTH ORDER OF BUSINESS**

#### **Next Meeting Date – November 4, 2025**

Mr. Showe: The next meeting is scheduled for November 4<sup>th</sup> and we can take a motion to adjourn.

#### **TWELFTH ORDER OF BUSINESS**

#### **Adjournment**

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

  
Chairman / Vice Chairman