

**MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

Travis Smith	Assistant Secretary
Matthew Antolovich	Assistant Secretary
Ricardo Garcia <i>by phone</i>	Assistant Secretary
David Grimm	Supervisor Elect

Also present were:

Jason Showe	District Manager
Brandon Pownell	District Counsel
Nicole Van Valkenburg <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We'll proceed to the public comment period. We'll note for purposes of the recording that we only have members of the Board and staff present.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 7,
2025 Meeting**

Mr. Showe: Next are the minutes of the October 7th meeting, which are part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

Mr. Antolovich: Under the Tenth Order of Business, it refers to Mr. Boermans saying, "*Do we have any other business?*" I think that was Mr. Showe.

Mr. Showe: Probably. We'll make that change and approve the minutes as amended.

On MOTION by Mr. Grimm seconded by Mr. Antolovich with all in favor the Minutes of the October 7, 2025 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Discussion of Potential Parking Rule Changes**

Mr. Showe: Behind that, we did go ahead and solicit, per the Board's request, for residents to provide comments on the Parking Rules. So, we've summarized those here. We've tried to capture those. The first one, obviously we talked about the parking around the amenity area in Parcel K. We received some feedback from the Engineer, essentially thinking that we could replace some of the No Parking signs, with just 15-minute parking and unloading signs. So, if the Board's amenable with that, that's something we could change in the rules when we go to revise those. Then the other items we have, are just summarized on that page there. We have a request to add more signage, applicable to the 30 feet from the stop sign, as people are concerned about people parking too close to the stop signs. There were two comments about parking around curves, regarding the language and then there were a couple others comments on the same. Comment #4 was a request for parking passes. That's going to be a little difficult to regulate from a management perspective. So, that's probably one, I don't know that we would recommend, but if the Board is interested, it's something we can look at trying to find a good way to implement it. But typically, with passes, they tend to get passed around to other people and then you really don't know who has them and where they're going. They did ask for some restricted parking near the walking paths that come off of a retention pond. So, those were the comments that we received. Certainly, we just wanted the Board to have some discussion on those. I think staff direction would be, whatever changes you guys are preferable with, we would bring those back to you at your next meeting with suggested rule changes and then we could discuss those before we advertise a rulemaking hearing. So, we'll open it up for more discussion.

Mr. Antolovich: I like having the load unload signs.

Mr. Showe: Okay.

Mr. Smith: No, I'm generally in favor. The only question I have, the issue came up because, you know, people were getting towed. It's like, how do you regulate that? Is there anything that we need to do with our agreement with the HOA, in terms of regulating towing? Because again, if it's 15 minutes, are they taking a picture when you park and then come back 15

minutes to verify it? It seems arbitrary. So, either you allow parking or restrict it to 15 minutes. How do you enforce it?

Mr. Antolovich: I think the HOA would have to work with their towing company to address that and work it out with the towing company.

Mr. Grimm: Yeah. I think if they're actively loading, it might say, "*Loading or unloading only.*"

Mr. Showe: Yeah.

Mr. Grimm: Added to that time frame or maybe you don't even put the time frame on there and you just say, "*Loading and unloading only.*"

Mr. Showe: Yeah.

Mr. Grimm: Because then if they're not actively loading or unloading anything...

Mr. Antolovich: And I know the other thing, too, is other than just loading, unloading, they are checking their mail.

Mr. Smith: Uh huh.

Mr. Grimm: I don't know why there's no parking.

Mr. Antolovich: Yeah.

Mr. Grimm: I mean, there has to be language. It seems obvious, if someone is checking their mail, they should be able to stop there, park, get out and get their mail.

Mr. Showe: I think the loading and unloading zone might be close enough to cover that.

Mr. Grimm: Yeah.

Mr. Showe: I mean, for the most part, I think people are only going to load and unload for events, but otherwise, they would use it for getting their mail. Generally, if the car is running, people don't turn their car off. They will just get their mail and come right back. So, we could work with the HOA, to see if there's a way to do so. That's a question we can ask them.

Mr. Smith: Yeah. Mine is in general. Okay. You make this change and you get a complaint. They will say, "*I was only parked there for 15 minutes.*"

Mr. Grimm: I was there 14 minutes.

Mr. Showe: We can check with them on what their recommendation would be.

Mr. Grimm: I do agree over on my side on Phase K, specifically Stanza and Language Way, as people tend to park their cars fairly close to that stop sign as well as Introduction Way

and Lore Way. Just because those are my typically traveled routes that I've noticed those spots. So, I would agree with checking those 30 feet from the stop sign.

Mr. Showe: Okay.

Mr. Scheerer: That would be something, we could identify with maybe yellow paint. Because I know as you get closer to the stop sign, just with my own experience, with a No Parking sign, you don't want to interfere with your line of sight. So, there are other yellow spots.

Mr. Antolovich: Yeah, I think usually yellow is more obvious.

Mr. Grimm: I personally like yellow paint everywhere, because there are places where the signs are so far apart, even though they have arrows that point towards each other. If you're not seeing those two signs, you're just assuming right there in the middle you're safe. But in reality you're not. I like the yellow curbs.

Mr. Scheerer: Just a little background information, when this all started, the signs were 300 feet apart, but we moved them in, for that very reason. You're not going to see them, which obviously increased the price to do it. But every 150 feet within that range, is where they would be.

Mr. Grimm: And I'm sure painting is probably equally costly.

Mr. Scheerer: Well, you got to have everybody leave too. So, if you're going to create these No Parking zones, where nobody can park.

Mr. Grimm: There shouldn't be anyone in there anyway, in theory.

Mr. Scheerer: Well within the 30 feet of the stop sign and all that new stuff, we'll have to coordinate with a vendor, should that be the direction. It's not a hard thing to do.

Mr. Grimm: I think more people are prone to look at yellow.

Mr. Antolovich: Than notice the stop signs. Yeah.

Mr. Grimm: I would have recommended that when you guys kind of first started that whole process, because even where I live, there's no sign in front of my house, but there is one a couple houses next to mine, in either direction.

Mr. Smith: Then I think on the side that I live on, the paint may need to be touched up.

Mr. Antolovich: That's coming soon.

Mr. Smith: I'm on Imaginary Way. So, I sympathize with the way that Language Way curves. The only downside to it, again, I think most of Imaginary Way really is no parking, but in practical terms, most people get their lawns cut. So, the lawn people will park, where they can.

With big trailers, they're not going to park in a driveway. So, they're in the curve. Again, I would say there should be no parking.

Mr. Grimm: I think that's being addressed on Language Way, where we were closing that off on the apex. I remember talking about it last week. That one's already been kind of met. Parking passes...

Mr. Antolovich: For all the reasons that you said. Also, everyone has a driveway.

Mr. Showe: Yeah.

Mr. Scheerer: But not everybody has a garage that they can use.

Mr. Antolovich: But they at least can park in the driveway, even if they don't park in their garage.

Mr. Scheerer: Yes sir.

Mr. Grimm: There are five cars in our family. We parked two in the garage, two on the driveway and one on the street where we're allowed. Then we invested the cost of all of the storage. It was an investment, but it's definitely allowed us to be able to park in those areas.

Mr. Antolovich: Because then also, if you want parking passes as well, what defines the front of your house? Do we then need to make parking spaces everywhere?

Mr. Showe: It's going to be hard to verify that this car belongs in front of this house. Yeah.

Mr. Antolovich: And then who's managing that?

Mr. Showe: That's the challenge.

Mr. Antolovich: So, I'm not in favor of parking passes.

Mr. Showe: You could probably do what you did for the stop signs.

Mr. Antolovich: Yeah.

Mr. Showe: Just make it 30 feet.

Mr. Smith: But is this just in Phase K that this is an issue? I'm just trying to think about where this is.

Mr. Scheerer: I think Phase K has the largest amount of walking trails.

Mr. Grimm: If I remember, there is a speed bump as well, isn't it?

Mr. Scheerer: The only one is a speed bump. The other ones just come out to the sidewalk. So that's pretty much the same as in the initial phases as well, the non-Parcel K phases.

Mr. Grimm: I'm trying to think. So, we have the two lakes; the one that's on the north side, has the two entrances. I think they both go to the street, because one of them has almost a driveway that cars or work vehicles, can drive up. Then the one where the flooding issue is, also I think goes right into the street.

Mr. Scheerer: Well, that one comes out to where I think your speed bump is.

Mr. Grimm: That's where the speed bump is.

Mr. Scheerer: That's where the speed bump is. That would be a great place, I think, to modify any parking spaces on either side of that. Not only is it a speed table...

Mr. Grimm: I'm trying to think about what that looks like on the other side of the street from that.

Mr. Showe: Yeah, the resident that made that comment, does live on Parcel K.

Mr. Smith: Because I'm thinking of, off of Imaginary Way, where you go back to Satire and Folklore. I don't know if that's a big issue.

Mr. Scheerer: Well, the one at Folklore Lane that you're talking about, also has steel bollards. Hopefully people slow down.

Mr. Grimm: So, the flooding spot, that sidewalk does come out directly to the street, onto the speed bump. It also leads to the other sidewalk across the street.

Mr. Scheerer: Across the street.

Mr. Grimm: Ironically enough, Google Earth, I'm looking at a picture. There's a car immediately adjacent to that particular crosswalk. So, I almost think, because there are two sections. I don't know if you can see that far, but there are two grass pieces right there. You could almost yellow both of those; at least half of this one and half of that one, which would probably eliminate any cars being able to park there anyways.

Mr. Showe: Yeah.

Mr. Smith: I agree, again, like in front of my house, in front of the fire hydrant, people still park there all the time. So, I'm not against it. I'm just, in practical terms, again, I know they enforce the towing, the enforcement of it. So, I'm fine with it. But people will still be parking there.

Mr. Antolovich: We can only do so much.

Mr. Showe: Perfect. Okay. Certainly, if you have anything else that comes to your mind, while we're revising these, between now and the next meeting, we'll revise the rules to include

these comments and update the maps. We'll bring those back to you and then you can set the rulemaking hearing from there.

Mr. Smith: Does this count as the public comment or do the rest of the residents get a chance to comment on that?

Mr. Showe: There will be a public hearing. So, what we can do, is when you guys set the rules, we have to advertise a public hearing. It will probably be 60 days from the time you set the rules, because it's too tight with the monthly meeting, to hit the 30-day timeline. It has to be advertised. I think actually it's longer. It used to be 29 and 28 days, but I think now it's 30 and 30 days. But in the meantime, once we get those rules finalized and you know what you're going to be doing the hearing on, then we can send another eblast out, let folks know we're having a public hearing. This is where you go to view the rules and let us know your comments.

Mr. Smith: Cool.

Mr. Showe: But it is a public hearing. So ultimately it will be down to a decision of the Board to approve or disapprove.

Mr. Smith: Then the one other thing, because we don't have it yet and maybe we take it back at a different time. So, I'm just anticipating the school will open at some point, in Phase K. When I pick up my son from Randal Park, cars usually back up. So, I don't know if there's anything that we need to just anticipate or we just hold that until it becomes an issue.

Mr. Scheerer: You can anticipate a lot of traffic on that street.

Mr. Showe: Yeah.

Mr. Scheerer: But that is the bus entrance too. A part of the bus loop. There's always a learning curve with schools. Randal Park was a learning curve.

Mr. Smith: It took years.

Mr. Scheerer: Yeah, that place was backed up forever, when I used to work that one.

Mr. Showe: Yeah. But sometimes it's better to just kind of see what the situation is, before you make rules, honestly. I think sometimes we try to overrule things before we even know what the situation is and it tends to make it more complicated. Alright, perfect. So that gives us some direction there.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll turn it over to staff and we'll start with Counsel.

Mr. Pownell: Hey everyone. I don't have much to report. I'm covering for Jay today. He did want me to ask David if you are going to use a CDD email or if you wanted to use your personal email.

Mr. Grimm: I'm just going to use my personal email.

Mr. Pownell: We recommend using the CDD one, just for public records purposes, but it's totally up to you.

Mr. Grimm: Do you want me to create a new one?

Mr. Showe: It's up to you.

Mr. Grimm: Does it add GMS, or is it one that I would just create?

Mr. Showe: We can create one for the Storey Park CDD. If you wanted to use it, we would just send you the protocols. But again, it's up to you if you want to manage two emails or not. I know you're experienced with it, so it's just a matter of making sure you separate your CDD ones from regular.

Mr. Grimm: I mean, obviously they could public records request my entire Gmail, right? Or would they have to specify?

Mr. Showe: No. It would be specifically for the Storey Park CDD.

Mr. Grimm: I'm fine. You're looking at me like, "*Are you sure?*"

Mr. Pownell: It can get dicey sometimes if they try to challenge you.

Mr. Grimm: I've never had an issue with it.

Mr. Pownell: I've never seen it get that bad.

Mr. Grimm: I'm fine.

Mr. Smith: Just one minor point, because I get both sometimes. I have a Storey Park CDD one and a personal one. So, the emails come to both. Can I have my personal one taken off of that and what do I do with the ones before? Because I understand that the email has come to both. I have a specific one set up for Storey Park.

Mr. Showe: Okay.

Mr. Smith: And I have my personal one. I received both.

Mr. Showe: We can take your personal one off of our list at least.

Mr. Smith: Okay.

Mr. Showe: Yeah, for sure.

Mr. Smith: Storey Park is the one I set up specifically.

Mr. Showe: Okay.

Mr. Grimm: Alright, now you have me thinking. Do you have a separate one?

Mr. Antolovich: Yeah.

Mr. Grimm: I assume Willem does as well.

Mr. Pownell: Yeah, he probably does.

Mr. Grimm: To keep it consistent, go ahead and set it up.

Mr. Showe: Got you.

Mr. Antolovich: Also, is it a pain to have Storey Park CDD email addresses?

Mr. Showe: No. I mean, we already have the protocol. We can set those up that way. Again, it's a matter of if you want to do another one at this point.

Mr. Antolovich: I'd rather switch from the one I created at Gmail, to be Storey Park CDD.

Mr. Showe: We can set one up for all of you and you choose whether to use it or not. Just let us know which one you want. You got it.

Mr. Pownell: David, did you get the email from Jay?

Mr. Grimm: Yes.

Mr. Pownell: Okay, perfect. That's all I have.

B. Engineer

i. Approval of Trail

Mr. Showe: Alright. We have Nicole on the line for Engineering. We just have a quick memo on the walking path, Nicole. I don't know if you have anything else to add to that one.

Ms. Van Valkenburg: No, nothing else to add on that. Are there any questions?

Mr. Smith: Yeah. Just to summarize, because I know this has come up. Is all of that walking path in our CDD?

Mr. Showe: Yes.

Mr. Smith: Is that the one that ends before it goes into Parcel K?

Mr. Scheerer: This is in Parcel K. It's the walking trail that abuts a wetland.

Mr. Smith: Okay.

Mr. Scheerer: Obviously when we're getting some rain and it overflows, it sheet flows over the path. Apparently it was designed that way.

Mr. Grimm: On the east side?

Mr. Scheerer: Yeah.

Mr. Antolovich: Both of those sound expensive.

Mr. Showe: Yes.

Mr. Smith: Is the boardwalk though, less expensive? Because I was just thinking, this trail can be filled and reconstructed. That to me sounds better than a boardwalk.

Mr. Antolovich: I have no idea. Well, a boardwalk also requires ongoing maintenance.

Mr. Showe: I mean, we have to price both of them out. There are permit requirements for both of them. One requires a water management permit. The other would just be a city building permit. So, there may be some implications in terms of the complication of your Engineering team, depending on the type of permit.

Mr. Grimm: I mean, it is an issue. I've seen it firsthand. You're running and then all of a sudden you're like, *"Okay, I guess I'm getting wet."*

Mr. Antolovich: I know that people complain about it and I'm not just complaining, but it is an issue. How often is it an issue, though? Is it something that happens every time it rains or is it once every three months?

Mr. Showe: We typically got the comments right during the Summer. We're kind of out of the rainy season now, so it'll probably calm down for a few months. But as soon as you get any kind of substantial rain again, the wetland fills up and has nowhere else to go. I know Alan is talking about looking at some other vendors, just to see if there are some other drainage type solutions or maybe something that would assist.

Mr. Scheerer: I was trying to see what the cost of some of those boardwalks were. I've got some numbers hidden in here somewhere.

Mr. Showe: So, I think it's something we could just continue to look at pricing for. But we want to make the Board aware, that it's functioning as intended.

Mr. Smith: Does that message get back out besides here to the residents?

Mr. Showe: We're letting them know that this is a far bigger problem than something the Board can just authorize a \$10,000 repair.

Mr. Antolovich: Yes.

Mr. Showe: It's kind of bigger than that at this point.

Mr. Smith: I would like to understand the cost.

Mr. Showe: Perfect.

Mr. Smith: I know that we have a limited capital budget.

Mr. Showe: It's one of those things, if you really wanted to do it in the future, we would look to probably build it into your budget, raise assessments and then that's the story you just have to tell your residents.

Mr. Smith: Oh yeah, that's a good idea.

Mr. Scheerer: You don't want to know how much they cost. These are big boardwalks. The 9404 Petition Way boardwalk, was \$165,000. The one nearest 11176 Lore Way, was \$325,000.

Mr. Grimm: That one is pretty big though.

Mr. Scheerer: Yeah. The one on Language Way, was \$89,500. It's nearest 11601 Language Way. It's a little smaller.

Mr. Grimm: The south pond?

Mr. Scheerer: I think so. I don't think we need one that big there, to be honest.

Mr. Grimm: Let me ask you this question. It says, according to the developer, *"The wetland is designed to over top the drain and the trail to drain into the adjacent stormwater pond after heavy rain events."* I'm not sure what the rest of that says. *"When the wetland water table is at its highest elevation as it is now, the developer was made aware of the design and was considered acceptable."* Was it considered acceptable by the developer? Who was it considered acceptable by? My question is, if the original design was considered acceptable, is there any way for us to confirm that it was done correctly by the landscape company, architect, whoever was in charge of making sure that was done? Because if it was designed for all of that water to drain into the pond, well, clearly that's not what's happening. So, where's the fallacy there?

Mr. Showe: We can go directly back to the Engineer. That would be a question for them.

Mr. Grimm: Just to say it was accepted by the developer, in its original design, doesn't necessarily mean it was done correctly. Because if it was acceptable, then it should be functioning properly.

Mr. Scheerer: I'm not picking sides, but if the wetlands have too much water from all of the runoff, it's never just going to stop running off.

Mr. Antolovich: Yeah, but if it was supposed to go into the pond...

Mr. Grimm: It's not that the water is so far up on the pond that it's encroaching on that area. It's not draining.

Mr. Scheerer: It's coming from the other way. It's coming from the wetland to the pond, is what you're saying.

Mr. Grimm: But it says, "*The wetland is designed to overtop the trail, to drain into the stormwater pond.*"

Mr. Scheerer: Correct.

Mr. Grimm: But it's not doing that.

Mr. Antolovich: It's just flooding the trail.

Mr. Grimm: It's just flooding the trail, not flowing into the pond. It's not that it's so high that it's overtaking the trail. It's just not doing the job that it was designed to do.

Mr. Scheerer: It is going to the trail and not down to the pond.

Mr. Grimm: So, where's the fallacy? Is it the design? Is it the creation of it? Because it doesn't sound like this is a Storey Park CDD issue. It shouldn't be our responsibility, if it wasn't done correctly.

Mr. Antolovich: I guess the second question would be, if someone did it incorrectly, would there even be anything that we could do about that or are we stuck with it no matter what?

Mr. Grimm: Yeah, but how long has our phase been officially off of Lennar's radar?

Mr. Showe: We'd have to go back through all of the documents and everything to verify that.

Mr. Grimm: It hasn't been that long.

Mr. Showe: A year?

Mr. Grimm: Maybe a year at most. So, I would just question if it was ever done the right way. If it's not done the right way, then it shouldn't be our liability, especially being so close. Now, if it was across the street, it's been almost 10 years, there is not much leg to stand on. But some of those homes have only been completed for eight months.

Mr. Smith: Maybe if you investigate a third option, like grading, if it is something that we can't resolve.

Mr. Grimm: Could they install some type of drainage system to go potentially under the concrete and then flow like it's supposed to? But again, I'd still go back and say, "*You didn't do this right, whether it be the designer, whoever, would be responsible for that*" and if we have cause to say this was not done as it was supposed to, as it's designed.

Mr. Smith: Good question.

Mr. Showe: We'll do some more due diligence on that one.

Mr. Grimm: I mean, I'll just take feedback from you. You're the experts on that.

Mr. Scheerer: I'm not an engineer. I don't design asphalt and pond banks and stuff like that.

Mr. Grimm: It just doesn't sound like its doing what it's supposed to, based upon what they're saying was their acceptable design. Somewhere there's an issue. It's only been a year and a half, since that pond has been even completed.

Mr. Showe: Like I said, we'll get some more feedback on that.

Mr. Grimm: Alright, thanks.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We can go to the summary of your Check Register. In your General Fund, we have Checks #1543 through #1562, as well as October payroll, for a total of \$78,705.98. Alan and I can answer any questions that you might have on those invoices or we can take a motion to approve.

Mr. Grimm: I have a question afterwards.

Mr. Showe: You can ask now.

Mr. Grimm: I am just questioning when I would be a part of that payroll. That's all.

Mr. Showe: Well, this one only goes through October 27th, so they may not have had all of your documents. I'll find out.

Mr. Grimm: No worries. Sounds good.

Mr. Showe: Yep, I got you.

Mr. Grimm: It's crazy. It's November.

Mr. Scheerer: We'll be doing budgets in four months.

On MOTION by Mr. Grimm seconded by Mr. Antolovich with all in favor the October 1, 2025 through October 27, 2025 Check Register in the amount of \$78,705.98 was approved.
--

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, are your September financials. We'll note for the Board, that these are not audited. So, there could be some changes, based on any outstanding invoices that might come in or some adjustments, once we do get audited. But we are performing better than

budget to actuals, of about \$150,000. That's a good sign. We can collect all of our assessments for the year. So again, we're in very good shape on the financial side.

iii. Presentation of Arbitrage Rebate Report for the Series 2015 Bonds

Mr. Showe: Behind that, is your Arbitrage Rebate Report. This is a requirement annually, to test that we're not earning more interest than we're legally allowed on our bonds. It says no rebate must be allowed, no amount must be held in deposit. So, we're in compliance. There are no issues there either.

D. Field Manager's Report

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

Mr. Scheerer: Yeah, just a couple things. Mulch is going in right now. We're trying to get everything done prior to the Thanksgiving holiday. We're doing some tree trimming and irrigation repairs. I know we talked about the Parcel K dog park. David had brought to my attention about the lock. We had fixed that lock once before and replaced a section of the actual fencing itself. I don't know if the kids were climbing on it or doing something, but that was taken care of. We'll double check that gate latch again, David, when I'm out there on Friday. We are trying to find pricing on the outdoor fitness area off of History Avenue, as the rubberized material is starting to deteriorate. I have a meeting with Dellinger Construction 11:00 a.m. on Friday, to look at re asphaltting that area, between the two homes on Language Way, that goes back to the K1 pond. I know it goes down and then comes up and heads to the wetland, but there are a lot of ruts and damage there. I think that I told you last time, we had called Asphalt365. They said it was too narrow for them. So, I am meeting with Delinger at 11:00 a.m. on Friday. We're continuing to do sidewalk and concrete work. Jason sent me an email about a dirty curb today. Shane went out and scooped up some excess dirt and a curb for this resident. It wasn't on her property. It was down the road. So, we got that all cleaned up. I can answer any questions you might have or if there's anything else you need me to look at.

Mr. Smith: There was that email that was sent out on those additional items that the resident requested.

Mr. Scheerer: Oh, the dog park.

Mr. Smith: Yeah, the dog park.

Mr. Scheerer: Let me give you a little history on that one. I meant to include that. So, I went through some of the things that she was asking for. She wanted a drinking fountain. One drinking fountain costs between \$3,000 and \$5,000. That does not include the potable water meter, because we do not have any potable water at that park. We only have the irrigation water. So, we would have to at least install one meter. I'm assuming each park would need their own dog fountain and that would require a pad and all of that. But some of the estimates that I've seen, I went through all of my documents that I send to insurance over the past year. The developers installed several of those and that averaged out to about \$4,000.

Mr. Antolovich: On the drinking fountain, I know the one over on Philosophy, historically has had a lot of problems. Usually what most people do, is just fill up their little bowls.

Mr. Scheerer: Yeah. Because there is a spigot on that one. These new ones that are being installed, also have a spigot.

Mr. Antolovich: Oh, they do have a spigot.

Mr. Scheerer: As long as you don't get the three tiered one. But they do come with spigots and we would recommend that, because you could also clean off your shoes.

Mr. Antolovich: Yeah, I didn't want any wood. Just a spigot.

Mr. Scheerer: We still need a potable water source.

Mr. Antolovich: Yeah, but depending on how much that costs, if the water fountain is \$4,000 to \$5,000, but the only thing that's needed there is just a spigot, that saves \$4,000 to \$5,000 and saves a concrete pad.

Mr. Scheerer: Right.

Mr. Antolovich: Which could probably be installed later, if we wanted to.

Mr. Scheerer: Yeah. We can look into that, based on what she wanted. Because like I said, in about four months, we're going to be dealing with budgets for 2027 already. So, if these are some things you guys are interested in me actually getting numbers for, I can certainly do that. The bench is around \$600 a piece. We could realistically purchase an additional bench. I know that I still need to move the trash can, which she asked me to do. She wanted a 10 x 10 sunshade. That would cost \$10,000. It's not crazy, but it's only a 10 x 10. It is actually a shade sail, which have to be engineered and permitted. So those are some ancillary costs involved with that. Then she wanted new sod. We got the price for the sod, which is \$22,000, which I think we

talked about before. I think right now, whatever the Board's direction is, I'll be happy to take. I don't know that other than that maybe the park bench.

Mr. Smith: I like the spigot idea and looking into the water source, even though it's not a cold fountain. I think the bench is only \$600. That seems reasonable.

Mr. Scheerer: I think it's something that we can probably do.

Mr. Antolovich: The benches I like. From going to the Philosophy dog park, those dogs drink a lot and in order to be out there in the Summer, they are always drinking water. So, I would be interested in looking at the cost of getting potable water out there, even if we don't do it this year.

Mr. Scheerer: Of course.

Mr. Smith: But in looking at our capital reserves, we have a little over \$500,000.

Mr. Showe: Yeah, we've got about \$535,000.

Mr. Showe: And we're going to spend about \$180,000.

Mr. Scheerer: Then the other one may be in the \$85,000 range. You own the roads. That's something that I know Jason will touch on at some point, but, you're going to have to start funding your reserves for milling and resurfacing at some point.

Mr. Smith: We can keep that separate. I would imagine that one or two water fountains would be less than \$2,000. So, yeah, I would say investigate that at least and see if there are some cheaper options.

Mr. Antolovich: See what we can get for water out there.

Mr. Scheerer: We will get with OUC Utilities, to see what we need to do to install a meter and then we could actually have the landscaper pipe over to it. We could run some CPVC or PECs or whatever they're using right now, to make sure it's a safe source to have the water travel through.

Mr. Grimm: I'm just looking at her comments. Does the original side have sunscreens?

Mr. Scheerer: None of the parks have sunscreens. No sir.

Mr. Antolovich: I'm not even sure how much a 10 x 10 would cost.

Mr. Grimm: It wouldn't help that much. Could you maybe reference the Randal Park one that we installed just to give us an idea?

Mr. Showe: Yeah.

Mr. Grimm: Because we did a sunshade on one part. I don't know if they ended up doing it on the other one at some point.

Mr. Scheerer: Was that the playground?

Mr. Grimm: Yeah.

Mr. Showe: I will double check it.

Mr. Scheerer: They're not cheap.

Mr. Grimm: No. We know the purpose, but what made us go in that decision?

Mr. Showe: I think the slide got hot.

Mr. Grimm: Why just that one? Maybe it was more used, but I don't know. I agree with looking into some kind of water source.

Mr. Smith: Again, maybe it doesn't solve it and maybe I'm just throwing out an idea, but I was just thinking about the pool. There are umbrellas that you can put out by the bench.

Mr. Scheerer: If a wind comes through, it will be in somebody's yard.

Mr. Grimm: Those would have to be huge.

Mr. Scheerer: Yeah. They make those folding chairs now that have the little shade.

Mr. Grimm: She doesn't so much talk about shade in the dog park. It's more for the playground over near the pool, I assume.

Mr. Scheerer: Yeah. Well, I'm just giving you a number. I have plenty of shades installed, 30 x 30s. We did a 30 x 30 at Reunion. It was ungodly.

Mr. Smith: Yeah, but the playground by the pool, is owned by the HOA.

Mr. Scheerer: No, she's talking about the playground next to the dog park in Parcel K.

Mr. Smith: Oh, okay. Sorry.

Mr. Grimm: What are the issues with the barbecue that she mentioned? Is it not being maintained, over near the one that goes to the west?

Mr. Scheerer: The one that goes to the dead end. We go through those about once a week and just empty them out. That's all we do with them.

Mr. Grimm: It's just one of those that you see at a park. It's a charcoal one.

Mr. Scheerer: Yeah, it's a charcoal one. You have to clean charcoal out every once in a while. Shane handles all of that for us.

Mr. Grimm: Are there signs there, talking about cleaning up after yourself, those types of things?

Mr. Showe: No, but that's not to say we can't have them.

Mr. Scheerer: My answer is no. Can we do it? Of course.

Mr. Grimm: Was the park promised at that location?

Mr. Scheerer: Yeah. As far as I know, there was always supposed to be one. I didn't know they were putting in charcoal grills. But we have charcoal grills over at the Satire park too.

Mr. Smith: There was a park promised on Ballard, but it was not put in.

Mr. Grimm: There are lots of promises.

Mr. Scheerer: Are you talking about in the circle?

Mr. Smith: Yeah, the big circle.

Mr. Scheerer: Yeah. Well, that's always something you could do later, if you chose.

Mr. Grimm: That property where it dead ends, that's not our property.

Mr. Scheerer: It is Moss Park property.

Mr. Grimm: So, I don't know why she's talking about a path.

Mr. Scheerer: Well, it used to be open, onto the guy's property, but it's private property. So, they came in and they fenced it off.

Mr. Grimm: As they should.

Mr. Scheerer: Yeah, they should.

Mr. Grimm: Does it just have a rope?

Mr. Scheerer: No, they had put some other stuff up there. Some 2 x 4s and Do Not Enter signs. We have to go through there all the time and just make sure it's secure. I just don't know what the long-term plan is to have a trail to nowhere.

Mr. Grimm: Sorry. Let me just make sure all of these issues are addressed. It's so crazy. There are all of these dog park issues, but I hardly ever see anybody in the dog park.

Mr. Smith: Well, I see them...

Mr. Grimm: On the Phase K side.

Mr. Smith: Yeah. On the other side, I walk in and I see people.

Mr. Grimm: I mean, there are two there. We could probably do with one.

Mr. Antolovich: Yeah, I think that was the intention.

Mr. Grimm: We don't maintain grass. Right?

Mr. Scheerer: Well, the dog park sod is a pro vista sod, which is shade tolerant.

Mr. Grimm: But it's not treated.

Mr. Scheerer: Well, we do treat it for fleas, ticks and bugs.

Mr. Grimm: Okay.

Mr. Scheerer: Yeah, we do. In our humble opinion, the type of sod that was installed, should have been Floratam, St. Augustine or they should have just went in with straight Bahia grass, like they did on Philosophy. They put a pro vista in there, which is preferable for trying to grow sod and grass under shade. This is direct sunlight.

Mr. Antolovich: Can you just see Bahia on it?

Mr. Scheerer: No. So, we have a couple of options, which I'm talking with Shane about. There's a product called Command Soil. It's not cheap. It'll hopefully revitalize the sod. I know that Lennar's tried it at one of their other communities in St. Cloud. It doesn't look too bad right now, but you have to have a lot of water and to stay on top of it. My understanding is it's two applications, over the course of 12 months, to try to get it to where it needs to be.

Mr. Grimm: I would recommend also looking at adding into the budget, the installation of some benches on the north pond, the big pond. Maybe two or three. Because it's nice to be able to sit there and enjoy the water.

Mr. Scheerer: Do you want me to put it by the wetland?

Mr. Grimm: It's so funny. I used to live behind Pinar Elementary, off of Chickasaw. It would rain and the entire PE field would just flood. We ended up building our own little skim boards. Sorry, it just reminded me of that.

Mr. Scheerer: I'm getting flashbacks.

Mr. Grimm: Yeah.

Mr. Showe: We'll start making a list for a bunch of things for 2026.

Mr. Grimm: I know that the property on Dowden, the median is owned by the city, but is maintained by us.

Mr. Scheerer: We have an Interlocal Agreement with the City of Orlando, to provide the landscape maintenance, in the City's right-of-way (ROW).

Mr. Grimm: How often is that maintained, when it comes to the bushes? I can't imagine they would do it often.

Mr. Scheerer: Once a month, we go through it.

Mr. Grimm: The sawgrass grows to the point of where if you're in the median and you're trying to turn into the neighborhood, you can't see.

Mr. Scheerer: So, the grasses are being cut and they'll be hay stacked to about 18 inches or so. The only grasses you won't see cut right now, are the pink muhly grass, because they get the pink blooms on the end.

Mr. Grimm: Right.

Mr. Scheerer: Right now, we leave those go until the blooms are done.

Mr. Grimm: Is that just for aesthetics that we leave it?

Mr. Scheerer: Well, it's because that's the only time the damn things bloom. Other than that, we can cut them. But we typically don't do that anywhere along any property.

Mr. Grimm: It does create a blindside. Next time look at that, when you're turning into Stanza.

Mr. Scheerer: Yeah.

Mr. Grimm: You can't see any oncoming traffic.

Mr. Scheerer: If you're turning onto Stanza coming east, then that median there, is a different community. That's not yours. That's Meridian Park.

Mr. Grimm: The one directly north, turning into Stanza?

Mr. Scheerer: So, if you're going east on Dowden Road and you come to Stanza and turn left, that median belongs to Meridian Park. You have everything west. So, if you come out of Stanza and turn west, that's your median. That goes all the way down to Publix, I think.

Mr. Grimm: Our responsibility is all the way down to Publix.

Mr. Scheerer: Yeah. It is right at the end of the last turn into Publix. We don't do all the way to 417.

Mr. Grimm: So hypothetically, if something happened and there was an accident and they claim that they couldn't see, because the landscape was too high, that would be on the Meridian Park CDD?

Mr. Scheerer: If it's an issue, yeah.

Mr. Grimm: Next time you're over that way, just see if it is going to be higher than some vehicles. But even in my truck, it's hard to see.

Mr. Scheerer: Okay.

Mr. Grimm: But that's everywhere in Orlando. In shopping plazas, you have bushes that block the line of sight. Even coming out of the Publix, if you're going through that Moss Park Reserve cut through, it is very high. Sometimes I just don't think people think.

Mr. Showe: We'll take a look at it.

Mr. Scheerer: We'll take a look.

Mr. Grimm: It is just a suggestion.

Mr. Scheerer: I'll be there on Friday.

Mr. Smith: I haven't been there in a while, but has the dog park fence been painted?

Mr. Scheerer: Those are not painted. They're just stained.

Mr. Smith: Can it be painted black?

Mr. Scheerer: They were Thompson water sealed.

Mr. Smith: I looked at the one on Philosophy, because I was walking back there the other day.

Mr. Scheerer: It's painted black.

Mr. Smith: I was just thinking, to keep it similar like that and the one over near History. I don't know if that's stained. If it could be painted black also. I could imagine a huge cost to keep it consistent.

Mr. Scheerer: It's not surprisingly expensive. Yeah, absolutely.

Mr. Antolovich: I do not like that it is not being painted, as it looks bad. It would be nice to have it painted black. It depends on what the cost is.

Mr. Scheerer: I'll take a look at it. If it makes me choke, I'll put it in your budget.

Mr. Antolovich: Do we have street sweepers that come in?

Mr. Showe: No.

Mr. Antolovich: Okay

Mr. Scheerer: You have cars on both sides of the road.

Mr. Antolovich: I know.

Mr. Showe: And that's part of the issue. We have another community where we do street sweeping and all we get are complaints, because cars are parked in the road and they can't get around them.

Mr. Antolovich: Yeah.

Mr. Scheerer: They do it twice a month in that community, but that's for the acorns. Those acorns will turn that road brown.

Mr. Smith: I do have one question. In front of my house, there's a sidewalk that is starting to crack.

Mr. Scheerer: Hang on a minute. What's your address?

Mr. Smith: 12016 Imaginary Way. The sidewalk is starting to crack. Is that our responsibility?

Mr. Showe: The sidewalks are the responsibility of the CDD. What we look at, is whether it is a trip hazard?

Mr. Smith: It's a little bit raised, which is why I was asking. Is that something that I need to sort out?

Mr. Scheerer: Yes. I'm going to send a grinder.

Mr. Antolovich: So, an interesting thing, in the declaration for the HOA, it says that the HOA is also responsible for maintaining all of the sidewalks.

Mr. Scheerer: I don't know if that means you're supposed to pressure wash them.

Mr. Antolovich: It even talks about repairs and all of that stuff.

Mr. Scheerer: Well, I can tell you right now, I don't know about your documents. I haven't read them, but I know that the CDD typically addresses all safety concerns with sidewalks, especially within the ROW, which is the road. We've been doing it for several years out there and we'll continue to do it. As Jason said, if you have some cracking and it's just an aesthetic issue, we typically won't do anything with those.

Mr. Smith: No, it's just a slightly different level.

Mr. Scheerer: If you start to get elevation changes, we may come through and grind it one time and then if it happens again, we're more than likely are going to have to replace it.

Mr. Smith: Yeah, I was just trying to see.

Mr. Scheerer: I didn't know what your address was. You said you were on Imaginary Way. I'll be there on Friday and I'll bring some orange paint.

SIXTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any other Supervisor's Requests? Hearing none,

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

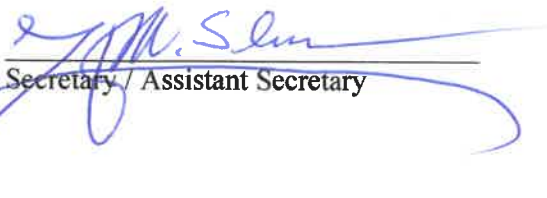
Next Meeting Date – December 2, 2025

Mr. Showe: The next meeting is scheduled for December 2nd. We can take a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman