

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, March 3, 2026 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

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Robert Padillo	District Counsel
Cameron Roberts <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 have no members of the public here to provide any comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 3, 2026 Meeting

Mr. Showe: We will move on to the minutes of the February 3, 2026 meeting. Mr. Antolovich stated before the meeting that there were some comments that were probably attributed to the wrong speakers, so we can review those before they're finalized and try to correct those. Other than that, are there any other questions or comments? Then we would seek a motion to approve the minutes as amended.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the Minutes of the February 3, 2026 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Review of Proposals for Shade

- A. Introduction Way Parcel K Playground**
- B. Folklore Dog Park**
- C. History Avenue Fitness Surfacing**
- D. Charades Dog Park and Playground**
- E. Philosophy Way Dog Park**

Mr. Showe: This is more for just Board information and any discussion. I didn't know if you want to include these in the budget or not. Alan went ahead and obtained some shade and surface proposals. The shade proposals run from the different areas, anywhere between \$72,000 and \$24,000. Then the History Avenue surfacing was about \$15,000.

Mr. Scheerer: That's the outdoor fitness area. That was for the foam padding that's starting to pop up. That proposal is to redo that outdoor fitness area.

Mr. Boermans: Okay.

Mr. Showe: These are just more provided for your information and discussion. I know Alan met with the vendor, so I don't have any additional comments.

Mr. Scheerer: Some of this came up from a resident that wanted some extra dog stuff in the park. We met with this particular vendor. Ignore the tax on any of these, because obviously that would be removed. But like Jason said, the first one is on Introduction Way. That's the dog park in the playground area. It kind of gives you an overview of what the costs are. Then after that, there are a couple of shade options, whether it's like a pop-up umbrella or an actual shade. There are some doggy stations and a few other items in there. It shows the layout of some of the devices. Do you see that, guys? Okay. It's just an entry level package for dog parks. The next one is the Folklore dog park. That's that small dog park area over there. Again, a doggy fountain and a shade structure, was anticipated for that location. Same thing. I think you all know where all of these addresses are. The proposal for History Avenue, again, that's the outdoor fitness area. Then of course Charades is the other dog park. These are just informational only as they were requested. As you can see, it's a significant amount of money. You can pick your poison.

Mr. Showe: Yeah.

Mr. Scheerer: We can get some additional quotes for those at some point in time, but its informational.

Mr. Smith: The only question that I have, is should we interpret it that we pick parts of it, like if we just wanted to do the fountains or shade?

Mr. Showe: You probably can. I would say that if you're picking pieces and parts of it, just the labor and installation may have some difference, because they wrap all of that into one. It's probably not a one for one exchange on those, but the item prices are probably reflective of the individual.

Mr. Scheerer: Please understand that any of these doggy fountains or whatever they're calling them...

Mr. Showe: Fido fountains.

Mr. Scheerer: Fido fountains, we'd have to get a water source. What's not included in this, is Orange County Utilities coming out and saying, "*Hey Alan, this is what it going to cost you to add a meter,*" which is some additional work that we're going to have to get. But I think the Fido fountains are something everybody would like to see for their pets, regardless of where you start at.

Mr. Antolovich: Knowing if we can and how much water we would need to get out there.

Mr. Scheerer: Well, we'll do some research between now and the May meeting.

Mr. Antolovich: Yeah.

Mr. Scheerer: And try to come up with some sort of an idea of what it would cost. I'm not sure how cooperative Orange County Utility is with coming out and saying, "*Hey, I've got a plan to install water fountains at these dog parks. Can you give me a price to install all of them?*"

Mr. Boermans: Does every parcel have fresh water available?

Mr. Scheerer: No.

Mr. Boermans: Okay.

Mr. Scheerer: For all of our parcels, the only thing that we typically have available, is reclaimed water.

Mr. Boermans: Okay.

Mr. Scheerer: That's for the irrigation. You don't want to feed that to your pets and/or your children.

Mr. Showe: No.

Mr. Boermans: No.

Mr. Showe: We can do some additional digging on the water.

Mr. Boermans: What do you think about this?

Mr. Antolovich: Shade is expensive.

Mr. Boermans: I'm surprised. I thought it would be a lot more money. I thought it was. I thought it would be more, at least for every shade structure, like \$60,000 or \$70,000.

Mr. Scheerer: No.

Mr. Showe: Well, that's kind of if you're buying the sail that would go over the whole thing.

Mr. Lazarovich: Most of these are 10 x 10.

Mr. Showe: These aren't.

Mr. Boermans: Of course, everything has to be hurricane proof.

Mr. Showe: Correct?

Mr. Scheerer: Yeah. The thing with shade structures, they have to be permitted too.

Mr. Showe: Yes.

Mr. Scheerer: It used to be playgrounds didn't have to be permitted, but if you install a new playground now, you actually have to get a permit through the local municipality.

Mr. Boermans: Okay.

Mr. Scheerer: We don't have to do that. You're not shading the structure; you're shading where the people are sitting. That's kind of been the request. If you want something that will go over the entire playground, we can get you a number on that. I can tell you that a 10 x 20 is probably in the \$30,000 range.

Mr. Showe: Yeah.

Mr. Scheerer: It's more in labor to install it, than it is to buy the shade. Look at some of the labor numbers on these shade structures there.

Mr. Boermans: Yeah, that's something besides this topic that I want to look into the playgrounds to do that.

Mr. Scheerer: Okay.

Mr. Antolovich: How much are the benches? About \$1,000 each?

Mr. Scheerer: Yeah. They are all polyurethane benches, the plastic ones. I just had four installed over in Champions Gate today.

Mr. Antolovich: Yeah.

Mr. Scheerer: They are anywhere from \$700 to \$1,000 each.

Mr. Antolovich: Are they more durable?

Mr. Scheerer: Well, if you get the metal framed ones like we had where I was just at, all that powder coating comes off and they look like...

Mr. Antolovich: Yeah.

Mr. Scheerer: You just do everything out of what we would call what Trex or some sort of PVC composite material.

Mr. Showe: Yeah.

Mr. Scheerer: They should last.

Mr. Showe: They last a long time. They're great. You can pressure wash them. They look brand new.

Mr. Scheerer: You can pick your color, if you want a tan gray, charcoal, black.

Mr. Showe: They're great but they're expensive.

Mr. Antolovich: Yep.

Mr. Smith: Looking at the water, I think that is unreasonable or some form of it. But then the shades are nice, depending on what else we need to do.

Mr. Antolovich: The shades are nice, but dog park equipment is always expensive.

Mr. Scheerer: Yeah.

Mr. Antolovich: But going to the Philosophy dog park, I've never seen anyone use any of that equipment that was there.

Mr. Scheerer: Well, this lady that the Board referred to, she specifically requested it.

Mr. Antolovich: I know.

Mr. Scheerer: That's why we did an entry level. It's the bare minimum. The thing of it is, you got two of those dog parks on Parcel K. It's not like one.

Mr. Showe: Its double.

Mr. Scheerer: Yeah. So, it's double, one for each side. But you don't have to do two. You could do one and do the water and people can come over and use the water fountain from the other one and maybe just do a shade structure over where the benches are.

Mr. Antolovich: Yeah.

Mr. Scheerer: You guys can review all of that. Whatever you want us to do between now and like Jason said.

Mr. Showe: Even if you want to just say, “*Hey, we're okay spending any X amount of money,*” we'll figure out what the packages are later, just so that we have an idea of what to put in the budget.

Mr. Scheerer: If you add this all up, it's pretty significant.

Mr. Showe: Correct.

Mr. Antolovich: The outdoor fitness area on History Avenue, how old is that?

Mr. Scheerer: How old?

Mr. Antolovich: Yeah.

Mr. Boermans: Four years old, maybe.

Mr. Scheerer: Yeah, probably four years. But the kids go over there and they tear it up. They shouldn't be on there with bikes and scooters and rollerblades and stuff like that, but they are. It would almost be nice if we ripped it out and just put mulch in there, because I have outdoor fitness areas that have just mulch.

Mr. Boermans: What do you use on Folklore Lane?

Mr. Scheerer: That's mulch.

Mr. Boermans: Okay. Should we look into mulch?

Mr. Scheerer: That's up to you guys.

Mr. Showe: Yeah, you can.

Mr. Boermans: There is a big price difference.

Mr. Scheerer: Because you're going to have to deconstruct the base of that and then get it down 12 inches, because I think Play Safe is 12 inches. It shouldn't be hard, just go down 12 inches. But I can look at getting some mulch.

Mr. Boermans: Yeah, that's a good idea.

Mr. Scheerer: Okay.

Mr. Boermans: Because the sun is just brutal on it. I think it might be like throwing money away. Also, I'm curious about the usage of the dog parks. Which dog park gets used the most?

Mr. Scheerer: Well, I thought Philosophy gets used quite a bit now. I think his comments were he didn't see anybody really using the equipment, but if you remember, we had somebody run for the Board and I mentioned the weed poles. He lives across the street from the dog park and he goes, “*Well, they're not AKC regulations.*”

Mr. Boermans: He's there all the time. I always see him there.

Mr. Scheerer: Yeah. But some dogs that go in that Charades dog park, are bigger than this dog park, man.

Mr. Antolovich: Some people go to Philosophy, because there's water there.

Mr. Scheerer: Yeah. Well, there's water at the Charades one, too. Charades has water and Philosophy has water. But we are looking at deconstructing that base and see what it would take just to mulch it. I'll talk to the vendor about that as well.

Mr. Antolovich: Okay.

Mr. Scheerer: Alright, perfect.

Mr. Antolovich: Thank you, Alan.

Mr. Scheerer: You're welcome, sir.

FIFTH ORDER OF BUSINESS

Discussion and Consideration of Parking Rules/Map Revisions

Mr. Showe: The next item is a discussion of the Parking Rules and the map. We just received some additional comments on the map today. We will have the Engineer take a look at those. But the map that's in there, is prior to those changes. I know that District Counsel made some adjustments on the rules, basically under two sections. They added the 15-minute temporary parking, which applies to the Amenity Center near Parcel K. Then they added some language about abandoned vehicles. They can't be parked in the road for 72 hours straight. So at least you have some leverage on the HOA side, to deal with cars that are just parked and can't be operated.

Mr. Scheerer: Yeah.

Mr. Showe: Other than that, this was just intended to have any other discussion. And then once we get those revised maps, we'll circulate those to the Board, so you can give any other additional comments before your hearing in April.

Mr. Smith: And just for the hearing that we'd have in April, how would that go? What would the process be?

Mr. Showe: The process is we'll open it up, let folks know that are in attendance that it's a public hearing. We'll review it all. We'll bring a projector and a screen so that we can display it on the screen, kind of walk folks through everything. Then we'll open it up for public comment, just like we have here, where everybody will get three minutes, if they choose to take it. You'll

go through all of the comments. Depending on the amount of people in the room, our best advice always for the Board, is when people are giving comments, not to get into an individual exchange. Because once you get into an individual exchange, you kind of lose track of the three minutes. We can say, *"Thank you for your comments,"* take all the comments, and then you as a Board, will have to make any decisions that you would like to make after the comments are over. Then you'd make an approval to approve.

Mr. Smith: Within the meeting.

Mr. Showe: Yes. So then essentially, once you finish that meeting, the rules are approved and they're activated from that point forward.

Mr. Lazarovich: If there were any changes, we could type it in after the fact. You would approve it subject to those revisions.

Mr. Showe: It's a very similar process to how we'll do the budget in a couple of months. So again, as you're reviewing any of these, just let us know if you have any additional changes or comments.

Mr. Boermans: There's just the one on History Avenue, in front of my home. On the other side there was parking.

Mr. Showe: Yeah, we gave him those as well. We've asked him to make that change, because Alan and I went out onsite and looked.

Mr. Boermans: Let's see, in the dog park in Phase K, on both sides there is no parking. Is there a possibility that we can do one side parking?

Mr. Showe: We can ask. Yeah.

Mr. Smith: Where would the parking go?

Mr. Boermans: On Introduction Way.

Mr. Smith: Is there parking here?

Mr. Boermans: No. There's only one spot parking. It says here no parking.

Mr. Smith: I'm just saying when I've driven by there, there's usually parking. Because I have a cousin who lives on that side. It's a little bit tight.

Mr. Boermans: Potentially there's a lot of no parking.

Mr. Showe: I think with that curve there, it makes it a little difficult.

Mr. Boermans: Oh, for sure. Of course.

Mr. Scheerer: Yeah.

Mr. Showe: We asked the Engineer to avoid areas where there are curves.

Mr. Scheerer: You want to stay at least 25 to 30 feet away from any intersections if you can as well.

Mr. Showe: But we can have them look at it, to see if there's a possibility of adding anything in there, but it may be tough.

Mr. Boermans: That's why I made the comments about History Avenue with the weird corners and the sharp corner.

Mr. Showe: Yeah.

Mr. Scheerer: I know. If you look at the Parking Plan that was approved by the City of Orlando, a lot of this is an exact replica of that Parking Plan, because they called out for the parking spaces that were approved by the city. If there's no parking, that's probably designated parking in the Sign Plan.

Mr. Showe: But again, we just intended to bring this back again. If you have any other questions or comments, let us know before the next hearing and we'll try to get those adjusted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll go to Staff Reports and we'll start with District Counsel.

Mr. Lazarovich: I don't have anything, unless you guys have any questions.

B. Engineer

Mr. Showe: Next is the District Engineer. Are there any updates on your side, Cameron?

Mr. Roberts: Yeah. I can discuss the area next to the dog park. That area was looked at, similar to the Language Way radius. Obviously being next to the dog park, is probably not preferred. There is no parking there, but being closer to the intersection makes the lines a little trickier, if utilizing the same methodology as Language Way with the radius turn. I think you guys just need to look at that area and provide some feedback on whether or not we do want parking there or not. Again, it's not necessarily against code to allow parking there, but if we think it's a safety concern, that's another thing with the residents. We've got some other comments regarding History Avenue, which was a big section that we've discussed. We're going to update the map for that. We'll probably have that map for you guys in about two weeks. We received the as-built today for the weir repair and we'll review and get back to you any comments.

Mr. Showe: Perfect. Thanks, Cameron. Yeah, we just received that.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: Alright, if there are no other comments for the Engineer, we can go to the District Manager's Report. The first item that we have, is the approval of your Check Register. In your General Fund, we have Checks #1618 through #1636, for a total of \$1,904,582.05 and we also have February payroll, for a grand total of \$1,905,400.93. I will note that \$1.7 million of that is just cash receipts that we need to transfer from the General Fund to debt service. If you take those out, I think the rest of the expenses are pretty normal. But Alan and I can answer any questions that you might have on those or we would seek a motion to approve.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the January 27, 2026 through February 24, 2026 Check Register in the amount of \$1,905,400.93 was approved.
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ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. We are performing better than budget to actuals and these are through January. You are pretty close to 90% collected on your assessment. So again, we're in a good shape on the cashflow side.

D. Field Manager's Report

Mr. Showe: With that, we'll turn it over to Alan for any field updates.

Mr. Scheerer: Yeah, not a lot of field updates. We covered most of them with the playground and dog park stuff, but there was a picnic table missing from Epic Park. It actually broke and was damaged. We went ahead and replaced that today. So now there should be two at each one. Then you've all seen that the striping work on everything west of Story Time Drive, is completed. I think Willem had asked me about the parking spaces. That was never part of it. It was only stop bars, crosswalks, yellow paint, and alleyway markings. That was part of that. There's a challenge with trying to deal with painting in parallel parking spaces. It would have to be very well coordinated between the CDD and the HOA, to make sure people are not parked there, because they won't spray one drop of paint if there's a vehicle parked there.

Mr. Boermans: That makes sense.

Mr. Scheerer: Then we do have pricing for everything east of Story Time Drive, the next phase. We also have separate pricing for Parcel K. We may look to lump those all up in one, so we're not spread out over three years in painting.

Mr. Smith: The only question on Parcel K, since it just was turned over, do we need painting?

Mr. Scheerer: I think you should take a look at it, because you have some high traffic areas where they did the elevated crosswalks. You've got some delineator markings that tell you that you're in a crosswalk. You have your stop bars. We'll take a look at it. If it looks like it's bad, that new yellow paint is partially black and yellow right now that they put in. People can't stay away from jumping curves.

Mr. Boermans: It looks very good on the first phase.

Mr. Scheerer: Yeah.

Mr. Boermans: It looks very nice. They did a good job.

Mr. Scheerer: The alleys look good. The alleys needed it. Like I said, we'll look at everything east of Story Time Drive. We'll double check Parcel K because Parcel K was by itself. It was a separate price at the time.

Mr. Showe: Yeah.

Mr. Scheerer: So. Okay. That's really all I had.

Mr. Showe: Alright.

Mr. Antolovich: How does the landscaping look from the frost?

Mr. Scheerer: I'm sure you've talked to Shane more than once on the site conditions. I think the turf is coming back very well. From what I've seen, the majority of the plant material is coming back. What we're going to deal with in our plant loss, will be Dwarf Firebush, Ixoras and probably Arboricola Trenettes. They're that yellowish, greenish, variegated looking plant. Everybody is going to wait probably until the second week of March. So probably sometime next week, we'll cut back all the ones that we can and let them grow back. It'll look kind of strange for a while. But any of the plant material that we determined to be dead, we're going to have the contractor give us a price to replace it by phase, so we can just see it. Dowden Road is going to be a big hit. I don't think Story Time Drive will be a big deal, But Storey Park Boulevard, as you're heading towards Moss Park Road, there are a lot of plants in that median. It doesn't look like anything up against the north side of Storey Park Boulevard, took too bad of a hit. But those

are the three major plants and maybe some perennial peanut, which we don't have. That's a ground cover. But I'll continue to work with Shane when I meet up with him. He's already told me that he's going to start some of the cutbacks of the healthy material. But we need to wait a little bit longer to see if for sure those types of plants are not going to recover. Most everybody that I've spoken to in the industry, says if they got hit hard, they're not coming back. Then we'll just have to come up with a plant replacement line item and see how that fits in this year or in 2027. Good question. Thank you.

SEVENTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Alright. Are there any other comments from the Board? There are no members of the public here to provide any additional comments.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Boermans: One question. Did we look into the canopy for where the tower was over the playground?

Mr. Scheerer: Yeah, we didn't do the playground that you're talking about at Charades.

Mr. Boermans: Can we also check into the History Avenue playground, to do the whole canopy?

Mr. Scheerer: Yeah. The one at History Avenue that comes around this way?

Mr. Boermans: Yeah.

Mr. Scheerer: Okay.

Mr. Boermans: Sorry.

Mr. Showe: No worries.

Mr. Boermans: I think it's important to just look into it and look into the investments and make the neighborhood look better.

Mr. Scheerer: I'll get right on that phone call tomorrow.

Mr. Showe: Are there any other Supervisor Requests?

Mr. Smith: I just had one on the May meeting. If we could look at the date. Just because I know that I'm going to be out that week of the 4th of May. I won't be in the country, so I can probably call in.

Mr. Showe: Okay.

Mr. Smith: But if we're going to have a meeting.

Mr. Showe: Yeah. We're scheduled to do your budget at that meeting.

Mr. Antolovich: I will be out of the country from April 27th to May 20th.

Mr. Scheerer: Who else is out of the country?

Mr. Showe: We'll look at that. We may end up pushing that to June if we have to.

Mr. Boermans: I think it will be June.

Mr. Showe: We'll still try to target that and then that way, we can at least get it out and get you guys comments.

Mr. Smith: I'm out that week of May 4th.

Mr. Showe: Okay.

Mr. Smith: I can call in.

Mr. Showe: Well, if you're out, the math doesn't work. Depending on who is available. We'll double check. We'll check for a quorum first. I'll make a note of that. We appreciate you letting us know that early.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – March 3, 2026

Mr. Showe: With that, your next meeting is actually April 7th, that we moved to 6:30 p.m. in the Parcel K Clubhouse. We have verified that. We've made all of the proper advertisements for it on the legal end. As we get closer, we'll send out something to the HOA, so they can send an email blast out. We typically don't like to send those out super early, because people either forget or it gets too confusing. I mark my calendar about a week out. When the agenda is ready, we'll send a note out through the HOA. With that we can look to take a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman