

**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, April 7, 2026 at 6:30 p.m. at the Storey Park Parcel K Clubhouse, 9715 Stanza Way, Orlando, Florida.

Present and constituting a quorum were:

Willem Boermans	Chairman
Matthew Antolovich	Vice Chairman
Travis Smith	Assistant Secretary
David Grimm	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Cameron Roberts <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS
Shane Bradley	OmegaScapes
Residents	

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 will open it up for any members of the audience who would like to provide a public comment. We will note that we're having a public hearing on the Parking Rules, a little later. So, there will be a specific comment period just for the Parking Rules. However, if you have any comments on anything else, we just ask that you state your name and address and keep your comments to three minutes.

Mr. Brandon Radanovich (11814 Fiction Avenue): A new sign is being installed at the entrance. I was just wondering if there was any update.

Mr. Scheerer: We'll address that during the Field Report. Basically, the meter has not been released by City of Orlando yet.

Mr. Radanovich: Gotcha.

Mr. Scheerer: As soon as they release it, we'll finalize it.

Mr. Radanovich: Thank you.

Mr. Showe: Absolutely. Are there any other audience comments at this time? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 3, 2026 Meeting

Mr. Showe: The next item is approval of minutes of the March 3, 2026 meeting.

**Mr. Smith joined the meeting in person at this time.*

Mr. Showe: Those minutes have been included as part of your agenda package. We can take any corrections or changes at this time, or we can take a motion to approve as presented.

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

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Showe: Behind that, we're happy to present the 2025 Audit Report. We've already been able to finalize it. I typically go to the last page of the audit report, which on your iPad is Page 52. These are the items that they are statutorily required to review as part of the audit. You'll see that there are no current year findings, there are no prior year findings and we're in full compliance. They have no recommendations, so it's a clean audit. District Counsel reviewed it, so we're ready to finalize it. We just wanted to present that to the Board and then get a motion for us to go ahead and get that all finalized with the State.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor accepting the Fiscal Year 2025 Audit Report and directing its transmittal to the State of Florida, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2026-03 Amending the District's Rule Chapter II: Parking and Towing Rules

Mr. Showe stated the next item is the public hearing for the rules. Can we get a motion to open that public hearing?

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the public hearing to Amend the District's Rule Chapter II: Parking and Towing Rules was opened.

Mr. Showe: Before we get to the audience comment portion, I'll just go ahead and give some background on where we're at. For those folks here, we sent out some information, several months ago, asking for any feedback from residents about changes to the Parking Rules and areas of concern. I know that the Board has diligently worked with all of those suggestions as much as we can. I think it's important to note that there is a parking plan that was developed and approved by the City of Orlando when the community was developed. So, we still kind of have to operate within that structure for the most part. That's designed for safety, both of emergency vehicles, as well as people that are walking through the community. I know that the Board has worked as much as they can to add, I think, as much parking as they can, while also keeping safety as the number one concern. With that, we can turn it over to any Board Members who would like to make any comments and then we can open it up for the public.

Mr. Antolovich: I thought that we were going to have it be the short-term loading/unloading on both sides.

Mr. Showe: Yeah. It is in the rules and I think it's on the newest map.

Mr. Antolovich: Okay. Because the map on here, just shows it on one side, not in front of the mailboxes.

Mr. Showe: Okay. Well, we could change it.

Mr. Antolovich: Just because if people are checking their mail, they shouldn't have to worry about getting towed.

Mr. Grimm: I'm going to hold my comments.

Mr. Showe: Okay.

Mr. Grimm: Until public comments have been completed. We did talk about both of those.

Mr. Showe: Yeah. I see it. That shouldn't be an issue to change. I know that they made it temporary so we can have them updated.

Mr. Grimm: Was the confusion that it was one set? It was about the loading and unloading.

Mr. Showe: Yeah. I think they just tried to make it unloading for the Amenity Center and they didn't reflect the mailbox. So, I think it makes sense. We can do both sides. I don't think that's an issue. Obviously, we did make changes in the actual narrative of the rules. Those changes were mostly to reflect the addition of the temporary parking, as we just indicated, as well as to give the rules some teeth in terms of vehicles that appear to be abandoned or they have been there more than 72 hours and are now eligible to be towed, whereas before they were not. So, are there any other comments from the Board or would you like to open it up? Okay, we will open it up for the audience to make any comments on these Parking Rules. Again, we ask that you please state your name and address. We are recording the meeting and then you keep your comments to three minutes.

Mr. Radanovich: With regards to vehicles that are in place for 72 hours or longer, what method are you going to use to determine that the vehicle was actually in that same spot? Was it moved? How are we determining that that vehicle has not moved in 72 hours?

Mr. Showe: Evidence may include a combination of if the vehicle is wrecked, it's inoperable, evidenced by vegetation underneath, permanently dismantled, having no engine, the vehicle has major visible parts which are dismantled, it's incapable of functioning in its present state, it has nominal salvage value and it's incapable of safe operation under its own power.

Ms. Carolyn Starkweather (12458 Folklore Lane): So, if I'm parked there for 73 hours, I'm not going to be towed as long as I have an operable vehicle.

Mr. Showe: I think that's the intent.

Mr. Lazarovich: The intent was that if it was a disheveled or broken-down vehicle that was just parked there.

Ms. Starkweather: Does that goes back to my issue that I discussed?

Mr. Showe: Yes.

Mr. Jeffrey Best (11835 Diction Alley): Does that include vehicles that are in somebody's driveway?

Mr. Showe: No. The Parking Rules only apply to the roads and it's only the roadways that the CDD owns. There are some City spots in here. These don't apply to those roads.

Mr. Rasesh Joshi (9928 Introduction Way): There is a parking already on this road, all the way to the bottom, like down where the corner is, people are making sharp turns over there,

when they come from this side. When they come from the other side, they cannot even see and they come on us, sometimes. There should not be parking on that corner.

Mr. Showe: Well, I think as part of the rules, I know that they took away some of the stuff that was on the corner. It was a little extended, so we updated the rules. Obviously, we're going to update all of the signage, once these rules pass, to reflect the update.

Mr. Joshi: They are parking all the way close to the corner and people cannot even see the cars coming. Two to three times I almost got hit.

Mr. Showe: I understand. Again, we can only do so much.

Mr. Joshi: At least cut that one or two parking spots, so that way people can see the cars coming in.

Mr. Showe: Well, I think if you look at the map, I think we did cut some of that off, especially off of this corner here. We looked at some of the places. We had the Engineer specifically look at anywhere there were curves, where there could be sightline issues. So, we did have them review that.

Mr. Grimm: Additionally, I'll just speak on that specific location. With the school opening up in the Fall, I could anticipate probably having to discuss some potential amendments to this, again, based upon what transpires, because of school traffic, parents coming early. Luckily, they started to create schools, where the car rider line is substantially longer than previous construction years. I'll use Sun Blaze Elementary as an example. But with the amount of cars that will come out of the parking lot and they start another line, it's going to be probably something that comes up. So, I would just recommend to Alan something that we look for some time in August or September.

Mr. Showe: Yeah.

Mr. Grimm: As I look at the picture, it does look like the curve did add some additional no parking.

Mr. Showe: Yeah.

Mr. Antolovich: Yep.

Mr. Grimm: Then on the West side, there is pretty much no parking there, all the way to what I believe would be...because if I recall, there are two entrances to the school. There's one off to the right and then there's the main entrance a little bit farther down. I don't know if that's a rear entrance to the school.

Mr. Boermans: Could I add something to that?

Mr. Showe: Yeah.

Mr. Boermans: So, the main road from our area, is only going to be for the bus loop, if I'm correct.

Mr. Grimm: Right.

Mr. Boermans: Then the main entrance is only for parents to pick up their children, so they should never go through the bus loop.

Mr. Grimm: But there's also one, like a little driveway. Are you referring to this one?

Mr. Boermans: No, this one is the bus loop.

Mr. Grimm: You're saying this one's the bus loop.

Resident (Not Identified): I think what we're going to run into, because I had this issue at a previous school. I think what we were going to do, as that's a walking entrance, I believe, from that side, we're going to run into people not wanting to go through the car line or just people in the neighborhood wanting to drive up there and pretty much park there and drop off.

Mr. Grimm: I think it's important to know and I know this is getting a little bit off task or off the agenda, just coming from Randal Park and knowing the nightmare that it was when Sun Blaze first opened. A lot of times actions don't happen quickly. It took years before they even made a right-hand turn lane only. They actually changed the entire parking lot to add a whole additional lane. So, as cars came in, there used to just be one lane in and then it got to the curb. They ended up making an additional lane. It was a long, long process. As a resident now here in Storey Park, I would just encourage when that starts to take place, that patience is going to be something that's necessary. The CDD and the HOA can always communicate with the school. It's going to be a nightmare initially.

Mr. Scheerer: There is going to be a trial-and-error period once the school opens and a learning curve for not only the people dropping their kids, but the residents that live there.

Mr. Grimm: I do think it's important, as Chris mentioned, that as residents, we need to do everything we can, especially those that live in this Phase K area, because across the way in the older sections, cars are going to be more prevalent. I would always say walk if you can. If you want to bring a scooter bike with you and your kids, jump on that when they leave, versus like even where I live in the back off of Lore Way, it's a pretty good walk up to the school. I would imagine most people are going to want to jump in a car and drive up here and that's just going to

create even more traffic and more issues. Obviously, there are days like today where it's raining and things like that, where there are going to be exceptions, but I think just encourage residents to exercise patience and walk when possible, because its going to make a big difference.

Ms. Glenda Cruz (11851 Boldface Drive): I came just a little bit late. Is the conversation only for parking?

Mr. Showe: This part is only for parking. We'll open it up for more public comments at the end of the meeting.

Ms. Cruz: The lines on the street are faded, so you don't know when to stop or when to continue.

Mr. Showe: I think that's part of the budget process. We've been annually putting in money for new striping on a yearly basis. So, we're kind of getting through the community.

Ms. Cruz: Now that there is a school, I think it's very important. Also in the front, right here, students ride their scooters very, very fast. So, I think it's very important that you put like a big bump in there and then put the white mark. There are no white marks there. Accidents are already happening. You have to be very careful. I look three times to cross the street. There are no white lines.

Mr. Showe: We can certainly have the Board discuss that, after we get through the Parking Rules.

Ms. Starkweather: I'm in Section L, the northwest corner. We're at the very end of the conservation area. As I explained to you before the signs went up, I can get three cars between my house and the house on the south side of me. Once the signs went up, I can barely get my Civic in to park there. Part of the reason is because of the alleys coming out. I believe that is part of the reason. I just parked down here in front of an alley in a legitimate marked spot. So, I'm kind of concerned about the lack of consistency. Like you said, it went back to where the original development was. I don't know if the original planners planned that these houses would have four to five cars each, because of high school and college kids living in this neighborhood. Could the CDD at least review it? There is no parking on Folklore Lane.

Mr. Grimm: What is the closest cross street or alley?

Ms. Starkweather: Hyphen Alley and Campfire. I can park in a spot directly in front of the Campfire intersection.

Mr. Grimm: You might today, but you might not tomorrow.

Ms. Starkweather: Right now, there are very few parking spaces. It's at the very end of each end of Folklore Lane. There are four- and five-bedroom houses and in most of the car driveways, you can only get two cars. Some of the smaller houses that have driveways, you can park four cars. We can only get two cars onto our driveway.

Mr. Showe: I think that area is just going to be a challenge, because you have the alleys on the one side and there's not going to be a whole lot of room between the houses on the East side, because you would be in front of the driveways.

Mr. Antolovich: Well, I think our concern is, if you look at the other side of that, which is the exact same, there are parking spots there.

Ms. Starkweather: Those are all taken up by the houses on Campfire.

Mr. Showe: We can direct the Engineer. Certainly, if the Board is amenable, we can just have the Engineer review it.

Mr. Antolovich: Yeah, exactly. Because it does look almost identical.

Mr. Showe: Yeah, we can look at it.

Mr. Antolovich: Yeah.

Mr. Scheerer: They're recording the meeting so if you could just let the Board chat, please. Thank you.

Mr. Antolovich: But yeah, unless there's some other reason.

Mr. Showe: We will get an answer and we'll share that with the Board.

Mr. Antolovich: Okay.

Resident (Not Identified): So, this is another consistency question and I understand it's like meeting one other person of 1,700 to 1,800 homes. Over here at the park, one of the main concerns, is people do fly by there. There are similar areas over here in the gated section. There is a similar curve there and then a similar curve here. So, I'm curious if they looked at taking away the parking on the inside but then adding parking on the outside in the gated section.

Mr. Scheerer: We don't provide parking inside of the gate.

Resident (Not Identified): So, we're pretending that doesn't exist. On those curves where they took away inside parking, if there's a line-of-sight issue.

Mr. Grimm: Chris, can you give me a specific area?

Mr. Showe: Like a street name? We're looking at Phase K.

Mr. Antolovich: No, that's not Phase K.

Mr. Boermans: I think he means this situation. I think depending on where you are.

Mr. Showe: That corner on Language Way.

Mr. Antolovich: Wasn't that where we had a bunch of complaints and issues?

Mr. Showe: Yeah, on Language Way, specifically, there was an issue.

Resident (Not Identified): As someone who almost dies daily getting into my parking lot, I understand. I just wasn't sure if they also checked that there couldn't be parking on the other side.

Mr. Showe: Oh, I think they did. It was just a challenge with that curve there. There was too much traffic. Alright. Are there any other audience comments?

Mr. Scott Steigrod (11622 Stein Street): What did you guys say about the gated side with the parking?

Mr. Showe: That should not be included in the map, because the CDD doesn't own those roads, so we can't enforce parking.

Mr. Steigrod: So basically, for that side, you are just ignoring it.

Mr. Showe: Correct. We're going to have to take it off of the map. Are there any other audience comments before the Board considers the rules?

Mr. Grimm: This is a great time, if you happen to see something that stands out.

Mr. Showe: Absolutely.

Mr. Grimm: Talk about it. Look at it. Obviously, we get a lot of this information from District staff, and we do the best we can to basically bring input, based upon a particular phase. I don't know the ins and outs of Phase L and vice versa.

Ms. Starkweather: Are we discussing towing right now?

Mr. Showe: So, the way this process works, is that the CDD has the rules. The HOA actually does all of the enforcement of the rules by contract. So, once the rules are finalized, we'll get them a final set of the rules and then they handle all of the towing.

Ms. Starkweather: I noticed that the tow truck has backed up the car and they towed it.

Mr. Showe: That would be an issue to address. The HOA is doing all of the enforcement. Are there any other audience comments? Okay, we'll return it back to the Board for any further discussion and then we can discuss what changes we would like to see.

Mr. Grimm: Can we just look at the map to make sure there are no other areas that need to be looked at by the Engineer, such as the one over in Parcel L?

Mr. Showe: Yeah, Folklore on the West side.

Mr. Grimm: I agree. We want to make sure we're consistent so there's no, "*Oh they pick this because it's my street or not my street, etc.*" and look at the same maps together.

Mr. Boermans: I think on the newer side of Epic Avenue and History Avenue, there's literally no parking on either side of the road. I think I sent email on that one before. On Epic Avenue, there's literally no parking. Is there any way that we can find some additional parking?

Mr. Grimm: Those are front facing or rear garages right there.

Mr. Showe: There's nowhere to park. It's not going to impact those people getting out of their driveways.

Mr. Boermans: Oh, I see.

Mr. Grimm: Which is funny you say that, because I have parking in front of my house.

Mr. Showe: I'm only speculating. I'm only pretending to be an Engineer.

Mr. Grimm: I mean, if you really look at that whole circle, there's pretty much next to nothing around Epic and Short Story Street.

Mr. Showe: We can have them evaluate it again.

Mr. Antolovich: Yeah, because even if they have the parking and they have the driveways out in the front, there are other places where there's parking.

Mr. Showe: Yeah.

Mr. Antolovich: Right across street from the driveways in the front.

Mr. Showe: We can ask.

Mr. Boermans: I think the most important part, is to see consistency on the map. The situations should be all the same. Like in some situations where it's no parking and then other situations parking, it should be all the same.

Mr. Grimm: I would guess that the majority of the areas that have little to no parking, are where there are the front garages.

Mr. Boermans: Yeah.

Mr. Antolovich: If you look down here, that's all front garage and it's all street parking in front of those houses.

Mr. Boermans: Yeah.

Mr. Grimm: You're talking around the park there?

Mr. Antolovich: Down in Parcel L.

Mr. Showe: Yeah.

Mr. Antolovich: Across from the school, because they have driveways in the front. Well, the entire street allows parking directly in front of the houses. Now, some of them I get, because they're near curves and whatnot.

Mr. Showe: Some of them have cutouts for it, which makes it a little different.

Mr. Antolovich: There is one parking space in the middle of a curve or do you just say the whole area is no parking?

Mr. Showe: We can have a look at the areas again.

Mr. Antolovich: Yeah.

Mr. Grimm: I just want to make sure that I have the right map. I think he meant Parcel I.

Mr. Antolovich: Sorry, Parcel I, not Parcel L. I didn't mean Parcel L. It didn't load fully.

Mr. Showe: The maps are huge. We couldn't even send them by themselves. It takes a second.

Mr. Antolovich: It took 12 minutes to load the PDF at home.

Mr. Showe: Yeah.

Mr. Antolovich: But yeah, other than some of those things that have been brought up at the meeting and then the consistency of things that we've discussed, everything else seems pretty...

Mr. Showe: I will obviously check on the temporary parking here at Parcel K on the other side, look at the West side of Folklore Lane, remove the gated community from the map and then also look at Epic Avenue and Short Story Street to see if there are any opportunities there.

Mr. Grimm: Sorry to backtrack.

Mr. Showe: Yep. No, absolutely.

Mr. Grimm: I want to address Rule 1.3.8, that talks about the abandoned, inoperable, discarded vehicles. Because we do have an overzealous towing company that visits us, I'm curious to know how we can avoid a car that's abandoned, but still operable. Because my neighbor has three cars and for some reason, periodically he parks one of the smaller ones on the street and it would stay there for a substantial amount of time. Actually, he got towed because he had not moved it in a while. Then he started putting it in the driveway for a long time and then all of a sudden, last week, he decided to put it back out on the street. He's a resident.

Mr. Antolovich: I mean, in regards to the things with the abandoned vehicle...

Mr. Grimm: Well, we know what that is. We know what honesty is like.

Mr. Antolovich: Yeah.

Mr. Grimm: The tow company might not feel the same way that we do.

Mr. Antolovich: The HOA can stipulate with the tow company, what's an automatic tow or what requires being stickered. So, this could be one of the things to have the HOA require a sticker first.

Mr. Showe: They can still tow it after 72 hours.

Mr. Antolovich: Then with Airport Towing, if they sticker it, they don't tow until they get permission from the HOA to tow. So, that can be something that we have the HOA do. Because the HOA does sticker on some things and automatic tow on a few things.

Mr. Grimm: Do they put a sticker on the window that doesn't come off?

Mr. Antolovich: Yeah, one of those pain in the butt ones.

Mr. Boermans: Do we need to add it in the rules?

Mr. Grimm: I don't think we have to.

Mr. Showe: Well, we don't really have enforcement in here, because the enforcement is contracted with the HOA.

Mr. Antolovich: That would be up to the HOA.

Mr. Lazarovich: The rule spells out seven specific items that would consider a vehicle to be abandoned.

Mr. Grimm: I know that Jason said that pretty quickly. So just looking at vehicles, wrecked vehicles, inoperable, as evidenced by vegetation, partially dismantled, that makes sense. The vehicle has major visible parts which are dismantled. That makes sense. The vehicle is incapable of functioning. How would you know that by looking at it?

Mr. Radanovich: Well, they use that to tow cars with expired tags.

Mr. Grimm: No. It says it's incapable of functioning as a vehicle in a present state.

Mr. Boermans: Let's say, the wheel truck.

Mr. Antolovich: It's up to the enforcement of it. Right? I mean, literally, it could be because the vehicle is cut in half. It's more subjective for what the situation is. It allows for the enforcement of it. I don't think the HOA wants to tow abandoned vehicles left and right.

Mr. Grimm: I guess I'll ask this question. Has this been an issue of abandoned vehicles being towed on a high frequency from the HOA perspective?

Mr. Antolovich: The HOA has requested that there be something put in for that, because there have been several instances where there have been abandoned vehicles and there was nothing that they could do about towing.

Mr. Showe: Yeah, because it wasn't in our rules to address them. They were in a parking spot and they're okay.

Mr. Antolovich: The City was just like, "*Ask the CDD.*"

Mr. Grimm: So, we added this rule at the request of the HOA.

Mr. Showe: Correct.

Mr. Antolovich: Correct.

Mr. Grimm: So, we've never had cars that were abandoned that were towed.

Mr. Boermans: Yeah, because they were not able to. So, around Epic Park, there was one abandoned car with oil underneath it, but by the current lack of rules, they were not able to tow the vehicle.

Mr. Grimm: Okay, well, we don't have a high prevalence of vehicles being towed that are, "*Abandoned*" in the towing companies position.

Mr. Antolovich: No.

Mr. Showe: Okay, perfect.

Mr. Grimm: I just want to make sure that we don't get, like a rash of them.

Mr. Antolovich: Nope. When the HOA requested it, it was not, because they wanted to tow 50 vehicles. It was for residents that were complaining about a few specific vehicles that had been there and were obviously abandoned. There's nothing that they could do.

Mr. Grimm: They can automatically tow on an expired tag.

Mr. Antolovich: They can. Yes.

Mr. Showe: Yeah, we're all good.

Mr. Grimm: Then I just have one other clarifying question.

Mr. Showe: Sure.

Mr. Grimm: In Section D under 1.3.1, dealing with golf carts. I only ask this because I know there are some people that drive. Just to clarify, in District wide right-of-way or District parking lots or parking areas, where do we have specific parking lots for our CDD or do we not have it?

Mr. Antolovich: We don't currently have any. Correct?

Mr. Showe: No, we don't have any.

Mr. Antolovich: Yeah.

Mr. Grimm: Do we have any specific rights-of-way?

Mr. Antolovich: All of the roads and the trails.

Mr. Scheerer: Roads, sidewalks, trails around the ponds, those are all CDD.

Mr. Showe: So, if you're parked on a road.

Mr. Scheerer: Well, I'm just saying.

Mr. Grimm: I just want to make sure.

Mr. Showe: Or one of the designated parking spots.

Mr. Antolovich: The golf cart thing is not new. I think that's been in there.

Mr. Grimm: I just know that there has been a golf cart that travels around pretty often in this particular phase. I just want to be able to answer a question if they have it, just to make sure it's clear, because you guys know Mr. Skeleton. Right? I just want to make sure.

Mr. Boermans: I think also within our District, every golf cart needs to be road legal. So, it needs to have a license.

Mr. Antolovich: Actually, if it's really road legal, it's no longer classified as a golf cart. It becomes under a new classification and the golf cart rules wouldn't apply to it.

Mr. Grimm: Technically, if it's not road legal, it should be on the sidewalk. Right?

Mr. Antolovich: Or in designated areas. Yeah.

Mr. Showe: That is factually correct.

Mr. Grimm: If there is no other discussion, do we need a motion to approve the rules?

Mr. Showe: Yeah. We need a motion to approve the rules, subject to the revision of the map, based on potential feedback from the District Engineer as well as District Counsel.

Mr. Grimm: This evening, do we need to grant Willem permission to sign off on any recommended additions from the District Engineer?

Mr. Showe: Yeah. In case there's a question that comes up or we need to make a call, you can designate authority to the Chair.

On MOTION by Mr. Grimm seconded by Mr. Antolovich with all in favor Resolution 2026-03 Amending the District's Rule Chapter II: Parking and Towing Rules, subject to the revision of the map, based on potential feedback from the District Engineer as well as

District Counsel and authorization for the Chair to sign off on any recommended additions from the District Engineer, was approved.

Mr. Showe: At this point, we would look for a motion to close the public hearing.

On MOTION by Mr. Antolovich seconded by Mr. Grimm with all in favor the public hearing to Amend the District's Rule Chapter II: Parking and Towing Rules, was closed.

SIXTH ORDER OF BUSINESS

Consideration of License Agreement with Storey Park Homeowners' Association for Fireworks Display

Mr. Showe: Then the next item is a request that we recently received from the HOA about a fireworks display. I know Brandon's here and he can talk about it. When we received the request, we included all of the backup information that we've got in there. For the Board's information, it starts on Page 70 of your iPads. We did go ahead and first contact our insurance company to see what their thoughts were. They gave us a bunch of terms and conditions that they would like to see, if the Board was inclined to approve it. District Counsel has built all of those into the agreement. Our insurance is comfortable with it, so we've drafted up the agreement, which is basically just a License Agreement, allowing them to use the property, subject to all of the terms and conditions included in the agreement.

Mr. Grimm: Can we get a summary?

Mr. Lazarovich: There is specific cleanup and restoration. The District has inspection rights. As Jason said, we included all of the insurance requirements. The District has to be named on HOA and the contractors insurance policies. There are indemnification rights, all of our standard provisions.

Mr. Showe: Yeah.

Mr. Smith: Is there any cost incurred to the District?

Mr. Showe: Other than the cost of the District Counsel to draft up the agreement.

Mr. Smith: Insurance isn't going to be like, "Oh, well, our rates are going up?"

Mr. Showe: No. We asked them if we were inclined to do this, what terms would you have? All of the terms that the insurance has added, District Counsel has included in the agreement.

Mr. Smith: I guess the only question that I would have is, is it like what the HOA will be doing? Is it distinct enough to separate? Because I know we have a lot of individuals that set off their own fireworks. I'm not saying either way, but usually there's a lot of debris that needs to be cleaned up afterwards. Is the HOA is just limited to the barge and what's going to be there?

Mr. Lazarovich: It is the specific license area, which is the pond and then if there's debris that falls outside of it as a result of the event, that is included into this agreement.

Mr. Smith: Is there a way to separate that, like easily separate the HOA?

Mr. Antolovich: If it's something from this versus just residents randomly shooting off fireworks.

Mr. Lazarovich: We could do a pre and post inspection.

Mr. Radanovich: The date of this is going to be the weekend before the Fourth of July.

Mr. Smith: Okay.

Mr. Radanovich: So, it will be very evident.

Mr. Grimm: So, we don't have to clean up twice.

Mr. Antolovich: Who would be responsible for any inspections or anything needed on the CDD side?

Mr. Showe: You're looking at them. It would be Alan. We're not opposed to it. I'll note that we have not had any of these in our community. So, this was the first time request that we've seen. But we're here to help the community in any way that we can. But we also want to make sure that we're protecting the District.

Mr. Antolovich: I agree to approve it as long as it's not impacting the CDD as far as increased costs or liability. Well, I mean anyone can sue anybody, but I would think it would be up to the HOA to determine if they want to incur the cost of this. But as far as CDD side, if they want to do it.

Mr. Showe: Yeah.

Mr. Grimm: Which pond is this?

Mr. Smith: This is the one I think on Story Time Drive.

Mr. Grimm: Across from the track/PE field area.

Mr. Antolovich: Yeah. I have no problem opening the floor for comments.

Mr. Boermans: I don't mind either.

Mr. Smith: We can open it up for comments.

Resident (Not Identified): In my younger age I did firework shows. Just so you know, you do have to get it licensed through the Fire Department and it's a lot more expensive for any kind of decent show than you can imagine. The last show that I did was over \$100,000 and it lasted for a whopping 18 minutes.

Mr. Antolovich: That is true. It would be up to the HOA to decide what they want to spend the money towards.

Resident (Not Identified): The person shooting has to be licensed. Brandon can't go out and shoot off the fireworks legally.

Mr. Antolovich: That's legally baked into the agreement. Yeah.

Mr. Showe: Yeah. Every condition that our insurance company could want, is in there.

Mr. Radanovich: I'm representing the HOA. This is all being handled by a vendor that will be handling the entire process. I will not be lighting a firework. It's all handled by a licensed vendor who takes care of everything from the permitting, the setting up the Fire Marshal, Fire Department handling all of that. That's in that packet that is in your agenda package.

Mr. Showe: Yeah, we included that entire packet.

Mr. Radanovich: It's all in there including the safety plan, the buffers. Even with their buffer that they have in place, it is actually a greater than what is recommended. But it is being given by a professional company that's putting it together. They have done fireworks for the City of Orlando. They've done a lot of Marriott properties and they're also the ones putting on the fireworks display in Washington D.C. this year. So, it's a very good company.

Mr. Antolovich: Yeah.

Mr. Scheerer: I just have a question on crowd control and what where these people are going to be observing these fireworks. We're not closing down Story Time Drive?

Mr. Radanovich: No, we don't anticipate any road closures.

Mr. Scheerer: Are any vehicles affected by the fireworks?

Mr. Radanovich: The show is taking place right at the end of an event being held at the Clubhouse. So, the event lawn will be the primary view location for this event.

Mr. Scheerer: I don't think we'd want anybody in and around that pond area whatsoever.

Mr. Radanovich: The Fire Marshal will already there.

Mr. Scheerer: The house side is on Story Time Drive.

Mr. Radanovich: He made sure that the sidewalk along Story Time Drive is outside of the perimeter.

Mr. Scheerer: Okay.

Mr. Radanovich: That's the fallout perimeter as they call it. That is all outside of the perimeter, so we don't just get any road or sidewalk closures. Obviously, they will have appropriate authorities at the event itself. We will also have the Orlando Police Department (OPD) at the event. We tried to minimize any type of disruption to the normal flow. Now there will be people standing around watching it from the event side. I can't speak to where else they want to stand.

Mr. Showe: Perfect.

Mr. Grimm: Just since we're having the dialogue, was there ever discussion to have that section closed? I only say that because I know Randal Park, had their first ever community fireworks display and they did get a permit.

Mr. Showe: Yeah.

Mr. Scheerer: I think that's Randal Park's road though. Right?

Mr. Radanovich: It is a CDD road.

Mr. Showe: That is the City's road.

Mr. Scheerer: Story Time Drive is a City road. It is not a CDD road. That is the only difference with that one. But he's going to have OPD on that side, so that will hopefully take care of any of the people just hanging out, wanting to watch from their car on the side of the road.

Mr. Showe: Yeah,

Mr. Radanovich: There is one parking spot there, but most likely our vendor will probably park their vehicle there. There's one little bend on Story Time Drive.

Mr. Antolovich: Yeah, everything looks cut and dry, unless there's other concerns other than what was baked into that.

Mr. Showe: No. I think this this gives us comfort that we've kind of covered all of our bases and we've checked with our insurance company. It's important to note that all the CDD would do, is just approve this. Obviously, the HOA still has to execute the agreement before it's finalized. Then we just have to keep up with all the pre and post inspections and check off the insurance requirements. So, we would just look for a motion to the Board to approve it.

On MOTION by Mr. Boermans seconded by Mr. Smith with all in favor the License Agreement with Storey Park Homeowners' Association for a fireworks display was approved.

SEVENTH 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: Yeah, not much this month. I'm waiting on a response from Top Line. We had previously entered into a Temporary Construction Easement with them and then eventually a Cost Share Agreement. It's already been executed and recorded and we are just waiting for it. I believe it was 30 months from the date of the temporary construction zone. So, I'm trying to confirm that they received the COC, to go through the process of reviewing the cost share and having them meet the terms of that Temporary Construction Easement. That's all I have for the Board.

B. Engineer

Mr. Showe: We don't have an Engineer tonight. Just as an update, they're reviewing the work on the structure that was done. They've provided some comments to the folks that did that work. So, we are expecting to hear back.

Mr. Boermans: Is that completed?

Mr. Showe: The vendor says they're completed. The Engineer found some items that they wanted to address. So, we're still kind of going back and forth to get those last few items to address. We can't release final payment according to the contract, until the Engineer signs off. We're going through that now.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: Then we can go to approval of the Check Register. In your General Fund, we have Checks #1637 through #1654, Capital Reserve Check #4, as well as March payroll, for a total of \$116,300.32. Alan and I are here to answer any questions. We will note that when you see the ones that are checks to the CDD, that is just the transfer again of the finances from the General Fund to your Debt Service Fund, as those assessments come in. But other than that, I think everything else is kind of normal there. But we can certainly take any questions or a motion to approve.

Mr. Grimm: Can I ask a question about the parking map draft by the consultant?

Mr. Showe: Yes.

Mr. Grimm: Are we going to get another cost?

Mr. Showe: No, they bill hourly. They bill for everything. That's also for the meeting too. So that's the map plus the Board meeting. There is a separate invoice that has those itemized out. But yeah, there will be an additional charge. They weren't here tonight. So, you'll save a little bit.

Mr. Antolovich: What was Terry's Electric?

Mr. Scheerer: That was the installation of the meter rack at Stanza. That was brought up earlier.

Mr. Antolovich: The signage?

Mr. Scheerer: For the lights for the sign. Yeah. That was approved by the Board.

Mr. Grimm: Was there a lightning strike? I can't remember.

Mr. Antolovich: Maybe.

Mr. Scheerer: Is what a lightning strike?

Mr. Grimm: What was the reason it stopped working?

Mr. Scheerer: It was never lit.

Mr. Antolovich: Yeah.

Mr. Scheerer: I'll touch base under my report. It is coming up next.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the February 24, 2026 through March 31, 2026 Check Register in the amount of \$116,300.32 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. These are through February and we are doing better than budget to actual, by about \$40,000. So that's in good shape. I will double check where we're at with our assessments, but I think we're doing pretty well. Yeah, you're at 91% collected. Almost 92% collected through February. So, we're in great shape on the assessment side.

D. Field Manager's Report

Mr. Showe: With that, we'll turn it over to Alan for his Field Report.

Mr. Scheerer: Yeah. So, we talked about the lights on Stanza Way. Just so you know, a little history. Maybe the residents don't recall, that monument for Storey Park was never lit. We brought the proposal back to the Board from Terry's Electric and the Board approved it. We're ready to go. We're ready to bury everything. But we're not going to do it until we get the meter released by the utility and that's what we're waiting on. We've gone through all of the permitting processes. We've done everything. We're good to go, but we're waiting on them to release the meter. Once they release the meter, you'll have lights on both sides of the sign, going East and West on Dowden Road. Everything will be buried back up and replaced and hopefully looking good. Everybody will enjoy the lit side of Stanza. So, a little bit of news. We're going to close the Charades dog park starting on Monday. We're going through our dog park maintenance. Before we only had one and now we have four, so, we're going to start with Charades. We have a lot of grass in there that's missing. We're going to go through all of the different apparatuses that are in the dog park and not only that one, but all of the rest of them. Once we get to them, we'll notify you when that happens. It will be closed for about 30 days. We're going to do flea and tick treatment. We're going to check all of the wood, all of the equipment, make sure that everything's good to go. We'll open it as soon as we can, after the new sod sets, because we are replacing sod in there. Then we'll probably move over to Philosophy. Then obviously we have the one here and two in Parcel K, that needs some work as well. So, we're working through that. We purchased some picnic tables for Epic Park. We had one that was damaged. It was replaced. We have a spare just in case it happens, so we don't have to wait six to eight weeks to get another one in. We have it in our storage. So, if anything ever happens or we need an extra one, we can always bring it out. So that was done as well. Other than that, next month we'll be dealing with the budget. I know we've talked about a lot of stuff. We brought some items to the Board last month for dog parks and shade structures. I know that Mr. Boermans requested one on the Charades playground. It's going to be too tall for a shade structure and the supports for that, would be well outside the footprint. So, because it's so tall and narrow, in order to put a shade structure there, it just wouldn't work, according to the vendor, without putting all of the key supports outside the playground. Other than that, Shane is here with OmegaScapes today. We're grateful that he showed up this evening. Thank you. They are doing a bunch of cutbacks and identifying all of the freeze damaged plants. We'll be going through the process of approving replacements of the ones that aren't going to be making it back. I don't know if you have any other questions for me

or if I missed something, I'll be happy to answer them. If this young lady in the back will stand up, that's Ms. Karley Chambers. Karley joined GMS about three and a half weeks ago. She's a Field Manager. She has a lot of experience as an Assistant Project Manager for a homebuilder and site contractor. So, you'll see her with me if you see me out and about. She's going to be hanging out with me, unfortunately, she's stuck with me for a while. But it's going to be a good thing for everybody with Karley on board as well. I don't know if you have any questions.

Mr. Grimm: So, can I ask a quick question? Where the two dog parks hit, is that whole piece of land ours?

Mr. Scheerer: That's correct.

Mr. Grimm: Outside of the dog park, obviously I'm not worried about that grass, but the rest of it is just in rough shape.

Mr. Scheerer: It's the worst grass ever. It's called Pro Vista. At some point in time, if we can't get it to do any better, we've talked about just replacing it with the head grass, inside of the dog parks. The Pro Vista is just the wrong grass. They could have put in Floratam St. Augustine instead of the Pro Vista grass that we have, because it just doesn't grow. It doesn't go anywhere. I know in another community, the HOA actually spent about \$70,000 in command soil, which is just basically some milorganite full of dirt and spread it over the top. They're hoping that the turf will reply. In other areas, we've removed it all completely, but that was a developer run thing, so the developer picked up the bill. But we'll be happy to investigate that for the budget. Like I said, for next month's budget, we have all of the items that we brought to you last month that we're going to include, as well as the striping. I know somebody mentioned striping. We know we have to do the roadway striping, stop bars, pedestrian, as we did in the first phase. The next phase is actually from Story Time Drive East, in that section, which is Parcel L and all of those over there. Then if we have to, I can have Bryson do this. If we can make it work, we'll just add everything at once and we'll do it at the end of the year. So, anything else you can think of, the sooner you get it to us, the better. You can email Jason. You have my email. We can start pricing whatever items you would like to have and then you can check mark off what you want or scratch out whatever you don't.

Mr. Grimm: It's not a budget issue, but the boardwalk to nowhere.

Mr. Scheerer: The what?

Mr. Grimm: The boardwalk to nowhere.

Mr. Scheerer: Yes.

Mr. Grimm: Do we manage that?

Mr. Scheerer: The boardwalk is the CDD's. We do go back there and clean up the boardwalk, but the property on the other side is Moss Park.

Mr. Grimm: I understand. I know you guys can't really police it, but clearly it's been a haven for people to hang out. There is a ton of trash.

Mr. Antolovich: Is there any reason to keep it?

Mr. Grimm: Keep what?

Mr. Antolovich: Keep the boardwalk to nowhere.

Mr. Scheerer: I would keep the boardwalk, but I would close it off sooner than all the way in the back. Because it goes all the way to Moss Park property, which is where it terminated. That's why they put up what they put there, because the owner was complaining. Kids were going out there and messing with this farm.

Mr. Grimm: They're probably still going there.

Mr. Scheerer: Well, maybe we can find a way to close it off.

Mr. Grimm: Because there is no barrier. What is the long-term plan? Are there any plans for development of that, that you know of?

Mr. Scheerer: I'm not aware off the top of my head. We can certainly try and find out.

Mr. Grimm: Do we know the intentions of ever even building that to nowhere?

Mr. Showe: No.

Mr. Scheerer: It's not our property.

Mr. Boermans: I like the way Belle ended up. They have a boardwalk as well. Yeah, but they have it in a little square area and people can sit there.

Mr. Grimm: I was going to say where it ends, could we maybe build a structure?

Mr. Scheerer: Where it ends, we have to build it on this side.

Mr. Grimm: No, I understand that.

Resident (Not Identified): Are there any plans for the dog park, if that's what you want to call the fenced area on Folklore Lane?

Mr. Scheerer: Again, last month we brought back to the Board several different options for the dog parks, the ones that don't have pet stations or doggie drinking fountains and shade. We brought that back to the Board. That will be part of the budget process next month.

Mr. Antolovich: Speaking of which, is there any word on being able to get meter water for the big Phase K dog park?

Mr. Scheerer: Well, the Board has not approved anything for the Phase K dog park.

Mr. Antolovich: We were trying to figure out how much it was going to cost.

Mr. Scheerer: Oh, I don't have those numbers yet.

Mr. Antolovich: Okay.

Mr. Scheerer: I can't even get an electrical meter. We'll have all that information by the Board meeting.

Mr. Antolovich: Okay.

Mr. Grimm: Can we look at and maybe talk future for time constraints, about maybe alternative thoughts on Phase K? You have two big dog parks and I know the logic was big dogs, small dogs, but in reality there are no dogs. So, like maybe we could consider some other usage of the area. I mean it's a huge, huge piece of property.

Resident (Not Identified): Like a pickleball court.

Mr. Scheerer: I don't disagree with you.

Mr. Antolovich: Yeah, I don't know how much those cost.

Mr. Scheerer: I recently priced a brand-new install for pickleball court. It was \$147,000. Just so you know. I'm just saying.

Mr. Grimm: Even if it's just a surface, because like at school there are these pop-up pickleball nets that you can use. Obviously it's not as nice as East Park's pickleball courts. I do know that when you build things like that, you invite people that aren't residents. So, I get all the, the highs and lows of that. But it's a big piece of property and I feel like it's underutilized.

Mr. Scheerer: That would be up to the Board.

Mr. Grimm: Sure, I understand.

Mr. Scheerer: If all of you have a plan or you have a vision that you would like us to price something out, we'll be happy to do it. Absolutely.

Mr. Grimm: I've even had people say, "*Why not a big parking lot?*"

Mr. Scheerer: Well, there you go.

Mr. Showe: It might be cheaper than pickleball.

Mr. Scheerer: Okay. Just let us know which direction you want us to go.

Mr. Antolovich: Yeah, I don't know how much those dog parks get used over here. I know Philosophy gets used a lot, but I go to Philosophy, I don't come over here.

Mr. Scheerer: Okay.

Mr. Showe: Is there anything else for Alan?

Resident (Not Identified): This resident was trying to get attention for questions.

Mr. Showe: We're opening back up for public comment right now. No worries.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Ms. Glenda Cruz (11851 Boldface Drive): I just have a suggestion. I can always run for the HOA. There are so few tables with umbrellas and chairs, on the back of the fence. So, people who play basketball, volleyball, can have a place to sit. Why not put beautiful chairs and everything, so everybody can enjoy the area and have some place to eat and put their things. Also, the doggie parks, I don't know why everybody walks there. They're driving on the sidewalk. That is complete waste of space, just for a few dogs. That doesn't make any sense.

Mr. Grimm: So just so you know are aware, all of that area right behind me that you mentioned, would be the HOA's responsibility.

Ms. Cruz: Okay.

Mr. Grimm: The HOA Board will be able to talk about that.

Ms. Cruz: It's going to be a great idea to have that, so people can go there and have a place to sit. Just a few things for a lot of people.

Mr. Grimm: I would say the basketball court, you don't want to not really have a lot of places where they can sit, because you don't want them to hang out.

Ms. Cruz: By the black fence. Not towards the courtyard. On the back of the pool, the back of the fence. So, people can go there.

Mr. Antolovich: It's not a bad idea. However, the CDD can't do anything with that. That would have to be something brought up with the HOA.

Ms. Cruz: That's what I am thinking. I didn't know if was the CDD's.

Mr. Showe: Are there any other audience comments?

Ms. Cruz: Who takes care of the streets and the sidewalks?

Mr. Showe: That's mostly the CDD.

Mr. Scheerer: It depends on the sidewalk.

Mr. Showe: Yeah.

Ms. Cruz: On Protagonist Alley, if you enter on your right, there is a bunch of concrete with rocks. I went there with my scooter. You say that you are going to take care of that, but then you never do.

Mr. Antolovich: Is it broken or debris from activity?

Mr. Scheerer: No. We'll be happy to go check it as soon as we can.

Mr. Antolovich: Yeah.

Ms. Cruz: I can show you.

Mr. Scheerer: I'll just go over there and check it out.

Mr. Showe: We'll go look at it.

Mr. Scheerer: I'm trying to find the street on my map.

Ms. Cruz: It's at the entrance, to your right.

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

Ms. Cruz: It covers the sidewalk, a little bit of the sidewalk and the road.

Mr. Showe: Okay, we'll take a look at it.

Ms. Cruz: Thank you.

Mr. Showe: Are there any other audience comments at this time?

Mr. Grimm: I would just say at any time you see stuff like that, send a message.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: We'll return it back to the Board. Are there any other Supervisor's Requests?

Mr. Smith: It says our next meeting is in May. So, is the meeting after that in June?

Mr. Showe: After that, it would be June. Yeah.

Mr. Smith: Okay. Because I think there were two of us that were not going to be able to attend.

Mr. Antolovich: I won't be here for the May meeting. I can attend on a call, but that won't count for quorum.

Mr. Showe: We'll verify a quorum first, and then we'll just reschedule your budget if we need to. As Alan said, obviously, if there are any items for your budget, just let us know, so we can get those built in.

Mr. Smith: Just on that point, because I think we looked at the doggie park items, but they were expensive and I guess we were going to have a discussion of which ones we wanted.

Mr. Showe: Yes. Again, what some of our Districts do, is they just budget, say, as an example, \$10,000 for dog park improvements. That's what we're doing this year. Then you just build that in every year and you kind of do it as a phased approach, as opposed to try to bite it all at once.

Mr. Smith: Okay.

Mr. Showe: Alright. If there are no other comments, we look for a motion to adjourn.

Resident (Not Identified): One more question. Are we in the public comment period?

Mr. Antolovich: We were. We just ended it.

Mr. Brandon Radanovich (11814 Fiction Avenue): Sorry. I do have one. One of the things that I did notice. This is more for this Parcel K area. We're getting a lot of through traffic coming from the high school, mostly in the afternoon, where a lot of vehicles are coming through Exploration Avenue from the Meridian side and then they're stacking up into, I believe it's probably Language Way and they're exiting out of Stanza Way. What I'd like to ask, is if the CDD can consider making Exploration Avenue a no through traffic area with signage. People are basically being lazy. They're trying to avoid the traffic of the high school and they're all dumping through and are traversing directly through our community, simply just to exit back onto Dowden Road. I think that extra traffic is causing extra wear tear on the roads, unnecessarily. If it's possible to make that go through traffic, then that would give some teeth to making sure that people are exiting directly onto Dowden Road from the high school.

Mr. Grimm: So, here's my question. My daughter drives through that way to get to school and I would imagine Meridian Park would probably have the same issue with traffic going, you know. I don't know if there's anything we can do from a CDD perspective. We would almost have to close it, but I don't think that's even something that's possible considering it's a city road.

Mr. Radanovich: If there could be enforcement. It's sort of like a 10-minute period. Maybe OPD can enforce.

Mr. Grimm: Are you saying they're running the stop sign?

Mr. Radanovich: It's all high school kids coming through there.

Mr. Grimm: I almost hit somebody.

Mr. Radanovich: That's part of the problem there. I'm not saying that we need another stop sign or anything like that, but a lot of people, they assume that Language Way has a stop sign too and they just fly through it or they're just being high school kids.

Mr. Grimm: Yeah, I mean my wife and I say all the time, somebody is going to get hit, because the scooters come through there, assuming there's a four way stop and it's not. I probably came within 20 feet and the kid you could tell he was scared out of his mind. Luckily most kids won't stop turning around and come and apologize. He stopped turning around and apologized. I just said, "*Are you alright?*" because if I was a kid I would have been scared to death too. So, maybe there is something that we can do and I hate to even open up this can of worms, because it's not just car traffic. It's scooter traffic, it's bike traffic. I don't think a speed bump would make much of a difference, because they're still going to come through there. To deter them from coming through there, I don't know if you could, other than maybe a couple announcements at school. The problem right now, is school is almost out, so it's not going to change behaviors too much. I would look at legal.

Mr. Showe: Well, I mean I think legal is going to say probably that it's a public road. So, we don't have an ability to restrict.

Mr. Lazarovich: Correct.

Mr. Showe: It's public road. We have to leave it open.

Mr. Lazarovich: I'll take a look into possible options.

Mr. Grimm: Do you know the area?

Mr. Lazarovich: No.

Mr. Boermans: I think there are two different names, depending on which side you're on.

Mr. Grimm: It's Exploration Avenue. Maybe it changes here.

Mr. Showe: We can take a look at it and see if there are any options.

Mr. Radanovich: Is that also regarding the through traffic?

Mr. Showe: I think it's the same thing. They are public roads and we have a duty to keep it open to the public.

Mr. Grimm: I mean there's a camera right there.

Mr. Scheerer: Dowden West roads are all City of Orlando roads too. Yeah, those aren't CDD roads.

Mr. Antolovich: Can you just put up a barrier on our side of the road?

Mr. Scheerer: Somebody will have to give us that approval.

Mr. Grimm: Are you anticipating signage being something that would be beneficial? Can we ask the city to put up a, "*Cross Traffic Does Not Stop*" type warning, so they know that it's not a four-way stop.

Mr. Showe: We can always ask. Yeah, that's not a problem.

Mr. Jeffrey Best (11835 Diction Alley): Can these meetings be on Zoom?

Mr. Showe: We can come up with something for that. I think we can work on it.

Mr. Grimm: Willem brought it up to have the meeting here in the neighborhood to promote attendance. I've only been on the Board since the Fall, and this is the most residents that have been here. We would love to see even more people here. I don't know what the regular HOA attendance is.

Mr. Antolovich: If we have the capability doing Zoom, I have no problem with Zoom.

Mr. Showe: Yeah, we can certainly coordinate something in our office. The biggest problem we have with Zoom, is always trying to keep make sure we have a stable Internet connection so that it works properly. But if we resume back at 4:00 p.m. in our office, that's, that's not a problem. All of our meetings are advertised there for now.

Mr. Antolovich: We did this one here for the public hearing.

Mr. Showe: There's always a call in number available if you want to just call in and listen. But we can try to set up a Zoom link and see if anyone attends. We can test it out for sure

Mr. Boermans: Later on, we can always discuss whether we want to do what we did before, every three months have a meeting in a different location.

Mr. Showe: Yeah, we can certainly do that. You're going to come up on your new meeting schedule anyway probably by August. So that will be the time to set any new meeting schedule.

Mr. Boermans: Every three months there was a CDD meeting at the library. However, at that time, the Board was there, no homeowners were there. So, that's why they decided not to do it any more, because every time it was very costly.

Mr. Showe: We were renting the room.

Mr. Best: I think it would be great here. But attendance and being on different Boards for 27 years, before I moved here, because I'm an old man, attendance at HOA meetings, unless people know there's going to be an assessment, are normally less than 10%.

Mr. Showe: CDDs are the same.

Mr. Best: They run 6% to 8%.

Mr. Showe: If you want to fill the room, we'll just do an assessment increase and send out a mailed notice.

Mr. Best: That's the only way to get them here.

Mr. Antolovich: Yeah. We can look at having our meetings via Zoom, potentially periodically here. I know it's a less commute for me if it's here.

Mr. Showe: We can figure it however you guys want.

Mr. Grimm: Oh, I'm so sorry. I had one question. Would it be appropriate to share minutes on our neighborhood page and not have any comments. There would be no discussion. It is just for your information. I know that they can go to a website, but we know reality of it. Right?

Mr. Lazarovich: We don't like to. It's publicly posted on the website.

Mr. Grimm: We did it at Randal Park.

Mr. Showe: If you close comments, I think that resolves a lot of issues. You can certainly say, "*Minutes of our last meeting are posted here. If there are any questions, contact Mr. Jason Showe.*" You can put my email address down.

Mr. Boermans: So, I asked Chris and he was able to post it.

Mr. Showe: Yes, absolutely. Well, any of that is a public record. We have no issues with you posting it. Again, you can certainly just link them to my email address. If people have questions, they can come right to me.

Mr. Antolovich: Just for CDD stuff or just in general, can I just send everyone your way?

Mr. Showe: Yeah, I'll send them where they need to go.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS


Next Meeting Date – May 5, 2026

The next meeting is scheduled for May 5, 2026 at 4:00 PM at the offices of GMS-CF.

TWELFTH 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