

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, June 2, 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
Ricardo Garcia <i>by phone</i>	Assistant Secretary
David Grimm	Assistant Secretary

Also present were:

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

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 only have members of the Board and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 5, 2026 Meeting

Mr. Showe: The next item is approval of minutes of the May 5, 2026 meeting. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. Grimm seconded by Mr. Boermans with all in favor the Minutes of the May 5, 2026 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Mr. Petillo: Nothing for us this month but let us know if you have any questions.

B. Engineer

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

Mr. Roberts: No.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: Next is the District Manager's Report and we'll start with the Check Register. In your General Fund, we have Checks #1673 through #1688, Capital Reserve Check #6 and May payroll, for a total of \$305,282.17. I will note that the large check out of the capital, was for the weir replacement work that was done. Alan and I can answer any other questions you have or we can look for a motion to approve.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the April 28, 2026 through May 26, 2024 Check Register in the amount of \$305,282.17 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. In our General Fund, we are about \$50,000 better than budget to actuals and 98% collected on our assessments. So, we're in really good shape overall.

D. Field Manager's Report

Mr. Showe: With that, we'll turn it over to Alan for the Field Manager's side.

Mr. Scheerer: We got some good news. It looks like we're anticipating getting our meter for the Stanza entrance by next week. The holes have all been backfilled. The trench has been buried, so that's a good sign and I'll get with Shane about redoing the landscaping, once all the lights have been tested on that. The Charade dog park work is complete. Shane and I are trying to determine what the next time frame will be for the Philosophy dog park and then we'll move into

the other ones. We had a depression over by a manhole off of Prologue Avenue. I know the Engineer was looking at that. We authorized him to go ahead and start taking a look at that. It's a pretty good size and it looks like it may be growing. So, we're hoping to get that resolved as quickly as possible.

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

i. Discussion of Hammock Park Soil Samples

Mr. Scheerer: I've been working with Mr. Shane Bradley with OmegaScapes. This is Mr. Chris Arnold. If everybody doesn't know Chris, he is the Branch Manager for OmegaScapes. The reason why they're here, is we have developed what's known as take-all root rot in the Hammock Beach Park off of Satire Street. They completed the soil tests. The results of the soil test is in the agenda. A little bit of backup on take-all root rot and some of the problems that you can have with that. I have them here to hopefully answer any questions or to speak about what our next steps and our remedies are, if any. I think that the St. Augustine sod that's in there, is pretty much toast and we're going to have to come up with some other alternative plans for landscaping that park. So, Shane or Chris, if you guys want to kind of over give us an overview of what the take-all root rot is, why we have it and what our next steps are, that would be great.

Mr. Bradley: Well, actually, it's a fungus that gets into the root system and doesn't let the plant take up nutrients, water or any fertilization to it. It doesn't let any nutrients get to it. It's born in the soil, which over time can come into your soils, which is what happened, because we didn't have a lot of problems and all of a sudden it just took off.

Mr. Arnold: Yeah.

Mr. Bradley: So over time you can develop that disease into your soils and turf.

Mr. Boermans: But is it just localized to that area? Does it spread?

Mr. Bradley: No, it could spread.

Mr. Scheerer: Into resident yards, maybe?

Mr. Bradley: Yeah. Oh, yeah, absolutely.

Mr. Arnold: It's in the soil.

Mr. Boermans: Is there something that TruGreen is responsible for?

Mr. Bradley: No, there's nothing that they could be held responsible for. That's an act of Mother Nature, that they can't really control or know when this is going to come about. So, it's hard for them to say. If your grass is doing well and you're doing well and then all of a sudden

you start seeing decline, that's what we started seeing. That's why we decided to do the soil samples. That's when we came back and found out it was all take-all root rock. I had a property up in Timucuan one time. This dates back probably about 15 years ago. We kept having the same problem. This is kind of new to everybody. We were like, "*What's going on?*" We finally found out it was this and it just spread throughout the entire community.

Mr. Scheerer: Jason and I had the same problem at a property in Tampa called Dupree Lake CDD. We had to work with that landscaper to remove the sod and redo everything in that area.

Mr. Arnold: There's no chemical that will take care of it. It'll just hold it down.

Mr. Bradley: It's expensive. St. Augustine's roots are shallow. They grow more on the top. It doesn't mean Bahia can't get it, but it is more susceptible to it. Their roots go deeper. It can work itself out of it, if it does get it, but Bahia doesn't need a lot of water.

Mr. Antolovich: What about replacing the soil?

Mr. Arnold: You have to scrape down.

Mr. Bradley: You would have to go down six feet.

Mr. Antolovich: I didn't know if it was a shallow surface level thing.

Mr. Scheerer: You could put it on the trail in Parcel K and try to build a little bit. Just kidding. Sorry, guys. You have to build a footbridge to get over the swamp land.

Mr. Bradley: So, St. Augustine needs water. Right? Everybody knows, as they have St. Augustine at their house. It produces a lot of water, especially when we get hot. Bahia doesn't need a lot of water. Even if it looks dry, if you get a little bit of water, it comes back. This disease thrives on water.

Mr. Arnold: And fertilizer.

Mr. Boermans: What is the cost to replace it?

Mr. Bradley: We don't know yet. We actually got a guy to give us an estimate.

Mr. Arnold: He's there right now. He's been out there, so we'll get a price for you.

Mr. Scheerer: We're getting some measurements right now and the plan is to bring that back to this Board at next month's meeting.

Mr. Antolovich: Replace the Bahia?

Mr. Scheerer: Yeah, that sounds like the recommendation from our landscape team. I trust them explicitly with the direction that they're going to give us on this. It's either that or you live with the dirt.

Mr. Arnold: It's either that or you put plants there. It costs way more than it is to put the Bahia there.

Mr. Scheerer: Then it would steadily probably work its way back into the St. Augustine that's yet to be infected. The best plan would be to let OmegaScapes go ahead and get their numbers together and we'll bring it back to you folks.

Mr. Smith: Is there any way to box it in or is there other soil around?

Mr. Scheerer: Is it an airborne disease? You're going to have a dog over there, right? I imagine if the dog is digging in the stuff and he goes back to the yard, maybe.

Mr. Bradley: Yeah, if the dog gets it on his paws. Then just a little spore or whatever is in that fungus.

Mr. Scheerer: That is something that the HOA needs to be aware of too.

Mr. Bradley: So, they went ahead and did a treatment, which is not an open scope for that type of fungicide. We have fungicides that are built into your whole community, but not that type of fungicide, because it's so costly. Not a lot of people put those into their contracts, because it's not cost effective.

Mr. Scheerer: That's rare.

Mr. Bradley: There are cases out there, but it just unfortunately happens there.

Mr. Scheerer: If you haven't been by Hammock Park in a while, you'll see some of the site conditions that are in this handout. That's currently happening, especially when you walk in from Satire Street on that right hand side, you can see where it's slowly starting to deteriorate.

Mr. Antolovich: So, we can replace it with Bahia, which might not be as effective, but then it can spread. Do we just pray that it doesn't spread everywhere?

Mr. Scheerer: Actually, that's a good question. If we go ahead and pull out all of the sod, is there a step after the sod's been cut and removed, to treat the soil and then re-lay the new sod? That's going to prohibit or cut back the chance of it spreading to other yards. Is that kind of where you're going with that?

Mr. Antolovich: If we remove the sod and put straw down or something down that's not grass.

Mr. Bradley: So, the chemical that they use, could last for six months and help keep everything at bay, but then six months later, you have to do another application.

Mr. Arnold: Twice a year.

Mr. Bradley: It's twice a year, to keep that down at bay. The chemical is expensive.

Mr. Arnold: Yeah.

Mr. Bradley: The problem is the Bahia, once it's down there, it is probably unlikely for any of it to spread in that area. You know what I mean? It shouldn't spread. You're going to have other brand-new sod on top.

Mr. Boermans: I think it's transferable by the mower as well. Right?

Mr. Bradley: Everything is transferable, if it had it on the edger, just by edging it. Back when they had the citrus canker, they made everybody spray down their mowers and go around. Orange County went out there and it didn't do anything.

Mr. Antolovich: So, we put Bahia down and hope that it doesn't...

Mr. Bradley: Yeah. That's right. Because Bahia takes less water. That type of turf doesn't need that.

Mr. Scheerer: It contributes to the fungus growth.

Mr. Bradley: So, less water. If you have more water, it's going to spread the fungus more.

Mr. Antolovich: But you can't just let it be dirt and die off?

Mr. Grimm: We don't want to let it be dirt either.

Mr. Bradley: If you see mushrooms pop up in your yard, nine times out of ten there's something old underneath there. Something that was there when they built the house. That's how mushrooms form. But there's nothing that really even controls mushrooms either. It's a fungus.

Mr. Arnold: For your property you can see that the Bahia does pretty good job out there. You don't have any issues with Bahia.

Mr. Bradley: Look at Dowden Road. We kind of let that go to seed. The ponds all look really good over there. You should be mowing Bahia around 3 to 4 inches. The same with St. Augustine.

Mr. Scheerer: David, did you have a question?

Mr. Grimm: Well, I'm reading.

Mr. Scheerer: Without your glasses?

Mr. Grimm: I'm trying. When I started reading these chemical names, I was like, "*Oh.*"

Mr. Boermans: What can we do with Epic Park, with the area between the sidewalk?

Mr. Scheerer: We'll get to that in a second. We have a plan.

Mr. Boermans: Yeah, of course.

Mr. Scheerer: If we could just kind of focus on this mess first. There is a plan to replace the sod between the sidewalk and curb at Epic Park, just so you know. I'm just waiting on Shane.

Mr. Antolovich: Just because we have a fiduciary responsibility. It says for chemical controls, "*Preventative fungicide options include a list, once a month.*" While they say these fungicides are not as effective as the use of cultural controls, once these symptoms are observed... So, when you say there's no treatment, this document says otherwise.

Mr. Bradley: I didn't say that there was no treatment. There is a treatment. I just said there's not a cure for it. It's expensive treatment.

Mr. Arnold: You're looking at about \$7,000.

Mr. Antolovich: Is there something that triggers it?

Mr. Bradley: No, because it's not this type of fungicide that they normally apply to a Request for Proposals (RFP) or what we use in normal terms. We don't usually go out and treat the take-all root rot, because it's not probably the systemic fungicide that stays in the soil and needs to latch on to something. Does that make sense? This kills it and stays there for a little while and prevents it. Then six months later, it can come back. It keeps the fungicide at bay. He used a Heritage one and I forget the other name of the other chemical that they put down in that park area.

Mr. Smith: The fungicide that they used, are they okay for pets?

Mr. Bradley: That's why signs are there. If you dig around, that's a different story. I wouldn't be on there, but after at least 24 to 48 hours it should be fine for pets.

Mr. Smith: If it's in the soil, again, because I know both sides of the park, you have neighbors that are right there.

Mr. Antolovich: Yeah.

Mr. Bradley: We want to have turf up to their shrub line.

Mr. Antolovich: Yeah.

Mr. Bradley: To keep it in there, because the rest have shrubs that are blocking that.

Mr. Smith: Should we inform them somehow, just so they know, because we're going to take it out?

Mr. Boermans: What side did it start on? The outside?

Mr. Arnold: It actually started in the center.

Mr. Scheerer: It started in the center by the sidewalk and it's starting to work its way out towards the mulch beds.

Mr. Arnold: You can see by the curve, some of the easement by the curve is still good. It hasn't technically got it yet, but eventually it will.

Mr. Bradley: The way that I see it, it looks like it's not getting enough water. Right? Then we put more water to it and then now it ramped it up even worse, because now you're, *"Oh Wow it looks dry. I need to pump more water. Why is it turning yellow? It's turning yellow, because something is wrong with it."*

Mr. Boermans: Same with chinch bugs.

Mr. Bradley: Well, chinch bugs make it look like it's on fire.

Mr. Arnold: Yeah, they could be taken care of.

Mr. Smith: But then the last question would be, should we close it until we make a decision or until some of these areas are done?

Mr. Scheerer: Well, that's a hard way to try to close that park. We don't really have a way to close sections off.

Mr. Smith: Maybe just put up a sign or something

Mr. Scheerer: Saying, *"Keep Off The Grass"* or *"Don't Smoke The Grass."*

Mr. Smith: Can we do something? I'm close to that park. A lot of times people are there with their dogs and their kids. Is that going to transfer to other people's yard or to our other CDD property?

Mr. Antolovich: The other question is, does it transfer that easily to warrant closing off the park?

Mr. Bradley: I don't think it transfers that easy.

Mr. Scheerer: Plus, you've already done a treatment.

Mr. Bradley: The treatment's already been done.

Mr. Scheerer: We could possibly authorize a second treatment, until we get the numbers back, if we had to. That will keep it at bay.

Mr. Boermans: Is this something like a long-term project, that we don't have to decide today?

Mr. Scheerer: Well, I think the goal would be to bring it...I'm sorry, Jason.

Mr. Showe: Certainly, if the Board chose, you could continue the treatments like they said, if you're willing to pay the expense. But I think what they're saying, is in the long term, it's going to be better just to replace it, value-wise.

Mr. Boermans: What I'm trying to say is, should we allocate money now towards this project or do we have enough time to do it during the next meeting when we have a price?

Mr. Scheerer: Can they allow the Chair to authorize?

Mr. Showe: If we had a ballpark, we could have the Board approve a not-to-exceed amount.

Mr. Grimm: This is not something that is fixed.

Mr. Bradley: That's what I said.

Mr. Scheerer: But we don't want to put St. Augustine back due to the nutrients.

Mr. Grimm: We definitely don't want St. Augustine.

Mr. Bradley: The good thing about Bahia, it's not the fix, but the roots go deeper. It can work itself out of it and you don't have to put a lot of water to Bahia, which helps that fungus grow fast.

Mr. Scheerer: So, I think our recommendation at this time, is once we get the numbers, we just bring it back to the Board.

Mr. Showe: Hopefully the treatment that they already applied, will cover for the next month.

Mr. Scheerer: Yeah.

Mr. Arnold: We're just as surprised as you guys are.

Mr. Bradley: It goes back at bay in the Winter months, because it's drier. It's not as wet and then it kind of keeps itself at bay.

Mr. Antolovich: Looking at their email from May 13th, they had that treatment. If we do an additional treatment, it should be roughly done in six to eight weeks. That would be around the time of our next meeting. So, it sounds to me that we don't know how much replacing sod is going to be, so we can't necessarily approve that. In the meantime, it sounds like we should at least agree to the next round of treatment.

Mr. Showe: If it's needed. Do you guys even think another round is needed before July?

Mr. Bradley: My recommendation is, if you're going to go and put money towards something, it would be better, because it doesn't guarantee anything. Me personally, if I was doing it, I would rather put the money towards putting the Bahia down.

Mr. Scheerer: We don't know what that number is yet.

Mr. Bradley: I know, but they're going to get it pretty quick. We should have it within the next couple of days.

Mr. Antolovich: But we won't meet until next month.

Mr. Bradley: But it just got treated, so you still have a month to go. It was treated on the 13th of May. You'll be right around that.

Mr. Scheerer: Our next meeting is not until July.

Mr. Arnold: I got some numbers from TruGreen for another round of spray. But he also added top dressing. They can top dress and do that spray.

Mr. Antolovich: We replaced sod before. Rough guess, what do you think the cost to replace is?

Mr. Arnold: This is not an estimate or anything. I'm just going to take a guess. It is semi-full over there. It is a big park. I'm going to guess six semi-fulls. I'm just guessing.

Mr. Scheerer: How much per semi-full? I don't think it will take that much. It's a lot of grass.

Mr. Arnold: It's a lot of grass. That's a lot of area to cover. The flatbed semis?

Mr. Scheerer: Yeah.

Mr. Antolovich: It is less than 73,000 square foot. How about that?

Mr. Grimm: There are 48 in a pallet.

Mr. Arnold: 450 square foot pallets. That's just me guessing.

Mr. Bradley: Yeah, if I had to guess, I would say three semi-fulls.

Mr. Arnold: Just for my sake of being new.

Mr. Scheerer: \$4,000.

Mr. Arnold: Do you guys contract TruGreen to fertilize?

Mr. Scheerer: They do our pest control.

Mr. Arnold: So, it's not a separate contract.

Mr. Scheerer: Correct. The fertilizer and pest are part of the landscape contract with the provider.

Mr. Grimm: Because it talks about initial symptoms that are visible above, in this document that you shared with us.

Mr. Bradley: Right. That's what I'm saying. When you start seeing a little bit of yellowing, you think it needs more water. People will tend to over water.

Mr. Arnold: When I saw the yelling, I went to the clock and it was only on one day a week. There wasn't over watering, because we're still coming out of that cold weather to hot weather. It was one day a week. It wasn't like it was running seven days. So, I got with TruGreen immediately. They came out and we started spraying it. But then they realized that we need a soil sample. This is where all of this started, from a little patch to get bigger and bigger.

Mr. Grimm: This was originally publicized in 1991.

Mr. Arnold: It's still the same.

Mr. Grimm: This isn't a new thing. Right?

Mr. Bradley: Right. That's what I'm saying, 20 years ago, when I was at another property in Timacuan.

Mr. Grimm: So, a company like TruGreen should be able to kind of have some experience.

Mr. Arnold: All companies have that. All companies have been dealing with that at some point.

Mr. Grimm: So, they should have recognized it before.

Mr. Arnold: Without the soil sample, they wouldn't have. Without a soil sample, you can't tell. It's a soil-based issue, so you can't really recognize it until you do a soil sample.

Mr. Grimm: My question is, when was this first visible to TruGreen or your company?

Mr. Bradley: When did I send it to you?

Mr. Grimm: Not first sent an email. When was it first identified?

Mr. Arnold: I noticed it and called TruGreen, way before the 12th of May and said, "*Hey, I started seeing some yellowing, what is going on?*" He said, "*Let me take a look at it.*" They sent a guy out. They applied a fungicide. They thought it was a fungus problem. So, I said, "*Hey, the water is only on one day a week.*" He said, "*Keep it at one day a week.*" It went from that to doing a soil sample to doing where we're at right now.

Mr. Scheerer: So, it's been a couple of months.

Mr. Arnold: It's been a couple of months or so. It happened so quickly. We ride weekly, so we kind of noticed it gradually and it's like, "*What's going on?*" But yeah, they would have never known until we turned the soil sample in.

Mr. Smith: What's the other part that really recovered big time? The mailbox part.

Mr. Bradley: Oh, the mailbox part was ten times better, but it was only a little bit.

Mr. Scheerer: That's Bahia grass too.

Mr. Bradley: It's got a mixture of stuff in there.

Mr. Smith: That's St. Augustine.

Mr. Arnold: There is a mixture of grass in that park.

Mr. Bradley: The park has St. Augustine. But anyways, that started yelling a little bit too that one time we were back there.

Mr. Grimm: So, I'm going to say it's a mixture of grass.

Mr. Arnold: Yes.

Mr. Smith: Are they waiting for us to consider the cost beforehand, without having a separate meeting or authorize the Chair?

Mr. Arnold: I could have a cost tomorrow.

Mr. Scheerer: Well, it doesn't do us any good, once the meeting is adjourned.

Mr. Antolovich: It's a lot of money to authorize.

Mr. Smith: No, but question is, can we have something in turn? Because yeah, to me, we are paying \$7,000 and then we're still going to have to come back and spend \$50,000. It's just like throwing money down the drain.

Mr. Antolovich: That's my point, if the current treatment lasts six to eight weeks, through the next meeting.

Mr. Smith: But that's still \$7,000 that we're going to still have to pay.

Mr. Antolovich: No, what I'm saying is, it's already applied. So, if we don't need to apply another treatment.

Mr. Scheerer: I say you wait until we get the number. I don't think waiting until July is going to hurt us.

Mr. Antolovich: No.

Mr. Scheerer: We'll get more information and provide that to the Board in advance of the meeting.

Mr. Showe: Yeah, today was more just of an intent to kind of get you prepped on the issue and give you some information.

Mr. Smith: Maybe if we can, because again, when I think about the decision, what we're facing is either the cost of, I don't know if this is a monthly \$7,000 or if there is a different treatment that can go a little bit longer or replacing the grass.

Mr. Scheerer: You're going to spend the amount on chemical a lot faster than waiting to put the sod down.

Mr. Arnold: You would have to do it twice a year.

Mr. Boermans: I think what's more important, especially for us, it is important to know whether we are talking about \$10,000, 50,000, 100,000 or 150,000.

Mr. Antolovich: We will find out at the next meeting.

Mr. Smith: But I guess the one thing that I'm missing, is are we finding a real option? So, like, what I'm hearing today, of course I want to know the amount. But it is one thing to say. *"We're going to go to the next meeting and at the next meeting you are going to tell us it's \$50,000 and we have no choice."* Or we're going to go to the next meeting and there's going to be an option. So that's what I'm trying to just get a sense for, as we come into it. Because what I'm hearing is that at the next meeting, yes, we'll have more information, but we're going to have to...

Mr. Arnold: There are two options: Option A, you keep spending money on spraying the chemical to hold it down and the grass isn't going to look any better or Option B is to replace it.

Mr. Smith: Yeah. I'm just trying to frame it.

Mr. Bradley: Option C is we just leave it alone.

Mr. Grimm: Option C is that TruGreen pays for it. Because I'm still not okay with just saying it shouldn't have been handled, at least addressed and seen by them. We're all just saying, *"Alright, the CDD has to pay for this."*

Mr. Bradley: So, it's the same thing with lethal yellowing on Palm trees, lethal bronzing.

Mr. Scheerer: Lethal bronzing, yeah.

Mr. Bradley: There's nothing you can do for it. When the Palms die, those are \$10,000 Palm trees.

Mr. Grimm: Well, we're talking about grass right now.

Mr. Bradley: It's the same thing. It's a disease that you can't control or don't know until it's too late when you get it.

Mr. Grimm: Because in my opinion, you pay for a company to manage your grass, just like I would at my own house. Since day one, I've had the same company managing my grass. I call them up, they manage it. If there's an issue, they take care of it. If it's something that they can't fix, then they're going to replace my grass. Period.

Mr. Scheerer: It sounds like we need to have a conversation with TruGreen.

Mr. Showe: Yeah.

Mr. Antolovich: We need to find out what our contract specifies with the OmegaScapes and then it would be between the OmegaScapes and TruGreen.

Mr. Showe: Yeah.

Mr. Antolovich: Because we don't have a contract with TruGreen.

Mr. Grimm: I don't disagree.

Mr. Showe: Yeah.

Mr. Grimm: So, I'm trying to make sure that we take our responsibility to represent the residents of Storey Park and we just don't say, "*Alright, we're going to pay for it.*"

Mr. Bradley: Oh, no, no, no, no.

Mr. Smith: I'm not saying that.

Mr. Grimm: That's what I heard so far.

Mr. Smith: I just want to understand what the options are for the next meeting.

Mr. Grimm: The options were to replace it or keep paying to have it treated.

Mr. Smith: Yeah, but we also have management here to help us say, "*Okay, what does the contract say?*"

Mr. Antolovich: My next question would be, what does the contract say? We don't have it here in front of us and there's no decision being made right now.

Mr. Grimm: Well, there is in a way. It's paying for another month of the fungicide treatment, which is \$7,000.

Mr. Smith: No, no, no. We just said we're going to pay for that. It's already been applied.

Mr. Garcia: They did it for free already.

Mr. Smith: My objection was to say, I wouldn't pay for another month without having options, because it's just pushing the can down the road and paying \$7,000 without having any options.

Mr. Grimm: Then the other question is, as I read this, it's like a two-to-three-week period of something. There is a once-a-month application that it recommends, until the weather is no longer conducive to disease. Obviously, we're in the thick of that, right?

Mr. Bradley: Oh, yeah.

Mr. Grimm: Is the initial treatment more expensive? Obviously, you said they did it for free, but would the subsequent treatments be less money or more money? I'm just curious.

Mr. Bradley: Well, we'll double check.

Mr. Arnold: The next time they treat it, if they have to do it again, he told me that they would add some top dressing. It's going to be included with that \$7,000. What they're going to do is top dress it.

Mr. Bradley: With Command soil.

Mr. Arnold: Yeah. We could put Command on it and it might look good for a little while, but next year it might come back and look horrible again and then you're back to square one.

Mr. Grimm: The reality of the situation is, considering I've heard the fact that the soil below the properties of Storey Park is bad anyway, where else is going to pop up? What's the risk factor?

Mr. Bradley: I can't say.

Mr. Grimm: I know you can't.

Mr. Bradley: I'm not a crystal ball.

Mr. Grimm: These are questions that come through my mind.

Mr. Bradley: Well, the problem is, go look at Phase K.

Mr. Garcia: I'm in Phase K.

Mr. Bradley: How many years has that first phase been there? The first phase where the main clubhouse is. How old is that?

Mr. Antolovich: 2015 or 2016.

Mr. Bradley: So, it's almost 10 years old. Over time, when they destroy and come through and build homes and all of that stuff, they uproot a lot of soil. Right? It takes some time, over time, after you pay for your house, he pays for his house. Once they put fungicides and

chemicals down, the turf gets a little bit better. That's why that phase looks a lot better over time. It gets better over time. Stuff stabilizes. Phase K has been a nightmare since we took it over.

Mr. Grimm: I don't disagree.

Mr. Antolovich: It's been a nightmare. We got handed a raw deal on that whole property over there, with the turf conditions and all of that over there. It's been bad. It is just nothing that we can control. You have signal grass that grows up through everybody's neighborhood through there. You know what that is? It's a big grassy weed that pops up through it. It's hard to kill that. Very hard. It's all throughout the entire neighborhood. There are people that re-sodded their yards.

Mr. Grimm: Talking about people in their yards. I started having it treated the day we moved in and it's fine. But there are plenty of yards that don't and it's probably because they've never had it treated. Period. You can't not treat yards in Florida and expect good results. I wrote a message to John about the townhome properties. That grass is atrocious.

Mr. Antolovich: That's the one that got turned over from Lennar like that.

Mr. Grimm: But he was managing before.

Mr. Antolovich: So, they went almost four months without anybody doing any service to it, before they even gave us official turnover.

Mr. Grimm: Even before that took place, it looked horrible. Like the grass in the townhomes has never looked good. I know we're getting off task. Sorry.

Mr. Boermans: Just one question to stay on task. So, when TruGreen pays for the first treatment, does it mean that they take ownership?

Mr. Bradley: No.

Mr. Boermans: Because that is the only thing that I'm curious about. If they paid for this one treatment, does it mean that they take ownership over what's wrong with it? Otherwise, it's a mess. They are going to do it, because they don't want to get in trouble.

Mr. Grimm: They would give you fancy University of Florida IFAS documentation.

Mr. Boermans: I think that's a very important thing. What you said. It's like, who is liable?

Mr. Arnold: Once he got the soil sample back, his boss said, "*Hey, let's put a treatment on this immediately*" and that's what that was about.

Mr. Grimm: I get what you're saying. That doesn't necessarily answer his question.

Mr. Boermans: I don't think it's going to be just \$5,000 or \$10,000 to change everything. We're talking about a lot of money and we need to be sure. Like, are we spending the right amount and still it's not 100%?

Mr. Grimm: There is no guarantee. That is literally what it says right here.

Mr. Arnold: It's the same thing with the treatment. I can put in Command soil and I'm sure Jason and Alan know about that. It does work, but it's not going to be guaranteed. They're going to put it down and it might look good the rest of the year into next year and it comes back again. So, you're going to spend money for Command soil, which is expensive. These guys know that. Why keep spending the same money, when you can solve the problem with Bahia, is how I see it or we don't do anything. We just keep mowing it and maybe just see what happens.

Mr. Grimm: Can I ask District Counsel, what do you think of the Board action is right now?

Mr. Petillo: We could look into the contract. It sounds like what we've heard, it's not something that they can predict and even put in a contract and say, "*We cover this specific thing.*" I'm sure TruGreen says, "*We can take care of this, this and that,*" but this sounds like something that's beyond that and is unpredictable. It would be difficult to find something, but we could look into it.

Mr. Lazarovich: Are you recommending amending the TruGreen contract?

Mr. Showe: Well, the CDD has no contract with TruGreen. They are a subcontractor under the OmegaScapes landscape contract.

Mr. Lazarovich: Yeah. We would have to look into, if anything, amending that contract to somehow bind TruGreen or just putting the onus on OmegaScapes.

Mr. Showe: I think we're going to just have to count on OmegaScapes to have that conversation with TruGreen.

Mr. Lazarovich: Yeah. Let me look at the language, because we do have some language regarding subcontractors and the responsibility of the entity that entered into the agreement to direct certain work. So let me take a look at that.

Mr. Grimm: I know AI is not the end all be all, but it is detectable based upon visible field symptoms and more definitive checks, which obviously the soil test was a definitive check.

Mr. Smith: I guess the other question that I have is, what have other CDDs done? Because again, we can't be the first one facing this. How has it played out?

Mr. Scheerer: I've only had one and the Board chose to replace the grass, because it was identified as not a solvable problem.

Mr. Smith: Every contract is different.

Mr. Scheerer: It didn't go back to the contractor at all. It was actually Brightview that was the contractor at the time that we were dealing with in Dupree Lakes CDD. They came up with the same problem. The same information was presented and the recommendation was to replace the sod. So, the Board did that. There is language in OmegaScapes contract regarding insect and disease control. Section F says, "*Careful inspection of the property on each visit is crucial to maintaining a successful insect and disease control program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained.*" We know Shane and Chris both are responsible in recognizing the symptoms of both insect infestation and plant pathogen damage, basically fungi and bacteria. It further says, "*It is also the contractor's responsibility to treat the conditions in an expedited manner.*" So, these scopes for fertilizer and pest are very generic. There's nothing in the scope that says, "*Take-all root rot,*" as part of their scope that I can see. But the attorney says that they're going to look into it, so we'll let Jay and his team work on that. But these are very generic scopes. I'm doing two RFPs right now, one in Lake County and another one in Osceola County. Both of those have no language whatsoever that deals with take-all root rot.

Mr. Showe: Or any kind of like disease or fungus.

Mr. Scheerer: There are fungi that are treatable. We have brown patch and leaf spot. Those are all treatable but take-all root rot is the death sentence. But we can certainly let Jay and his team work on that end and also work with OmegaScapes to try to get TruGreen on board, with perhaps some assistance with this problem, without paying \$7,000 every time. So, we'll bring that information back in July. That's all I have, unless the Board has any other questions for me.

FIFTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – July 7, 2026

Mr. Showe: Our next meeting is July 7, 2026.

NINTH ORDER OF BUSINESS

Adjournment

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



Chairman / Vice Chairman