

*Storey Creek Community
Development District*

Agenda

October 5, 2020

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 28, 2020

Board of Supervisors
Storey Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, October 5, 2020 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

Audit Committee

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of September 14, 2020 Meeting
4. Tally of Audit Committee Member Rankings and Selection of Auditor
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 14, 2020 Meeting
4. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Request #14
6. Supervisor's Requests & Audience Comments
7. Adjournment

The second order of business of the Audit Committee Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Committee as reflected on the agenda, and any other items. The third order of business is the approval of the minutes from the September 14, 2020 meeting. The minutes are enclosed for your review. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

The second order of business of the Board of Supervisors is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the September 14, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the acceptance of the Audit Committee recommendation and selection of the #1 ranked firm to provide auditing services for the Fiscal Years 2019 & 2020. There is no back-up material.

The fifth order of business is Staff Reports. Section 1 of the District Manager's Report includes the Funding Request #14 for ratification. The funding request and supporting documentation is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, September 14, 2020 at 12:30 p.m. via Zoom Teleconference.

Present were:

Adam Morgan
Lane Register
Ashley Baksh
George Flint
Kristen Trucco
Alan Scheerer
Rob Bonin

Chairman

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Committee members were present via Zoom teleconference.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint recognized that no public was present, only Board members and staff.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: The RFP is included in the agenda, is the Committee okay with the proposed instructions and selection criteria? Hearing no questions I would ask for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Approval of Request for Proposals and Selection Criteria, was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: The notice will be ran in the paper and we will also mail the notice out directly to the 4 or 5 firms that provide these types of services for CDDs. Does the Board have any questions? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Notice of Request for Proposals for Audit Services, was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint: At this time I will publicly announce the opportunity to provide auditing services as indicated in the RFP and the notice that is included in the agenda package.

FOURTH ORDER OF BUSINESSES

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned at 12: 33 p.m.

Attest

Chairman

SECTION IV

Storey Creek CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
<p align="center">Berger, Toombs, Elam, Gaines & Frank</p>					FY2019 - None FY2020 - \$3,500 FY2021 - \$3,500 FY2022 - \$3,500 FY2023 - \$3,610 FY2024 - \$3,610		
<p align="center">Grau & Associates</p>					FY2019 - \$2,800 FY2020 - \$4,300 FY2021 - \$4,400 FY2022 - \$4,500 FY2023 - \$4,600 FY2024 - \$4,700		
<p align="center">McDermitt Davis</p>					FY2019 & 2020 - \$5,500 FY2021 - \$4,000 FY2022 - \$4,000 FY2023 - \$4,100 FY2024 - \$4,100		

BOARD OF SUPERVISORS
MEETING

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, September 14, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Ashley Baksh	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Rob Bonin	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll, and a quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023

Mr. Flint: Do we have any nominations to fill the vacancy currently on the Board?

Mr. Morgan: I thought that we nominated Alvey Kaufman.

Mr. Flint: I don't think he has been formally appointed.

Mr. Morgan: I am pretty sure he gave me his permission to be put on the Board when Mike Lewellen resigned.

Mr. Flint: Okay, do you want to do that now then?

Mr. Morgan: Yes, we might as well.

Mr. Flint: Do we have a nomination to appoint Alvey Kaufman to Seat #2?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Appointment of Alvey Kaufman to Fulfill the Board Vacancy with a Term Ending November 2023, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: Because of the fact that we are having the meeting remotely, we cannot swear him in at this time.

C. Consideration of Resolution 2020-13 Electing Assistant Secretary

Mr. Flint: Would the Board like to appoint Alvey Kaufman as Assistant Secretary?

On MOTION by Ms. Baksh, seconded by Mr. Register, with all in favor, Resolution 2020-13 Electing Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 3, 2020 Meeting

Mr. Flint: Does the Board have any comments or corrections to the minutes?

Mr. Morgan: They look complete to me.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 3, 2020 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Aquatic Maintenance Services Agreement with Applied Aquatic Management

Mr. Flint: Alan, would you like to take over for this item?

Mr. Scheerer: Yes, this is just a renewal of the agreement that the Board approved earlier in the year. I believe that storm water tract is labeled 3100. The initial agreement was for the cleanup of hydrilla and the shoreline edges, and that has since been completed. We would just look for approval to move forward with the ongoing month to month.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Consideration of Aquatic Maintenance Services Agreement with Applied Aquatic Management, was approved

SIXTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: We need to bid out auditing services, and as part of that process you need to appoint an Audit Committee and designate a Chairman. I recommend that the Board appoint themselves, although you could appoint non Board members if you chose to do so. If you want to appoint yourselves, I'd ask for a motion approve the Board as the Audit Committee and designate one of the Board members as the Chair.

Mr. Morgan: I make a motion to make the Board of Directors of Storey Creek CDD as the selection committee.

Mr. Flint: Who would the Chair be?

Mr. Morgan: I'd be willing to do it.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Appointment of the Board as the Audit Committee and designating Adam Morgan as the Chairman, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have nothing new to report to the Board today.

B. Engineer

There being none, the next item followed.

B. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through August 31st. Does the Board have any comments or questions on the financials? Hearing none,

ii. Ratification of Funding Requests #12 - #13

Mr. Flint: You have ratification of Funding Requests #12 - #13. Those were included in your agenda. This includes insurance for the next fiscal year, which would get booked against the Fiscal Year 2021 financials. Any questions on the funding requests? If not, is there a motion to ratify?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Requests #12 and #13, were ratified.

EIGHTH ORDER OF BUSINESS

**Supervisor's Request & Audience
Comments**

Mr. Flint: Were there any other items that the Board would like to discuss that was not on the agenda? We have an Audit Committee meeting right after the Board meeting, so is there a motion to adjourn?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Ms. Morgan, seconded by Mr. Register, with all in favor, the was meeting adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

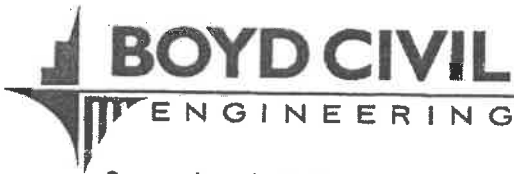
Storey Creek
Community Development District

FY20 Funding Request #14
September 21, 2020

Payee	General Fund
1 Boyd Civil Engineering Inv#02759 - Professional Services - August 2020	\$ 200.00
2 Governmental Management Services-CF, LLC Inv#21 - Management Fees - September 2020	\$ 3,316.19
3 Klssimnee Utility Authority Inv#002380417-123469510 - Streetlight Services - August 2020 Inv#002380417-123479770 - Electric Services - August 2020	\$ 2,633.15 \$ 14.71
4 Supervisor Fees September 14, 2020 Ashley Baksh	\$ 215.30
	\$ 6,379.35
<hr/>	
Total:	\$ 6,379.35

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771



6816 Hanging Moss Road • Orlando, Florida 32807
407-494-2693 • www.BoydCivil.com

INVOICE

September 4, 2020

Contract: 1140.000
Invoice: 02759

Mr. George Flint
Storey Creek CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
SEP 04 2020
BY: _____

Re: Storey Creek CDD
Miscellaneous Hourly Tasks as Requested

#3hd
310.513.711

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
8/3/20	S. Boyd- Monthly CDD meeting	1	\$ 200.00	\$ 200.00

Total		1.00	\$	200.00
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Reimbursable Expenses:

Date	Description			Amount
Date	Description	Miles	Rate	Amount
			0.57	
Total Reimbursable Expenses				\$0.00

Total Amount Due: \$ 200.00

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 21
Invoice Date: 9/1/20
Due Date: 9/1/20
Case:
P.O. Number:

Bill To:
Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

Description	#/hd	Hours/Qty	Rate	Amount
Management Fees - September 2020	310-513-34		2,916.67	2,916.67
Information Technology - September 2020	351		100.00	100.00
Dissemination Agent Services - September 2020	313		291.67	291.67
Office Supplies	51		5.15	5.15
Postage	42		2.70	2.70
Total				\$3,316.19
Payments/Credits				\$0.00
Balance Due				\$3,316.19



Customer Service: 407-933-9800
 Outage Reporting: 407-933-9898
 www.kua.com

Customer ID - Account ID: 002380417-123469510
 Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
 Service Address: 44991 STOREY CREEK BOULEVARD VL
 Bill Date: 09/01/20
 Next Scheduled Read Date:



BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$2,611.99		\$2,611.99		\$2,633.15		\$2,633.15

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$2,109.65
Outdoor Lighting Charge	\$2,505.60
Fuel Adjustment	-\$395.95
CITY/COUNTY TAXES & TRANSFER FEE	\$523.50
TOTAL CURRENT CHARGES	\$2,633.15

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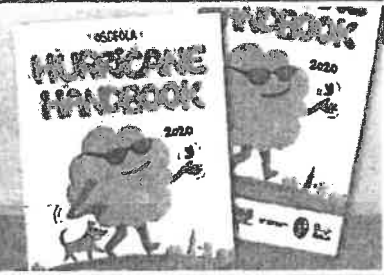
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 BY: _____

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Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123469510	\$0.00	09/19/20	\$2,633.15

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 2445 1 AB 0.416



STOREY CREEK COMMUNITY DEVELOPMENT
 C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-8588



0022626865

Kissimmee Utility Authority
 PO Box 850001
 Orlando, FL 32885-0096

0023804171234695100002633150002743862020091950



Customer Service: 407-933-9800
 Outage Reporting: 407-933-9898
 www.kua.com

Customer ID - Account ID: 002380417-123479770
 Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
 Service Address: 44981 STOREY CREEK BOULEVARD MONUMENT/IRR
 Bill Date: 09/01/20
 Next Scheduled Read Date: 09/24/20

BILL SUMMARY

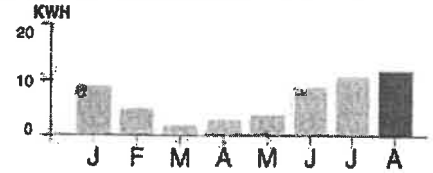
Previous Balance $-$ Payments $+$ Current Charges $=$ Balance Due
 \$14.71

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$12.19
Electric	\$1.61
Fuel Adjustment	-\$0.50
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.52
TOTAL CURRENT CHARGES	\$14.71

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 0.37 kWh/Day
 Daily Avg. Cost - \$0.38

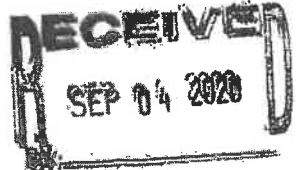


METER DATA

Meter #:	0153576745
Current:	73 on 08/25/20
Previous:	61 on 07/24/20
Total Usage:	12 kWh
Days Of Service:	32

#9
320578.43

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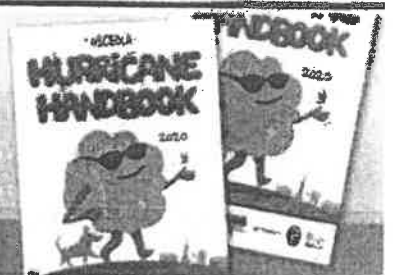


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Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123479770	\$0.00	09/19/20	\$14.71

00002445 I=100000



STOREY CREEK COMMUNITY DEVELOPMENT
 C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-8588



0022627117

Kissimmee Utility Authority
 PO Box 850001
 Orlando, FL 32885-0096

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