

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, May 3, 2021 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan
Lane Register
Ashley Baksh
Rob Bonin

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
Alan Scheerer
Daniel La Rosa

District Manager
District Counsel
Field Manager
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

Approval of Minutes of the April 5, 2021 Meeting

Mr. Flint: Were there any comments or corrections from the Board?

Mr. Morgan: They look good and I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the April 5, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05
Approving the Proposed Fiscal Year 2022
Budget and Setting a Public Hearing**

Mr. Flint: The next item is resolution 2021-05 approving the Fiscal Year 2022 budget and setting a public hearing. We are recommending your August 2nd meeting at 12:30PM in this location. Exhibit A attached is the proposed budget. Also included is what we believe are all the billed-out costs as well as all the units at this point. You will see a proposed increase in the per-unit assessment amount to match up what our revised billed-out cost and billed-out units are. There will be a preliminary assessment role on June 1st from the county and at that point we can revise this before the public hearing in August.

Mr. Morgan: So, we are increasing this from \$549 to \$672 for 40' single family?

Mr. Flint: Yeah, it's a 22% increase. A 40-foot lot would increase by \$124 a year, 50' lot would increase by \$155 a year, and a 60' lot would increase by \$186 a year.

Mr. Morgan: Refresh my memory on why it increased by 22%.

Mr. Flint: Because now we have revised estimated build-out cost and we have a total of 1,118 units incorporated. So, our build-out cost is higher than the initial assessment was.

Mr. Morgan: What are the top 3 items causing the increase?

Mr. Flint: It is generally landscaping and street lights that cause the biggest increase and pond maintenance is a big increase as well.

Mr. Bonin: What was misestimated?

Mr. Flint: When we were doing the initial assessments we didn't have all the information, we didn't have landscape design. We probably knew how many ponds there were but we had very little information. We did the best we could in estimating maintenance cost.

Mr. Morgan: So, these are increased costs of development? These are O&M cost?

Mr. Flint: Yes, now that these new areas are online we have access to more information. We can go back to the landscape contractor and get revised estimates. We recommend next fiscal year we bid out landscaping and make sure we are keeping the landscape contractor honest. My experience is when contractors add on phases, they are making up for potentially underbidding the initial phases. This is going to be the single biggest cost.

Mr. Bonin: So, what areas do we have maintenance bids for?

Mr. Flint: On page 6 you will see all the phases that are included.

Mr. Morgan: So, what do we need to do?

Mr. Flint: Make a motion to approve Resolution 2021-05.

Mr. Morgan: Motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-05 Approving the Proposed Fiscal Year 2022 Budget and Setting Public Hearing, was approved

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Nothing to report today.

B. Engineer

Mr. Boyd: Nothing to report.

B. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the general fund and payroll totaling \$13,829.70.

Were there any questions on the registers? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register for the General Fund and Payroll Totaling \$13,928.70, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: These items are in your agenda and are unaudited through March 31st. There is no action required on those.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: Were there any other items that the Board would like to discuss that was not on the agenda? Hearing none, next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Hearing none, next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman