

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 4, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum:

Adam Morgan  
Lane Register  
Rob Bonin  
Ashley Baksh

Chairman  
Vice Chairman  
Assistant Secretary (resigned during meeting)  
Assistant Secretary

Also present were:

George Flint  
Jan Carpenter  
Steve Boyd  
Alan Scheerer

District Manager  
District Counsel  
District Engineer  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**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. Consideration of Resignation of Rob Bonin and Appointment of Individual to Fulfill Board Vacancy**

Mr. Flint: Mr. Bonin had previously submitted a resignation. Mr. Lewellen has submitted a resignation and he is in Seat 3 with a term expiring in November 2021. Is there a motion to accept Mr. Lewellen's resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resignation of Mr. Lewellen, was approved.
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Mr. Flint: Now that we have a vacancy for Mr. Lewellen, are there any nominations to appoint his replacement?

Mr. Morgan: I nominate Ashley Baksh.

Mr. Flint: Hmm. Ok. We will get her on. Ashley do you have a notary near do you?

Ms. Baksh: Yes.

Mr. Morgan: We do.

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

Mr. Flint: I will administer the Oath of Office to Ms. Baksh. As a Citizen of the State of Florida and the United States of America, and as an officer of the Storey Creek Community Development District, do you hereby solemnly swear and affirm that you will support the Constitution of the United States and of the State of Florida.

Ms. Baksh: I do.

Mr. Flint: You can get that notarized and scan it to me. Now we have an opportunity to accept Mr. Bonin's resignation. Is there a motion to accept Mr. Bonin's resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resignation of Mr. Bonin, was approved.
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Mr. Flint: Thank you Rob. Do you have any nominations to replace Rob Bonin at this point? Or do you want us to put the vacancy on the next agenda?

Mr. Morgan: Put it on the next agenda.

Mr. Flint: We will do that.

**C. Consideration of Resolution 2020-07 Electing Assistant Secretary**

Mr. Flint: You have Resolution 2020-07 Electing Assistant Secretary in your agenda package. Do you want to elect Ms. Baksh as an Assistant Secretary which is what Mr. Lewellen was, or do you want to reconsider all of the offices? Adam is the Chairman currently and you will need a Vice Chairman, but you can do that once you fill Rob's spot next month.

Mr. Morgan: Let's make Lane Register Vice Chairman and Ms. Baksh Assistant Secretary.

Mr. Register: I thought I was Vice Chairman.

Mr. Flint: Rob was Vice Chairman. The Resolution is to keep Mr. Morgan as Chairman, elect Mr. Register as Vice Chairman, Ms. Baksh as Assistant Secretary, Mr. Joe Catanzariti as Assistant Secretary, George Flint as Assistant Secretary, and Ariel Lovera as Treasurer. Once we get a nomination next month, you can deal with that. Is there a motion to approve the resolution to that effect?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution 2020-07 Electing Mr. Morgan as Chairman, Mr. Register as Vice Chairman, Ms. Baksh as Assistant Secretary, Mr. Joe Catanzariti as Assistant Secretary, George Flint as Assistant Secretary, and Ariel Lovera as Treasurer, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the December 2, 2019 Meeting**

Mr. Flint: Does the Board have any comments or corrections to the December 2, 2020 minutes?

Mr. Morgan: They looked good to me.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the December 2, 2019 meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2019 Requisitions #1 - #4**

Mr. Flint: We have Ratifications of Requisitions #1 through #4. Requisition #1 was in the amount of \$4,457,818.70. Requisition #2 was in the amount of \$2,035. Requisition #3 was in the amount of \$2,600,582.31. Requisition #4 was in the amount of \$1,850. Are there any questions on any of the requisitions?

Mr. Morgan: No questions, they look good George.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2019 Requisitions #1 through #4, were ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2019 Requisition #5**

Mr. Flint: Next is Requisition #5, this is for Boyd Civil in the amount of \$2,000. Is there a motion to approve Requisition #5?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2019 Requisition #5, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Bill of Sale Absolute and Agreement with Lennar Homes, LLC**

Mr. Flint: We are going to defer action on the Bill of Sale.

Ms. Carpenter: George, just as an update we sent that information and all the documents for Requisitions #1 through #4 to get it all cleaned up last week. So, we should have this on the next agenda and that should wrap up all the requisitions at one time.

Mr. Flint: So, we will defer any action on this.

Ms. Carpenter: Yes.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services**

Mr. Flint: Are there any questions on the proposal? If not is there a motion to approve?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Amtec to Provide Arbitrage Rebate Calculation Services, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing**

Mr. Flint: We are suggesting holding the public hearing be on August 3, 2020 at 12:30 p.m. at the Oasis Club. Exhibit A to the resolution is attached. Right now we have included the 421 units, but we will be revising that once we get the information from the county. We've used the per unit amounts that are from Stoneybrook South at this point as a preliminary, and we will be adjusting them going into the public hearing. Are there any questions on the proposed budget, and if not is there a motion to approve the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing for August 3, 2020 at 12:30 p.m. at the Oasis Club, was approved.

## **TENTH ORDER OF BUSINESS**

### **Discussion of Aquatic Plant Management Agreement**

Mr. Flint: This is for an agreement with Applied Aquatic, Alan do you want to expand on this?

Mr. Scheerer: Yes, I've been talking with Lane in the field and on the phone for quite a while. There is one large pond that is scheduled to be in the name of the District out there. It currently has some issues and concerns and I thought this would be a good opportunity to discuss amongst staff and the Board the opportunity to perhaps enter into an agreement with Applied Aquatic to start the maintenance on that pond.

Mr. Flint: Alan, I spoke with Lane and my recommendation would be for the Board to approve this.

Mr. Sheerer: That's a great recommendation.

Mr. Morgan: Alan, how big is this pond?

Mr. Scheerer: I don't have the exact acreage of it, but it is probably one of the largest ponds we have out there.

Mr. Morgan: Lane is that the big L shaped pond?

Mr. Register: Yes. I should know the acreage, but it's a big one.

Mr. Morgan: It is already in trouble? We just built it!

Mr. Scheerer: Well, we have a couple of things going on there. We are starting to get a lot of algae in there. We are also starting to get cattail build up and we've noticed some shoreline hydrilla in that pond. Applied Aquatic and myself went out there, we did a complete and thorough walk of the entire pond. They are recommending that the sooner they get in on this pond, the sooner they can keep it from getting out of control come June or July. If we didn't enter into an agreement or if Lennar didn't want to go ahead and move forward with the maintenance of the pond, it could be even worse than what it is now. The shoreline hydrilla is the biggest item that is in this body of water that we need to try and start getting chemical on so it doesn't spread.

Mr. Morgan: Okay.

Mr. Flint: This proposal includes start up charge and then the monthly maintenance fee of \$595.

Mr. Sheerer: Yes and it does address emersed and submersed vegetation control as well.

Mr. Morgan: This is a storm water treatment pond isn't it?

Mr. Scheerer: It's a storm water run-off pond.

Mr. Morgan: The agreement looks good to me. I just had a couple of questions, that's all.

Mr. Flint: Is there a motion to approve this?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic, was approved.

## **ELEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: You are going to follow up on the audit?

Ms. Carpenter: Yes, the audit requirements will be put in the next agenda so you can all read it. It's not critical at this point.

Mr. Morgan: This is the same one that was in the last CDD?

Ms. Carpenter: Yes. It's just a statutory change in the audit process. It's nothing significant, but everyone should be aware of it.

#### **B. Engineer**

Mr. Flint: Steve, anything for the Board?

Mr. Boyd: I don't have anything other than to ask if we are not going to act on the transfers this month?

Ms. Carpenter: No, the ones that we sent out to you if you can look through them, then we can get them done and the Board can ratify it next month. We want to go through all five requisitions at once, get the property, get the deeds, Bill of Sale, and your certification so we don't have to do it each time something new comes up.

Mr. Boys: Okay. Will do.

Ms. Carpenter: Perfect. Thank you.

Mr. Boyd: I don't have anything else to report.

**B. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through March 31<sup>st</sup>. If there are any questions we can discuss those.

**ii. Ratification of Funding Requests #3- #8**

Mr. Flint: Are there any questions on the funding requests? Hearing none, is there a motion to ratify those?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Requests #3 - #8, were ratified.

**iii. Presentation of Number of Registered Voters – 1 (Added)**

Mr. Flint: We are required to announce the number of registered voters within the District as of April 15<sup>th</sup>. We have one registered voter as of April 15<sup>th</sup>. So, there is no action required on that.

**TWELTH ORDER OF BUSINESS**

**Supervisor's Request & Audience  
Comments**

Mr. Flint: Are there any other items the board would like to discuss that are not on the agenda? Ashley, I know we kind of threw you into this. I don't know if you are familiar with CDDs or the requirements with the Sunshine Law and Public laws. We will get you some information on that.

Ms. Baksh: Sounds good.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: Is there a motion to adjourn?

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman