

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, August 3, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan
Lane Register
Ashley Baksh

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
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.

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 am not aware of any. Lane, we didn't come up with any yet did we?

Mr. Register: Not at this time.

Mr. Flint: We will carry that item over to the next meeting and we will move on to the next item.

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

C. Consideration of Resolution 2020-13 Electing Assistant Secretary

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 4, 2020 Meeting

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

Mr. Morgan: They looked good. I make a motion to approve unless someone else has a comment.

Mr. Register: No comments from me, I'll second.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 4, 2020 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-10 Accepting the Conveyance of Real Property Interests and Improvements

Mr. Flint: This resolution was prepared by District Counsel in conjunction with the District Engineer to document the conveyance of certain improvements from the developer to the district. Kristen, anything you want to relay to the Board on this?

Ms. Trucco: This is for requisitions #1 through #4, related to the Series 2019 bonds for the conveyance of property and infrastructure improvements that were built and completed using those funds. This will reimburse the developer for those efforts and the District Engineer has already reviewed all the conveyance documents and certified that the work was completed in accordance with the Engineer's Report and all the rules and regulations required by the County that this District sits in. It looks good to us, we are just looking for acceptance from the Board.

Mr. Flint: Any questions or discussion by the Board? If not is there a motion to approve Resolution 2020-10?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-10 Accepting the Conveyance of Real Property Interests and Improvements, was approved.

SIXTH ORDER OF BUSINESS

Ratification Items

A. Series 2019 Requisitions #6 - #7

Mr. Flint: We have ratification of requisitions #6 and #7. Those were signed certified by the District Engineer and signed by me as a responsible officer of the District. The first one is for Lennar Homes, LLC in the amount of \$714,289.27 and the backup is attached. Requisition #7 is for the District Engineer for \$200 for services provided related to the requisition. Any questions on requisitions #6 and #7?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2019 Requisitions #6 and #7, were ratified.

B. Uniform Collection Agreement with the Osceola County Property Appraiser

Mr. Flint: We also have agreements with the Property Appraiser and Tax Collector. In order to use the uniform collection method, which is the tax bill for your Debt Service and Operating & Maintenance assessments, these agreements are required. They both have been signed by the Chair and attested by myself and we are asking the Board to ratify those agreements. Any questions on the agreements? I suggest ratifying them individually so I will first ask for a motion to ratify the Property Appraiser agreement.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Uniform Collection Agreement with the Osceola County Property Appraiser Agreement, was ratified.

C. Uniform Collection Agreement with the Osceola County Tax Collector

Mr. Flint: Is there a motion to ratify the Tax Collector agreement?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Uniform Collection Agreement with the Osceola County Tax Collector, was ratified.

D. Transfer of Environmental Resource Permit No. 49-02544

Mr. Flint: We have the transfer of the ERP permit to the perpetual operations entity. The permit number and applications are referenced on the application. It was signed by Lennar Homes and then signed by myself representing the O&M entity. This was signed back in June. We are asking the Board to ratify the execution of that transfer.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Transfer of Environmental Resource Permit No. 49-02544, was ratified.

SEVENTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-11 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is the budget hearing for Fiscal year 2021. We will open the hearing at this time and I will note for the record there are no members of the public present. We will bring

it back to the Board for discussion and consideration of Resolution 2020-11, which is included in your agenda. The budget is attached to the resolution. The per unit amounts are listed at the bottom of page 1. Are there any questions from the Board on the proposed budget?

Mr. Morgan: I am looking at landscape maintenance for \$9,956.00 Is that per month for 3 months?

Mr. Flint: That \$9,956 is the current year. Next year is \$88,442.

Mr. Morgan: So, it jumps up considerably?

Mr. Flint: Right, because we have additional areas coming on.

Mr. Scheerer: Adam, later on in the agenda you will see proposals from Frank Polly Sod that tie to Phase 1 Storey Creek and also Phase 2 of Storey Creek. Phase 1 is \$5,343 per month and Phase 2 is \$1,610 per month. Those will be part of the agenda for consideration later on in this meeting.

Mr. Morgan: I know I have been paying a lot of money to mow out there. I am just trying to figure out what I am paying for here.

Mr. Register: Adam, what are you mowing out there besides lots?

Mr. Morgan: The common areas around the lift station and that area where you asked me to mow.

Mr. Register: If there is anything common area that your mowing lets talk about that because that needs to be maintained by the CDD landscaper.

Mr. Morgan: Sounds good. That was my only question.

Mr. Scheerer: I'll get that out of your budget.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-11 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2020-12 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next is the resolution imposing the assessments related with the budget you just approved. Again, there are no members of the public here to provide comment. Any questions on Resolution 2020-12? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-12 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Flint: We will close the Public Hearing at this time.

EIGHTH ORDER OF BUSINESS

Discussion of Landscape Maintenance Proposals from Frank Polly Sod

Mr. Flint: There are two proposals in your agenda from Frank Polly Sod, one for Phase 1 and one for Phase 2.

Mr. Scheerer: Lane you want me to try to run through this?

Mr. Morgan: What is staff recommendation?

Mr. Scheerer: It's my understanding that the staff is recommending to enter into an agreement with Frank Polly Sod. He is the install contractor and he will maintain it. Once we get through the once year warranty period, if the Board wanted to make a change that could happen. Currently, Phase 1 and Phase 2 is not complete. You will also see in the agenda an email from Frank Polly indicating the amounts that would be charged until additional properties come online. Phase 1 would be charged \$2,343.50 per month and Phase 2 would be \$975 per month until we get to the actual full billed out price of Phase 2 of \$1,610 per month and then Phase 1 is \$5,343.50 a month or \$64,122 per year.

Mr. Register: Adam does that make sense to you? Basically we are capturing the proposal for the full billed out, but we are creating kind of a prorated amount that will be charged for what is complete now and then we will be rolling in subsequent areas as we complete new sections and new tracts.

Mr. Morgan: Yes, it looks good to me.

Mr. Flint: Is there a motion to approve the proposals? We will need to have agreements drafted, but if you approve the proposal we will have Counsel prepare the appropriate agreements.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Landscape Maintenance Proposals from Frank Polly Sod for Phase 1 and Phase 2, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have just been working with the District Engineer for the requisitions you saw this morning. We will work on the agreement with Frank Polly Sod that was just approved, but other than that we have nothing new to report.

B. Engineer

Mr. Flint: Steve, anything?

Mr. Boyd: I don't have anything further. Thank you.

B. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June 30th.

ii. Ratification of Funding Requests #9 - #11

Mr. Flint: You have ratification of Funding Requests #9 - #11 which were submitted to the developer under the Developer Funding Agreement. Funding request #9 totals \$7,260.91, #10 totals \$7,875.65, #11 totals \$11,251.13. Are there any questions on the funding request? If not, is there a motion to ratify those?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Requests #9 - #11, were ratified.

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: The proposed annual meeting schedule follows your current meeting date, time, and place. If there is any discussion, we can discuss that. If not a motion to approve the annual meeting schedule would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Fiscal Year 2021 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS

**Supervisor's Request & Audience
Comments**


Mr. Flint: That's all we had on the agenda for business items. Was there anything else from the Board or staff we needed to discuss before the Board adjourned?

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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



Secretary/Assistant Secretary

Chairman/Vice Chairman