

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 2, 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	Chairman
Lane Register	Vice Chairman
Ashley Baksh	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Steve Boyd	District Engineer

**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: This is an opportunity for the public to provide comment to the Board on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. We would ask you to state your name and address and limit your comments to 3 minutes. The exception on this agenda is we do have the public hearing to consider the adoption of the budget. If you have comments or questions on the budget, you may want to hold those until we get to the budget hearing unless you have comments on something other than the budget. Are there any public comments at this time? Seeing none,

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 3, 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 May 3, 2021 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2020 Audit Report**

Mr. Flint: As a government entity, the CDD is required to have an annual independent audit performed and you selected Berger Toombs as your independent auditor through an RFP process prescribed by the statutes. That audit was provided to you, if you refer to the management letter on page 31 you will see that there were no findings or recommendations associated with the audit. It is a clean audit. If there are any questions, we can discuss that. If not, I'd ask for a motion from the Board to accept the audit and ratify its transmittal to the state.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2020 Audit, was accepted

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Opening of the Public Hearing, was approved.

**A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations**

Mr. Flint: The public hearing is open. The Board did approve a proposed budget back at your May meeting and you set today as the public hearing for its final consideration. The proposed budget did contemplate an increase in the per unit assessment amounts. As a result, there was a first class mailed notice that went to all the property owners within Storey Creek CDD. It was also advertised in the legal section of the newspaper 21 and 14 days in advance of today. It was placed on the website and was transmitted to Osceola County. They have review ability but no approval authority. We are holding the public hearing today. We do have a member of the public here if you want to provide comment and state your name and address.

Mr. Joe Worov (4359 Sunny Creek Place): I would like to know why there is an increase of \$33 per household? What is the reason behind that?

Mr. Flint: This District was created in 2019. Construction is still active on the infrastructure so when the District was originally formed, we took conceptual drawings and plans and tried to

make our best efforts at estimating what the ultimate maintenance costs were going to be. Primarily that involves landscape maintenance and street lighting. Back in 2019 when the Board approved their initial budget and we estimated what those costs were going to be, those costs are different than what they are today when we have actually gone out now that the infrastructure is in place. We have gotten firm maintenance numbers as a result of that and unfortunately the costs have increased since those initial conceptual estimates were made. We don't anticipate that there will be significant future increases at this point. This is truing up the maintenance costs with what is in place at this point. If the Board looks at page 2, you will see that a single-family 40 foot had a current year per unit assessment of \$549. That is proposed to go up to \$672 which is an increase of \$124 over a 12-month period. You will see the 50s are going up \$155 over 12 months and the 60s are going up \$186. The only answer I can give you to the question is that now that the infrastructure is in place and we have solicited proposals and put contracts in place, the actual cost is greater than what was initially estimated 3 years ago.

Mr. Worov: Was it due to price of material?

Mr. Flint: It is a combination of labor, materials, and getting firm pricing now that infrastructure is in place versus using conceptual drawings. This is not unusual, but because of everything going on in the world right now, this increase we are seeing is what we are also seeing in other Districts. It is not necessarily a result of bad estimating. It is a result of the world changing over the last couple of years. Lennar also as the developer is paying a significant amount. This is not all on the homeowners that are in place. All the land within the District is assessed whether it is developed or undeveloped. The unplatted property, which is 196 acres, is being assessed at \$481,000 so it is not just the homeowners bearing the expense. It is spread across the entire project.

Mr. Worov: That is a sizable increase.

Mr. Flint: Yes, it is. It is unfortunate but it is the result of us now knowing our actual costs versus initial estimates.

Mr. Worov: I come from the Northeast up in New Jersey and the taxes are ridiculous that is one of the reasons I came down here was to get away from that.

Mr. Flint: We do our best and Lennar just like the homeowners is paying as well. Lennar right now controls this Board and it will eventually be turned over to residents so we have the same goal as you do to make sure we are the most cost effective as we can be. This is the reality of the current pricing. I don't see this changing significantly moving forward. There may be some

inflation area adjustments in the future but this is not unusual to true up these initial actual costs with what our estimates are.

Mr. Register: Just to be clear, these are per year increases?

Mr. Flint: Correct. It is \$150 over 12 months. This is an annual assessment that is on your tax bill. It is not one like the HOA that you would pay monthly. It is a little over \$10 a month. Any other comments or questions? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved

**B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: This resolution takes the budget you just approved, that is attached to Exhibit ‘A’ and then the assessment roll is attached to Exhibit ‘B’ and formalizes the action you took in approving the budget and authorizes us to certify the assessment roll to the county for inclusion on the tax roll. Any questions on the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Closing of the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Addendum to Landscape Maintenance Agreement with Frank Polly Sod**

Mr. Flint: This is a proposal from Frank Polly Sod and Landscape. This is for some supplemental services to their base landscape maintenance contract which includes emptying the dog stations and the two garbage cans, one in the dog park and one in the playground. How many times a week is this?

Mr. Scheerer: It is once a month. Well, it is weekly, but the payment is once a month. A weekly service.

Mr. Flint: Any questions on the proposal? It is \$250 a month.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Addendum to Landscape Maintenance Agreement with Frank Polly Sod, was approved

Resident: Can I ask a question please?

Mr. Flint: That is up to the Chairman.

Resident: Is there a way we can get that thing cleaned besides once a week? It is terrible.

Mr. Scheerer: The trash can? People don't just throw their mail in it they throw everything in it. It is terrible.

Mr. Register: I will look at that.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08  
Declaring the Series 2019 Project  
Complete**

Mr. Flint: We aren't ready at this time, are we? This was on the agenda in the event that we were prepared to declare the project complete.

Mr. Boyd: In Assessment Area 1 the infrastructure construction is not complete, and the bonds that were funded by the District have essentially been used by the developers completing Assessment Area 1 construction still.

Mr. Flint: So, it is not ready. We need to wait until it is fully complete.

Mr. Register: Does that include Phase 5 in that assessment area?

Mr. Boyd: Phase 5 is for Assessment Area 2. We are in the midst of wrapping up the 2019.

Ms. Trucco: We can prepare a certificate for Steve so that is ready as soon as it is approved.

Mr. Flint: We will defer that. It sounds like two months probably.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: Nothing to report today.

**B. Engineer**

Mr. Boyd: I have nothing else to report.

**B. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register in your agenda. This is from April 26, 2021 through July 26, 2021. The total is \$98,274.57. Were there any comments or questions from the Board about the check register? Hearing none,

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Check Register Totaling \$98,274.57, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through June 30<sup>th</sup>. There is no action required by the Board but if you have any questions or comments we can discuss those. We are 100% collected on our on roll and direct bill assessments. Our costs are under our prorated budget at this point. Any questions or comments from the Board?

**iii. Presentation of Number of Registered Voters – 149**

Mr. Flint: Each year we are required to announce the number of registered voters as of April 15<sup>th</sup>. There were 149 registered voters and you have a letter from the Supervisor of Elections in your agenda. Once that hits 250 and the District is in existence for at least 6 years it triggers the start of the transition of the Board from a landowner elected Board to a general election Board. The District was created in 2019. The earliest would be 2026 assuming we trigger the 250 by then which I am sure will be the case. There will be two seats in 2026 that would transition to general election.

**iv. Designation of November 2, 2021 as Landowners’ Meeting Date**

Mr. Flint: We are still under a landowner election process so the Board needs to designate a landowner meeting date. We are suggesting you set that for November 2, 2021.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Designation of November 2, 2021 as Landowners’ Meeting Date, was approved.

**v. Approval of Fiscal Year 2022 Meeting Schedule**

Mr. Flint: In the past you have met on the first Monday of the month at 12:30 p.m. at this location except for the month September which conflicts with a holiday. If the Board is comfortable continuing that then the motion to approve the meeting notice in your agenda would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

**NINTH 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,

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman