

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 13, 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 four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have the Board and staff here. I don't know if anyone is going to be calling in. I don't believe there would be anyone calling in.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 2, 2021 Meeting

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

Mr. Morgan: They look fine, did we ever hear anything more from the guy who came in asking about his contractor? The one that was dirtying the streets?

Mr. Flint: I have not heard anything from him since the meeting.

Mr. Morgan: The minutes all look fine to me. They are good.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 2, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolutions Approving the Conveyance of Real Property

A. Resolution 2021-08 – Phase 2B

Ms. Trucco: The first resolution is related to the Phase 2B plat. It is the conveyance of real property tracts and improvements as part of that plat from the developer Lennar Homes to the District. These conveyances were contemplated in the development plans for the District included in the recorded plat. Right now, the real property tract increments are completed up to the District’s standards and they are ready to be conveyed. That is what this resolution is meant to do. Attached to the resolution is a Special Warranty Deed and a Bill of Sale which transfers the actual real property tracts and improvements from Lennar Homes, LLC to the District. There is also an agreement regarding taxes and an Owner’s Affidavit. Those are promises from the developer to the District that there are no outstanding taxes or encumbrances on the real property tracts or improvements that would hinder the ability of the District to own and maintain them. Following that is the Certificate of the District Engineer that is required under the initial bond documents for the District, including something called an Acquisition Agreement, which requires the District Engineer Steve Boyd to certify that the real property improvements were constructed according to the engineer’s report and up to the District’s standards for acceptance. If you have any questions I can try to answer them now, otherwise we are looking for a motion to approve.

Mr. Morgan: Lane, 2B is the section where the construction trailer is?

Mr. Register: The construction trailer is still in Phase 1.

Mr. Morgan: So, 2B is past the lift station?

Mr. Register: Yes, we had 2A and 2B wraps around it.

Mr. Morgan: And all of that is suitable for the CDD?

Mr. Register: Yes, we have ponds on the other side of the wetland that are complete.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-08 – Phase 2B, was approved.

B. Resolution 2021-09 Parcel from Trammell Webb Partners

Ms. Trucco: Similarly, this is a resolution approving a conveyance from Trammell Webb Partners, Inc. to the District. This conveyance is required by Osceola County for the District to

have emergency access. Osceola County has advised us that the District taking ownership of this parcel will satisfy the requirement for emergency access so the District can proceed with construction and development. Attached to the resolution is a deed that will transfer the real property to the District followed by an agreement regarding taxes and an Owner’s Affidavit. This is nearly identical to those that are part of the 2B package. That is just a promise from Trammell Webb to the District that there are no outstanding taxes on the property and that there are no encumbrances on the property as well that would hinder the ability of the District to own and maintain that. Similarly, we have a Certificate of District Engineer as well to find that the real property is acceptable for the District to proceed with accepting and owning that parcel. I will add as well that we are currently waiting for a Phase 1 environmental report for this parcel which we will review once it is received. We are also ordering the title and reviewing that as well to make sure there are no liens or encumbrances on the property.

Mr. Morgan: So, we are going to be buying this?

Ms. Trucco: No, we are not purchasing it.

Mr. Morgan: Are we just getting access?

Ms. Trucco: We are acquiring ownership.

Mr. Register: It does two things. It gets it off their hands because it serves no purpose for them and it allows us to extend the cul-de-sac at the north part of 5. As long as we have another emergency access, because we were stuck at a certain number of feet so this is a benefit.

Mr. Bonin: Yes, this gets over 1,000 linear feet of road and allows us to tie into one of the existing roads over there just for emergency access.

Mr. Morgan: Are they just donating it because it gets it off their hands?

Mr. Register: We needed ownership, either CDD or Lennar, to make that connection.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2021-09 – Parcel from Trammell Webb Partners, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-10
Declaring the Series 2019 Project
Complete**

Ms. Trucco: This resolution is approving that the 2019 project is substantially complete. This is required under the bond indenture documents. Once the project for the Series 2019 bonds was complete, the District must approve a resolution approving the completion of the 2019 project

and the District Engineer is required to sign a certificate that is attached to the resolution today certifying that it is in fact complete.

Mr. Morgan: Is everyone good with this? Hearing no objections I will motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-10 Declaring the Series 2019 Project Complete, was approved in substantial form subject to Engineer's final review.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022 Developer Funding Agreement

Mr. Flint: This is related to the budget that was adopted for Fiscal Year 2022. It contemplates that a portion of the budget would be funded through a Developer Funding Agreement. It was not on the agenda when you adopted the budget, so we are following up by adding it to this agenda.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2022 Developer Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: This item is a standing item that I believe Mark McDonald asked be included on all CDD agendas just to keep the conveyances on our radar. I think based on items 4 and 5 today that we are up to date on the conveyances, but again it is just a standing item to remind us to make sure that we are focused on that issue. There is no action required on this item.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, do you have anything else?

Ms. Trucco: No, that is it for us. Thank you.

B. Engineer

Mr. Flint: Steve, do you have anything?

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 from July 26 through September 7 for \$18,345.33. This includes the general fund and the Board payroll and the detailed register is behind the summary. If you have any questions, we can discuss those, if not I would ask for a motion to approve it.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register Totaling \$18,345.33, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through July 31st. There is no action required by the Board but if you have any questions or comments we can discuss those.

NINTH ORDER OF BUSINESS

There being none, next item followed.

Other Business

TENTH ORDER OF BUSINESS

There being none, next item followed.

Supervisor's Requests


ELEVENTH ORDER OF BUSINESS

Mr. Flint adjourned the meeting.

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman