

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, February 7, 2022 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 <i>by phone</i>	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 three Supervisors were present constituting a quorum. One Supervisor participated by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Walker (1951 Eccentric Trail) commented on the responsibilities of the CDD Board and the roadways and mailbox lighting placement. It was noted this was HOA property and a request has been made for pole lighting. He also asked about completion timeline of the walking trail around the pond. Mr. Register replied they are currently soliciting bids for a bridge to cross the creek and there are some permitting issues.

Ms. Wright commented near the basketball courts there was a broken sprinkler head. It was noted this would be checked out.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Mr. Flint noted that last November there was a landowner election and he needed to submit the oaths of office to Mr. Register and Ms. Baksh. He added because Mr. Register was not in attendance, he could participate in the meeting, but not vote. He administered the Oath to Ms. Baksh.

**B. Consideration of Resolution 2022-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint presented the results of the Landowner's election with Mr. Register receiving 200 votes, Ms. Baksh 200 votes and Mr. Catanzariti receiving 175 votes. He explained that Mr. Register and Ms. Baksh would serve 4-year terms and Mr. Catanzariti will serve a 2-year term.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-01 Canvassing and Certifying the Results of the Landowner Election, was approved.

**C. Electing Officers**

Mr. Flint noted it was required by the Board to consider officers after each election.

**D. Consideration of Resolution 2022-02 Electing Officers**

Mr. Flint asked if the Board would like to take each seat or handle in one motion. Mr. Flint noted currently the officers were Mr. Morgan serving as Chairman, Mr. Register as Vice Chairman, and the remaining Supervisors, Ms. Baksh, Mr. Bonin, and Mr. Catanzariti as Assistant Secretaries. He added that Mr. Flint is the Secretary, Ms. Burns is Treasurer, and Ms. Viscarra is Assistant Treasurer. The motion was made to keep the officers as they are currently.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-02 Electing Officers with Mr. Morgan as Chairman, Mr. Register as Vice Chairman, Ms. Baksh, Mr. Bonin, & Mr. Catanzariti as Assistant Secretaries, Mr. Flint as Secretary, Ms. Burns as Treasurer and Ms. Viscarra as Assistant Treasurer, was approved.

Mr. Flint explained to residents the process of how the Board Supervisors are elected and how officers are appointed. He noted the District was established in 2019 and after 6 years in 2025 and once there are 250 registered voters in the District 2 of the 5 seats are elected in the general election process. All are currently landowner elected. He added this is outlined in the Florida statutes Chapter 190.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 4, 2021 Meeting and the Acceptance of the November 2, 2021 Landowner Meeting**

Mr. Flint presented the minutes of the October 4, 2021 meeting and the November 2, 2021 Landowners’ meeting. He asked for any comments, corrections, or changes. The Board had no changes. He noted that the minutes are on the CDD website.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Minutes of the October 4, 2021 Meeting and the Minutes of the November 2, 2021 Landowners’ Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Mr. Flint reviewed the Data Sharing and Usage Agreement with the Osceola County Property Appraiser which will allow the District to use the tax bill as the CDD collections method. He stated that he had executed this on behalf of the Board and was asking for ratification.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03 Authorizing Execution of Public Depositor’s Report**

Mr. Flint reviewed Resolution 2022-03 which will add the Assistant Treasurer as one of the individuals that can execute the Public Depositor’s report.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-03 Authorizing Execution of Public Depositor’s Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04 Approving the Conveyance of Real Property and Improvements**

Ms. Trucco reviewed Resolution 2022-04. She noted this relates to the conveyance of a lift station tract in Phase 2B of the property from Lennar to the District and from the District to the Tohopekaliga Water Authority. She reviewed all the documents including the Bill of Sale and tax agreement. She noted all the exhibits were attached in the agenda package.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-04 Approving the Conveyance of Real Property and Improvements, was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint noted this was an agenda item for discussion. Mr. Boyd stated that there were no conveyances at this time. He did expect a number of them in a few months. There was no action taken for this item.

**NINTH ORDER OF BUSINESS**

**Ratification of Landscape Maintenance Addenda with Frank Polly Sod & Landscape – Added**

Mr. Scheerer explained they had been through the property and found that several tracts needed to be added to the landscape agreement so they could be maintained. He added these four addenda would take them to build out. Mr. Register noted the budget funds were available for this addition.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Landscape Maintenance Addenda with Frank Polly Sod & Landscape, was ratified.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Presentation of Memorandum Regarding Statutory Requirement**

Ms. Trucco explained the memorandum on the new law requiring the stormwater needs analysis that was due June 30, 2022.

**B. Engineer**

**i. Consideration of Proposal for Preparation of Stormwater Management System Report**

Mr. Boyd presented the proposal for the stormwater analysis report. He added this would start in March and the Board had time for further review if they needed to delay approval. He noted it would be about 45 hours to prepare the report and asked for a not to exceed hourly.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Proposal for Preparation of Stormwater Management System Report, was approved.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from September 27, 2021 through October 25, 2021 which includes the General Fund and the Board payroll for \$18,578.86. He noted the detailed register is behind the summary. He clarified for Mr. Morgan these were typical operating expenses. Mr. Flint reviewed the second check register from October 25, 2021 through January 31, 2022 for \$439,939.59 and that included the Debt Service Revenue that was received from the tax collector that will be submitted to the Trustee to pay Debt Service. The Board had no further questions.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through December 31<sup>st</sup>. There was no action required by the Board and Mr. Flint offered to answer any questions. He added this was posted on the District’s website.

**iii. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint stated the IRS required the District to demonstrate they were not earning more interest than they were paying. This report is for the Series 2019 bonds for the Assessment Area 1 project and was prepared by Amtec. He added there was a negative debatable arbitrage of \$68,092.87 and there were no arbitrage issues.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, next item followed.

**TWELTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman