

**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 1, 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	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

Resident (Barbara, 4429 Bluff Oak Loop) commented that she had heard rumors that the CDD may be opening the seat to the residents at some point in the next couple of years. Mr. Flint responded that there were two triggers and right now the Board members were elected by a Landowners' election, which is one vote per acre or part of an acre. The developer had the votes to elect the Board members. He stated that once the District was in existence for six years and also has 250 registered voters, then the seats would start to transition. He noted that the earliest would be in 2026 because they must hit the six years in existence as well as the 250 registered voters. If the requirements are met in 2026, two of the seats would transition, in 2028 two more seats would transition, and in 2030 the last seat would transition.

August 1, 2022

Storey Creek CDD

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 4, 2022 Meeting

Mr. Flint presented the minutes of the April 4, 2022 meeting. He asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the April 4, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Conveyance of Real Property and Improvements Resolutions

A. 2022-09 – Lift Station Tract 5E

Ms. Trucco noted that the first resolution was regarding a lift station tract that was in Phase 5. She stated that the developer had notified them that this lift station tract construction was complete and ready to be transferred to the Toho Water Authority pursuant to the original development plans. She explained that because bond funds were used as part of the acquisition and construction, this lift station tract must transfer through the CDD as well. She noted that the resolution would transfer the conveyance of the lift station tract from Lennar to the District and then from the District to Toho Water Authority. She noted that attached to the resolution were the actual conveyance documents. She noted that they have a warranty deed and bill of sale. She noted that there was also a certificate of the District Engineer that was a requirement under the initial bond documents of the District including an Acquisition Agreement as a requirement that the District Engineer certify that this conveyance was in compliance and alignment with the original Engineer's Report and that it met all of the standards for conveyance.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-09 Conveyance of Real Property and Improvements for Lift Station Tract 5E, was approved.

B. 2022-11 Tract 741-R of Phase 5

Ms. Trucco stated that in their last Board meeting they approved the conveyance of Tract 749 and 741 of Phase 2B back to Lennar due to a re-platting issue that was causing the District to own private property. They had to transfer those two tracts back to Lennar. She noted that those tracts had been re-platted and now 741-R was appropriate for ownership by the District. She noted that this resolution reflected the conveyance of 741-R of Phase 5 back to the District. She noted that the same type of conveyance documents was attached to the resolution, which was the warranty deed which transferred the real property and then the bill of sale which transferred the

August 1, 2022

Storey Creek CDD

improvements. Mr. Morgan asked if 741-R was coming to the CDD. Mr. Bonin responded yes, and that it was a stormwater tract.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2022-11 Conveyance of Real Property and Improvements for Tract 741-R of Phase 5, was approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Mr. Flint noted that the CDD as a government entity was required to have an annual independent audit performed by Berger, Toombs, Elam, Gaines & Frank. He noted that there were no current findings or recommendations. He stated that they had complied with the provisions of the Auditor General that they were required to review, and it was a clean audit.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting of Fiscal Year 2021 Audit Report and Ratifying the Transmittal to the State of Florida, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-12 Finalizing the Series 2022 Bonds

Mr. Flint reviewed that this resolution finalized the Series 2022 bonds. Ms. Trucco stated that the District had issued another series of bonds for Assessment Area 2 project. She noted that the amount was now finalized and was \$6,170,000. She explained that this was a statutory requirement, and they would bring back a finalizing resolution that would approve the Supplemental Assessment Methodology report that would detail how the assessments would be levied in order to repay those bonds.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-12 Finalizing the Series 2022 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing

Mr. Flint stated that this was the public hearing to consider adoption of the Fiscal Year 2023 budget and imposition of assessments related to the O&M assessment. He asked for a motion to open the public hearing.

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

August 1, 2022

Storey Creek CDD

A. Consideration of Resolution 2022-13 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint reviewed Resolution 2022-13 stating that it approved the budget and attached to this was Exhibit ‘A” the proposed budget. He noted that the per unit assessment amounts were proposed to stay the same. He referred to the table on page 2 of the agenda package where it showed the Assessment Area 1 and Assessment Area 2 Debt Service and O&M. He stated that there was one more assessment area that had not been developed yet on the last phases of the project. He stated that the budget that was provided was a build out budget and that it contemplated the assessments from Phases 1 and 2 as well as a balanced budget with a developer contribution. He explained that depending on the timing of when those final phases would come online, they may have some expenses or part of year coming online, but those would be funded through developer funding requests that are sent to the developer.

Mr. Flint stated that it was a public hearing and asked if there was any public comment on the budget. Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-13 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated that this resolution imposed the assessment associated with the budget that they just approved. He noted that budget and the assessment roll were attached to Resolution 2022-14. He stated that they would call it Assessment Area 1 and Assessment Area 2 for O&M and the per unit amount did not change.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-14 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

EIGHTH ORDER OF BUSINESS

Consideration of Series 2022 Requisition #1

August 1, 2022

Storey Creek CDD

Mr. Flint noted that this was for engineering related expenses that were not covered in the Cost of Issuance account to Boyd Civil Engineering. He asked for any questions on the requisition. Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2022 Requisition #1, was approved.

NINTH ORDER OF BUSINESS

Consideration of Deficit Funding Agreement – Added

Mr. Flint stated that they added this item because the budget they approved for next year was a build out budget and they were only assessing a portion of Storey Creek. He noted that there was a portion of the budget that in the event that infrastructure came online and needed to be maintained, this would provide the funding mechanism for submitting funding requests to Lennar to fund those expenses.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Deficit Funding Agreement, was approved.

TENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint asked the Board if there were any pending plats or conveyances that they needed to discuss. Mr. Register stated that Phase 5 conveyances were about 60 days from being complete.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had nothing further to report.

B. Engineer

i. Consideration of Service Rate Increase

Mr. Boyd stated that they were requesting a rate increase. Mr. Flint noted that it was a \$15 increase.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Service Rate Increase, was approved.

C. District Manager’s Report

i. Approval of Check Register

August 1, 2022

Storey Creek CDD

Mr. Flint presented the check register from March 28 through July 25, 2022 and the total was \$136,148. He noted the detailed register is behind the summary. The Board had no further questions.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$136,148, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of June. There was no action required by the Board and Mr. Flint offered to answer any questions.

iii. Presentation of Number of Registered Voters – 390

Mr. Flint stated that there were 390 registered voters. He stated that once the District was in existence for six years and has 250 registered voters, the seats on this Board would start transitioning to General Election. He stated that the earliest that could happen would be 2026 based on the six-year requirement. He noted at that point two of the five seats would be General Election.

iv. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint stated that each year they were required to approve an annual meeting schedule. He noted that they had prepared a schedule based on meeting the first Monday of the month at 12:30 p.m. in their current location except for January and July, which conflicted with New Years and the Fourth of July.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved, as amended.

v. 2021 Form 1 Filing Reminder – Deadline September 1, 2022

This item was not discussed.

TWELFTH ORDER OF BUSINESS

There being none, next item followed.

Other Business

THIRTEENTH ORDER OF BUSINESS

There being none, next item followed.

Supervisor’s Requests

August 1, 2022

Storey Creek CDD

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman