

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, October 3, 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>joined late</i>	Vice Chairman
Rob Bonin	Assistant Secretary
Seth Yawn	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll, and four Supervisors were present constituting a quorum. Mr. Register joined the meeting late.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 12, 2022 Meeting

Mr. Flint presented the minutes of the September 12, 2022 meeting. He asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the September 12, 2022 Meeting, were approved.

October 3, 2022

Storey Creek CDD

FOURTH ORDER OF BUSINESS

**Ratification of Series 2022 Requisitions #3
– #4**

Mr. Flint presented Requisition #3 for \$1,721.73. He stated that this was to reimburse GMS. Mr. Morgan noted that he paid for the conveyance of the property from Tramell Webb to the CDD.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Series 2022 Requisition #3, was ratified.

Mr. Flint noted that Requisition #4 was for Greenberg Traurig for \$203.30 and that these were post-closing cost that weren't covered in the cost of issuance.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Series 2022 Requisition #4, was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01
Approving the Conveyance of Real
Property and Improvements (Tracts 741
& 747 of Phase 2B)**

Ms. Trucco stated that this resolution dealt with two tracts in Phase 2B, Tract 741 and Tract 747. She noted that they were re-platted in Phase 5 and the future development Tract 3A. She noted that Lennar subsequently transferred the future development tract to each HFB Storey Creek, LLC. She explained that their attorney reached out and said when they ran the title, they saw that those Phase 2B Tracts were transferred to the CDD. In order to clear a title, they needed to transfer them back to HFB Storey Creek, LLC. She noted that right now there were tracts that were in the CDD's name, and those tracts were re-platted in Phase 5 as future development Tract 3A. She stated that Lennar transferred future development Tract 3A to each of the Storey Creek, LLC. She noted that they needed to clear those Phase 2B Tracts. Mr. Morgan asked for clarification that this wasn't for the new road that they got from Tramell but was a different tract. Ms. Trucco clarified that this was a different conveyance all together. She explained that these were two old tracts, 741 and 747 of Phase 2B. She noted that they were re-platted and were just little slivers now in the future development 3D Tract of Phase 5. She noted that to clean this up, it was going to be a quick cleaning fee from the CDD to HFB. She also noted that for all conveyances, they were required to get the District engineer signed off. She stated that she had sent this over to Steve and he was reviewing it. She added that once they have that back, they would proceed with reporting the deed.

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On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2023-01 Approving the Conveyance of Real Property and Improvements (Tracts 741 & 747 of Phase 2B), was approved.

SIXTH 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. Ms. Trucco stated that there was a Phase 5, Tract 5E lift station conveyance. She explained that they were in the same position. They had got comments back on PWA and that they had made the revisions to their documents and had sent all the requirements. She noted that she was just waiting for confirmation.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had nothing further to report.

B. Engineer

Mr. Boyd had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for September and the total was \$43,057.41. He noted that the insurance was on there for next year. The Board had no further questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register totaling \$43,057.41, was approved.

**Lane Register joined the meeting at this time.*

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of August. Mr. Register noted that he would like to kick the next requisition off and that they basically had everything in the ground except for base and pavements in 5C. Mr. Boyd responded that he understood and agreed, and he would pull their last pay app and build the requisition.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, next item followed.

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NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

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

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman