

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, November 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>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	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order, called the roll, and five Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 3,  
2022 Meeting**

Mr. Flint presented the minutes of the October 3, 2022 meeting. He asked for any comments, corrections, or changes. Mr. Morgan asked if they had got all the conveyances cleared up in the fifth order of business. Ms. Trucco stated that for Storey Creek they were working on the lift stations. Mr. Morgan further explained that it was their big discussion on the Phase 2B Tracts

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for 741 and 747. Ms. Trucco stated that was correct and they were all recorded and completed. Mr. Morgan noted an error in the second to last sentence of the meeting minutes; he stated that “quick cleaning fee” was supposed to be “quick claim deed”.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes of the October 3, 2022 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2022**

Mr. Flint presented the agreement with Berger, Toombs, Elam, Gaines & Frank to provide auditing services for FY 2022.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2022, was approved.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02 Approving the Conveyance of Real Property and Improvements from Lennar Homes, LLC (Tract 5B of Phase 5 Plat)**

Ms. Trucco stated that they were provided a notice from a member of the developer’s team that Tract 5B, which was an open space tract in the Phase 5 plat, needed to be conveyed to the CDD. She noted that they had their standard resolution approving the conveyance of Tract 5B. The special warranty deed and the bill of sale documents transfer the real property and improvements. Ms. Trucco reviewed the agreement regarding taxes, the owner’s affidavit, certifications from the developer that there were no outstanding taxes or incumbrances on the property that would hinder the ability of the District to own and maintain those. She also noted the certificate of the District engineer, which was a certification that this conveyance was contemplated in the original development plans for the District including the recorded plat and that the infrastructure improvements on the real property tract were completed and ready for the District to own and maintain those. She also added that this specific tract was going to be subject to a utility easement that was currently pending with Toho Water Authority. She further explained that would be back on the agenda by the next Board meeting and they would have that up for ratification then.

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On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Resolution 2023-02 the Conveyance of Real Property and Improvements from Lennar Homes, LLC (Tract 5B of Phase 5 Plat), was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint asked for any other pending plats or conveyances. Ms. Trucco stated that they had received some hopefully final comments from TWA at the end of last week for the Phase 5 lift station, so they planned to respond to those this afternoon. She added that hopefully by the next Board meeting, that would be recorded and done.

**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 from September 26<sup>th</sup> through October 31<sup>st</sup> for \$308,822.46. The Board had no further questions.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Check Register totaling \$308,822.46, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through September 30<sup>th</sup>. Mr. Morgan asked for clarification that they had \$5,480,000 left in the construction budget. Mr. Register responded that he had sent an email out to Steve and America last week. He explained that they were preparing that first requisition and Lennar’s incurred roughly half of that construction fund.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, next item followed.

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**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

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

*George Flint*

Secretary/Assistant Secretary

*Adam Morgan*

Chairman/Vice Chairman