

**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 6, 2023 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
Rob Bonin	Assistant Secretary
Logan Lantrip	Assistant Secretary
Seth Yawn	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. 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 December 5, 2022 Meeting**

Mr. Flint presented the minutes of the December 5, 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 December 5, 2022 Meeting, were approved.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03  
Approving the Conveyance of Real  
Property and Improvements in Phase 5**

Ms. Trucco stated that this resolution was going to approve the conveyance of real property tracts and infrastructure improvements that were in Phase 5. She noted that the conveyance was coming from the developer, Lennar Homes, LLC. She also noted that this conveyance was in accordance with the original development plans for the CDD and doing the recorded plat. She explained that this resolution was going to approve the documents attached to the resolution in substantially final form, and delegated authority to the Chairman and Vice Chairman to sign off once they have approval from District Counsel’s office and the District Engineer.

Ms. Trucco reviewed the documents that were attached to the resolution. The first document was the Special Warranty Deed which conveys the real property from Lennar Homes, LLC to the CDD. The next document was the bill of sale, which described the infrastructure improvements located on the real property tracts. She further explained that the bill of sale was going to convey the improvements from the developer to the CDD. Following that was their Owner’s Affidavit and their agreement regarding taxes, which she explained were assurances from the developer that there were no outstanding taxes or encumbrances on the real property tracts that would hinder the ability of the CDD to own and maintain them. She noted that they also order title work for each of the Real Property tracts to ensure that there were no liens and encumbrances as a safeguard for the District. She explained that the final document was the certificate of District Engineer, which she stated was required under the original bond documents and CDD documents that the CDD obtain the District Engineer’s sign off on any conveyances of real property or infrastructure improvements. She noted that this was just assuring that the District Engineer had reviewed the conveyances and believed that they were in accordance with the original development plans and that they received all the necessary governmental approvals for conveyance to the CDD.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2023-03 Approving the Conveyance of Real Property and Improvements in Phase 5, was approved.

**FIFTH ORDER OF BUSINESS**

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

Mr. Flint presented the Data Usage and Data Sharing Agreement with the Property Appraiser explaining that it was to use the tax bill as the collection method for the assessments.

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He noted that the Property Appraiser required this agreement, which was the same form of agreement that the Board approved in the past.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Addendum to Maintenance Contract with Frank Polly Sod & Landscape**

Mr. Scheerer explained that around the end of November/December they did a walk of Phase 5, all the common area tracts and ponds. He noted that there were some clean-up items that Mr. Register and Frank Polly took care of. He stated that they had Frank Polly put together a small addendum to their contract and it would go to the overall original contract. He noted that page 41 of the agenda package was a map that showed the locations. He also noted that they would be meeting with the pond contractor next week to get those on an upcoming budget or a Board of Directors meeting. He explained that if this was approved today, they would start it on February 1<sup>st</sup>. Mr. Morgan asked if roughly \$5,000 per month was in line with all the rest of his work. Mr. Scheerer responded yes. Mr. Register noted that Mr. Polly had a typo in his proposal which stated Phase 3 and Phase 5, but it was only Phase 5.

Mr. Bonin asked if all the reuse meters go in the CDD's name. Mr. Register responded that those were set up in the CDD's name. Mr. Register asked if it was three that got set. Mr. Register responded that when he went out there, there were two left to be set. Mr. Bonin asked if it would still go in the District's name. Mr. Register responded that was correct. Mr. Register explained that they were ordered as such, so the only ones remaining to be set was the one in Phase 5, which was where the lift station was and the other meter in 2B2. Mr. Bonin asked if they could follow up on those two meters. After further Board discussion, Mr. Register stated that there were two in Phase 5 left and one in 2B2. Mr. Morgan added that they were both 3 quarters and they needed to be 1 inch. Mr. Register responded that those had already been corrected. Mr. Bonin asked for them to keep an eye on these three meters, the two in Phase 5 and the one in 2B2.

Mr. Register noted that the Oak Hammock Park was originally set up as HOA, they elected to convey that to the District, so the District's budget for 2023 did not include it. Mr. Morgan responded that the only maintenance for that was mowing. Mr. Register responded that it was going to be bush hogging, trash collections, trash pickup, and mowing. Mr. Scheerer further

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explained that his point was that it was not in the budget, so they would be working with Mr. Register. Mr. Bonin suggested to make sure that when they get a quote for that, it will match what they want. Mr. Scheerer stated that they would make sure that it was where they wanted it and that everyone was on the same page.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Addendum to Maintenance Contract with Frank Polly Sod & Landscape, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Series 2022 Requisitions #7 – #8**

Mr. Flint presented this item to the Board stating that Requisition #7 was for \$75 and was to reimburse the CDD for some recording costs that were required as part of the conveyance of the lift station. He explained that Requisition #8 was for the District Engineer for his time in preparing the requisition for Assessment Area Two reimbursement for \$2,687.50.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2022 Requisitions #7 - #8, was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint asked for any other pending plats or conveyances. Mr. Register responded that they would be teeing up for maybe six CDD tracts between the two phases that were in this plat. Mr. Flint noted that there was no money left in the construction account at this point. Mr. Morgan asked about permit transfers. Mr. Register stated that they had completed everything through Phase 2B2 north of the boulevard, at the end, and on the east side. He noted that 5 was in the process right now.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. District Manager’s Report**

**i. Approval of Check Register**

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Mr. Flint presented the check register from November 28<sup>th</sup> through January 30<sup>th</sup> for \$703,401. The Board had no further questions.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$703,401, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through December 31<sup>st</sup>.

**iii. Presentation of Arbitrage Rebate Calculation Report for Series 2019**

Mr. Flint noted that this was required by the IRS to demonstrate that they were not earning more interest than they were paying. He noted that there was a negative rebateable arbitrage of \$80,873.84, so there were no arbitrage issues.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Arbitrage Rebate Calculation Report for Series 2019, was approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

*George Flint*

*Adam Morgan*

Secretary/Assistant Secretary

Chairman/Vice Chairman