

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, April 3, 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
Logan Lantrip	Assistant Secretary
Seth Yawn	Assistant Secretary
Rob Bonin	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 and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There are no members of the public here other than Board members and staff.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 6,
2023 Meeting**

Mr. Flint presented the minutes of the February 6, 2023 meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 6, 2023 Meeting, were approved, as presented.

April 3, 2023

Storey Creek CDD

FOURTH ORDER OF BUSINESS**Consideration of Landscape Maintenance Agreements with Frank Polly Sod & Landscape**

Mr. Scheerer stated that there are a couple agreements from Frank Polly. He noted one is for the nature park that was supposed to be HOA but they have been asked by the CDD to go ahead and maintain it so there is a proposal for Mark to provide those services for the nature park. He noted the next is for the rest of the roadway on Phase 4. Mr. Morgan asked if the roadway one was just a single total that is \$6,850 per month. Mr. Scheerer confirmed it was, and stated it was from the entrance of 3B, from that point all the way to the temporary cul-de-sac.

Ms. Trucco asked if that has been conveyed to the CDD yet. Mr. Morgan stated it is Boulevard and they are required to maintain it. Ms. Trucco asked if there is interlocal agreement or title work to be done. Mr. Register stated that can be done under interlocal agreement. He stated this is a continuation of what they have been doing. Mr. Register stated to be completely fair when Storey Creek was started, the medians were CDD tracts. Osceola County changed their approach to medians and at some point, those medians stopped being CDD tracts and are now part of the right of way so he suggested double checking that the interlocal agreement which was written at the time the medians were going to the CDDs, that it covers that.

Ms. Trucco stated they are fast with responses on interlocal agreements and if it is not there, we can draft it out quickly.

On MOTION by Mr. Morgan, seconded by Register, with all in favor, the Landscape Maintenance Agreements with Frank Polly Sod & Landscape, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Aquatic Plant Management Agreement Applied Aquatic Management, Inc.**

Mr. Scheerer stated they approached Applied Aquatics to give them a new agreement that includes every pond that has currently been turned over to the District for maintenance with the exception of ponds 6 & 7. He handed out a drawing that indicates all the ponds and surrounding areas including the creek that runs through the nature park and all surrounding areas that are in there. He stated this agreement will extend through September 30, 2023 and then they will ahead bring back another agreement for October 1st.

Mr. Scheerer reiterated that this proposal does not include pond six or seven. He stated that they are in the budget for this year and are in the budget for next year but as far as this agreement,

April 3, 2023

Storey Creek CDD

but they are not doing maintenance on them so they are not included in this agreement. Mr. Register noted he does not mind if there is some turnover with exceptions for those couple of big washouts if that is a thing they can do, but 90% of the pond is mowable. Mr. Morgan noted this is not mowing and Mr. Scheerer stated this is aquatic maintenance. Mr. Morgan added that pond 7 is not ready for aquatic maintenance at all. Mr. Scheerer noted that pond 7 and/or 6 is not included in any of the current landscape agreements.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Aquatic Plant Management Agreement Applied Aquatic Management, Inc., was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Flint recommended the public hearing be set for August 7th at 12:30 p.m. in this location. He noted exhibit 'A' attached is the proposed budget. He stated when they originally did the Storey Creek assessments, they put together an estimated build out budget and the per unit assessments were based on that and now that the infrastructure and maintenance are closer to completion, they are able to refine the costs. He stated the landscape cost is higher than the current budget and that is primarily responsible for most of the increase. He noted they are asking for an increase in the management fee and assessment admin. He stated on page 24 of the PDF there is assessment area 1, 2, and 3 with tables that show the proposed assessments by assessment area with the per unit amounts on far right. He added the next set of tables is the current year assessments and the last table shows the proposed increase of 7.62%. He noted based on the product types there are 40s, 50s, 60s, and 70s.

Mr. Morgan asked if that was a proposed increase in the assessments. Mr. Flint stated yes that a 40' lot would go up \$50.92 per year and a 70' lot would be \$89.11 per year. Mr. Morgan asked if they missed it that much in the original assessment or is this just cost increases. Mr. Flint stated it has been several years since that budget was estimated so it is a combination of landscape costs going up more than anyone thought they would over the last couple of years and inflationary increases. He stated he thought a 7.6% is probably not unreasonable based on the fact that they have not changed since they were initially implemented. He noted this is a proposed budget and the final consideration would be in August so if things change between now and then adjustments can be made.

April 3, 2023

Storey Creek CDD

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-04 Approving Proposed Fiscal Year 2024 Budget and Setting Public Hearing for August 7, 2023 at 12:30 p.m., was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco had no updates for the Board, but she offered to answer any questions.

B. Engineer

Mr. Boyd had nothing to report to the Board.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint presented the check register from January 31st through March 27th for \$73,958.82 with the detail behind the summary. The Board had no further questions.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Check Register totaling \$73,958.82, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of February. He noted there are any questions, those can be discussed. He stated there is \$6,000 left in the construction account from the Series 2022 bonds. Mr. Register asked why there was \$6,000 left. Mr. Flint answered it could have been interest earnings or a timing issue but this was as of the end of February and there may be some other small requisitions that have been submitted. Mr. Register asked for 4 & 6 when he does that requisition, can he zap whatever dollars are in that. Mr. Flint stated yes that a separate requisition would be needed for this. Mr. Flint noted that ultimately, it will flow to the revenue account if it is not used and the project is certified complete.

iii. Designation of November 6, 2023 as Landowners' Meeting Date

Mr. Flint noted that District is required to hold a Landowner's meeting this year so we are recommending the November 6th meeting for the Landowner election and ask for a motion to designate November 6th as the Landowner meeting date.

April 3, 2023

Storey Creek CDD

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Designation of November 6, 2023 as Landowner’s Meeting, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Register asked Steve about the phase 5 stormwater ponds transferring to operation, and asked if that is that being held up by SDC’s storm repairs or is there anything holding them up from that or have they already been on that and he is just not recalling. Mr. Boyd stated he believed they were being held up but at this point there is nothing else holding them up so they need to go ahead and complete that transfer at this time. Mr. Register stated that they just need to convert operation for the District, just transfer the permit.

Mr. Register requested an audit be done of the four separate ERPs that they have had with ponds in them and double confirm that everything has been transferred over. Mr. Boyd stated they would do that and will get phase 5 transferred then go back and review all of them and make sure there weren’t any that got overlooked.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman