

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, September 11, 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
Logan Lantrip	Assistant Secretary
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Amanda Udstad	District Engineer
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**

Michelle Roden stated that she wanted to give a recommendation of Alan Scheerer's work. She stated that she has been working with Alan a little over a year now, with anything and everything that needs help from a CDD perspective in the community. He has always gone above and beyond. She stated that she just wanted to tell anybody that might be interested what a fantastic job he is doing, and she appreciates his fine work.

Mr. Bonin stated the Board members agree. Alan usually takes care of everything, so we usually don't hear from him. There is an occasion we get a call, but we usually find a solution and he runs with it.

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**THIRD ORDER OF BUSINESS****Approval of Minutes of the August 7, 2023 Meeting**

Mr. Flint presented the minutes of the August 7, 2023 meeting. He asked for any comments, corrections, or changes. Mr. Morgan stated they all look correct, make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes of the August 7, 2023 Meeting, were approved.

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

Ms. Trucco stated she had nothing specific to report today. Mr. Morgan asked if everything in phase 3B has been conveyed. Mr. Bonin stated yes with no lift station there, phase 6 plat is recorded and no lift station there. Phase 4 plat is recorded with no lift station there. Mr. Morgan asked if any landscape tracts in 3B will need to be conveyed. Mr. Bonin said the construction conveyance yes. The next one is 3B, the one we just talked about that Kirkland was supposed to start on this week and shouldn't take that long. There is really not anything from a park standpoint after that. The amenity is the last thing.

Mr. Morgan asked about pond six. Mr. Scheerer noted eventually we will have some remainder of the road as it punches through. Mr. Bonin asked if all of the trails were done and if the trail that follows the home side in. Mr. Morgan stated no, Assured will put that in as part of their project. Mr. Scheerer stated the last trail was the one in the little nature park. Mr. Bonin stated that trail comes across the boulevard and hugs the pond next to the wetland and the trail from the other side with the big canal that cuts through there, so we had talked about getting some kind of bridge or something to connect. That would be the last connection to that trail system. Mr. Morgan stated when the boulevard extension gets finished, that will all hook up to those sidewalks as well.

**B. Engineer**

Mr. Boyd stated he had nothing to report. Mr. Bonin asked about phase 3 District certification. Mr. Boyd stated he will go back and double check that all of the transfers are complete. He noted he would send an email update to everybody but believes they are in good shape on all certifications and transfers. Mr. Morgan asked about 3 at Hannover. Mr. Bonin stated he does not know if that is transferred or not. Mr. Scheerer noted there is a pond in there that they have not received yet. Mr. Morgan asked about landscape tracts. Mr. Scheerer stated it is not being maintained by the District yet. Mr. Bonin and Mr. Morgan both stated it needs to be in the District.

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Mr. Scheerer stated he thought the ERP just happened recently. Mr. Morgan asked if they are taxing them for their lots. Mr. Flint answered yes. Mr. Morgan stated they need to get it conveyed. Mr. Scheerer stated he would get with Kirkland to get it added to the maintenance agreement as well as aquatics. He noted he would bring something back next week. Ms. Trucco stated they would get conveyance documents signed.

### **C. District Manager's Report**

#### **i. Approval of Check Register**

Mr. Flint presented the check register for approval.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Check Register, was approved.

#### **ii. Balance Sheet and Income Statement**

Mr. Flint presented the balance sheet and financials through the end of August. Mr. Morgan stated there is \$9,997 left in the construction fund so we can pay for a lamp post or something. Mr. Morgan asked Steve if they could find something to requisition. Mr. Boyd stated yes that he would go through a few items and see what he can pull to close that out. Mr. Morgan asked about the next bond issuance. Mr. Flint stated a November timeframe. Mr. Bonin stated it could capture 3B and 4 and 6. Mr. Bonin stated they need to get on that as 4 is getting close and 6 has been under construction for two months now. By the time the bonds are issued, three months from now we will be requisitioning. Mr. Morgan asked if there is a way to do it by this quarter. Mr. Flint answered yes, we have already done all of the assessments. The only thing the Board needs to do is a Delegation Resolution. He noted everything is done from a validation assessment process. Mr. Flint stated they are looking at November for issuance.

### **D. Field Manager's Report**

Mr. Scheerer stated he had nothing to report, he is just working with Kirkland on some irrigation issues and some down dead trees and replacements. He noted they have had some problems with the main line getting shut off arbitrarily out of the clear blue, but Lane is aware, so we are having those internal conversations to get that stuff back up to where it needs to be.

## **FIFTH ORDER OF BUSINESS**

## **Other Business**

### **A. Discussion of Pending Plat Conveyances**

### **B. Status of Permit Transfers**

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Mr. Flint stated that conveyances and permits have already been discussed.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**SEVENTH 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.

DocuSigned by:  
*George Flint*

Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*

Chairman/Vice Chairman