

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 19, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary
Logan Lantrip <i>by phone</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present and one joining via phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present, just Board members and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 18, 2023 Meeting

Mr. LeBrun presented the minutes of the December 18, 2023 Board of Supervisors meeting. He asked for any comments, corrections, or changes. Mr. Morgan stated they all look fine.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the December 18, 2023 Board of Supervisors Meeting, were approved, as presented.
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Storey Creek CDD

FOURTH ORDER OF BUSINESS**Ratification of Request for Transfer of Environmental Resource Permit**

Mr. Morgan presented a signed copy of the original. He noted he scanned and sent it to George last week. Mr. LeBrun asked for any questions on that. Mr. Scheerer noted they walked it and there were some items pointed out by the Engineer that Landsea is going to resolve but other than that they are good to go. He noted they would bring an aquatic agreement back for that pond at the next meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Request for Transfer of Environmental Resource Permit, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-03(1) Finalizing the Series 2024 Special Assessments**

Ms. Trucco stated they were issuing bonds for the Assessment Area Three projects and since the last Board meeting those have successfully closed. The final statutory requirement is that the Board adopts a resolution finalizing the amount of special assessments for the final bond bound which was \$4,805,000. This will approve the collection of special assessments in that amount in accordance with the Assessment Methodology Report for the Assessment Area Three Project as described in the Engineer's Report. This will also direct the Secretary at GMS to add these special assessments to the District's improvement lien book for the impacted parcels in accordance with Florida law.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-03(1) Finalizing the Series 2024 Special Assessments, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Service License Agreement with Disclosure Technology Services for EMMA Filing Assistance Software – Series 2024 Bond Issuance**

Mr. LeBrun noted this item has already been approved so they are just looking for ratification. This agreement allows for the requirements of disclosing certain information. This is an electronic service that requires that. Ms. Trucco stated there are requirements for annual disclosure and Continuing Disclosure Agreement for all of the bonds. It is an additional service to help them comply with the annual disclosures for their bonds.

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On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Service License Agreement with Disclosure Technology Services for EMMA Filing Assistance Software for Series 2024 Bond Issuance, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Ms. Trucco stated since the last Board meeting, she has been working on closing out the bonds for Assessment Area Three project. She noted they are also working on finalizing all of the remaining conveyances and detailed inventory for the District that states when each tract and reported plats were conveyed to the CDD. She noted in the next couple of months the Board will be seeing that inventory. She noted regarding permit transfers she would have to defer to the District Engineer or Alan.

B. Engineer

Mr. Boyd stated that he had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register on page 81 of the electronic agenda. He noted from the General Fund there are check numbers 357-374 totaling \$1,541,053.01. From the payroll fund this is the state statute allowed payments to the Board of Supervisors for their services, check numbers 567-569 totaling \$554.10. The grand total for the check register is \$1,541,607.11.

Mr. Morgan noted that Frank Polly is charging for mowing fees when he hasn't mowed at all. He asked what he is mowing in Phase 4? He noted Horizon mows the other side of the pond once a month. Mr. Bonin noted closings are going on now so this needs to go on routine. Mr. Scheerer stated they can't take it over until the ERP has been transferred over to the District and he doesn't think they have the ERP yet. Ms. Trucco stated if that needs to be done right away then they could have Lennar sign some type of license agreement. Mr. Bonin stated they need to certify completion of pond 7 in Phase 4. Mr. Boyd noted he would get it transferred over to the District office today.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register totaling \$1,541,607.11 was approved.

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ii. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through January 31, 2024. No action is required on the Board’s part. Mr. Morgan noted they still have \$13,020 sitting there.

iii. Presentation of Series 2019 Arbitrage Rebate Calculation Report

Mr. LeBrun noted the Board has previously contracted with AMTEC to provide this calculation. Essentially, the District can’t earn more interest on the bonds than they are paying. There is a summary of their rebate computations on page 101.

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

D. Field Manager’s Report

Mr. Scheerer noted that was covered earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun 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.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman