

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, December 18, 2023 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
Lane Register	Vice Chairman
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary
Logan Lantrip <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
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 and one joining via phone 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 November 20, 2023 Meeting

Mr. Flint presented the minutes of the November 20, 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. Register, with all in favor, the Minutes of the November 20, 2023 board of Supervisors Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS**Consideration of Permanent Easement Agreement with Storey Creek Homeowners Association, Inc.**

Mr. Flint stated this is a wall easement related to installation of a fence. Apparently, that tract had not been conveyed to the CDD so Lennar conveyed it to the HOA and we need to retain a permanent easement across that tract for some underdrains and other piping related to the stormwater system. Mr. Bonin asked if they are keeping it HOA and getting an easement to the District? Mr. Register stated that is correct because the homeowner's side of the wall, the HOA can maintain so the CDD just has a drainage easement for the yard drains in that tract. He stated it allows them to take their fence 3-4 feet past the property line to tie it into the wall. The maintenance people would never go down the back. Mr. Flint stated it is already a full-service situation with HOA maintaining the yards. Mr. Register noted exhibit A legal description is correct but the exhibit that shows the cloudy area of pipes does not capture all of the pipes in that tract. Ms. Trucco stated this easement is broad enough that it will give the CDD an easement over that entire tract indefinitely.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Permanent Easement Agreement with Storey Creek Homeowners Association, Inc., was approved.

FIFTH ORDER OF BUSINESS**Consideration of Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME)**

Mr. Flint stated this allows us to open an investment account with the local government surplus trust fund which is the investment pool operated by the State Board of Administration.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME), was approved.

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

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Ms. Trucco stated she has been working on the inventory of all of the plats that she has in her file. She noted she has gone through the plats and which tracts are designated to go to the CDD

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or Lennar and its successor. She noted by next month, she will have notes on exactly what has already been transferred and will reach out to Lane on confirmation. She stated she has Phase 1 plat, Phase 2A, Phase 2B, Phase 3B, Phase 4 plat and Phase 5 plat. Mr. Morgan stated they will need 3A plat.

B. Engineer

Mr. Boyd was not present.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register from November 1, 2023 through November 30, 2023 totaling \$47,777.03. The detail is behind the summary. He asked for any questions on the check register? Hearing none.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$47,777.03, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through November 30th. If the Board has any questions, those can be discussed. Mr. Morgan noted \$11,000 is left in the construction fund.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2022 Bonds

Mr. Flint noted there is no action required on this. There is a negative net rebatable arbitrage of \$104,000.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Arbitrage Rebate Calculation Report for the Series 2022 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business or supervisors requests. Mr. Bonin asked for the plan of pumping water for reuse. Mr. Register stated he spoke with Rodney and he would be in support of a reimbursement agreement to construct a pump similar to the temporary, probably two pumps, two separate ponds both tied into the irrigation mainline along the boulevard. In all likelihood it will have to be a complete air gap for that system so there will be other remote areas that are not

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adjacent to that, that will have to remain overuse. He noted the other challenge is the HOA has the athletic amenity and clubhouse so would have to be metered or something like that. Mr. Bonin stressed his concern about getting the boulevard off because of dependability. He asked what needs to happen to get that ball rolling? Mr. Register stated he would talk to Mr. Fogarty and make sure he is in support of a reimbursement agreement for it and then get with Scott Glass who has some familiarity with doing those agreements. Mr. Morgan noted he was unaware of a supply issue of reuse. Mr. Bonin stated they want the ability for the District or the boulevard to just go on pond water from a pump that we can get them to pay for and not rely on water getting cut off.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn 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