

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, March 18, 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
Lane Register	Vice Chairman
Seth Yawn	Assistant Secretary
Rob Bonin <i>by phone</i>	Assistant Secretary
Logan Lantrip	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 Supervisors were present, and one joined via phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint opened the floor to public comments and asked that the comments be kept to a three-minute time limit.

Paul Gajewski came to the meeting as an HOA Board member trying to learn more about the CDD projects and services.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 19, 2024 Meeting

Mr. Flint presented the minutes of the February 19, 2024 Board of Supervisors meeting. He asked for any comments, corrections, or changes. There being none, there was a motion of approval.

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 19, 2024 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Ratification of Request for Transfer of Environmental Resource Permit

Mr. Flint stated that the permit was transferred the perpetual operating and maintenance entity, which is the CDD, and the requested transfer form was signed by Mr. Bonin on behalf of Lennar and he is asking for a ratification of that action. This transfers Phase 3A portion of the ERP to operations. The Board had a couple of legal questions for District Counsel before approving the ratification. It was also requested that the requests be accompanied by a map from the Engineer for the future transfers.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Request for Transfer of Environmental Resources Permit, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Series 2022 Requisition #9

Mr. Flint stated that this is for a requisition totaling \$13,132.47 to pay out the balance of the construction account. The Board discussed the completion of areas and Mr. Flint will make a note for the next agenda to certify the area as complete by resolution.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Series 2022 Requisition #9, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Ms. Trucco stated that they are working on the inventory and no other legal issues have surfaced since the last Board meeting. She will be prepared to present an inventory report at the next meeting which will include every plat included in the CDD file as well as all conveyances.

B. Engineer

The Engineer had no report for the Board and offered to answer any questions. Mr. Register stated that he marked up the map provided to the Board and added that coordination is needed on

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the requisition for assessment area 3 in the construction fund to complete the project and zero out the construction fund.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register to the Board totaling \$71,930.83 and asked for any comments or questions. There being none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$71,930.83, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through January 29, 2024. No action is required on the Board’s part.

D. Field Manager’s Report

Mr. Scheerer gave a summary of the Field Manager’s report to the Board and noted that the playground has been re-mulched and turned out really good with additional touchups to be completed in the coming weeks. Sod replacement is in progress that is coming at no cost to the District. Main entrance sign by the school is complete and looks good. Meters that were listed in the HOA have been transferred to the CDD. He offered to answer any Board questions and the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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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