

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 15, 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	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
Steve Boyd <i>by phone</i>	District Engineer

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 stated they had no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 18, 2024 Meeting

Mr. Flint presented the minutes of the March 18, 2024 Board of Supervisors meeting. He asked for any comments, corrections, or changes. There being no changes, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the March 18, 2024 Meeting, were approved, as presented.

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Storey Creek CDD

FOURTH ORDER OF BUSINESS

Ratification of Final Request for Transfer of Environmental Resource Permit – Phase 4

Mr. Flint stated this was already signed by Lennar and by the District.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Final Request for Transfer of Environmental Resource Permit – Phase 4, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Certifying the Series 2022 (AA2) Project Complete

Ms. Trucco explained that this was a requirement under the bond documents including their Master Trust Indenture and the Supplemental Trust Indenture for the Series 2022 Bonds that the Board pass a resolution certifying that the project that use the bond funds is complete and that the cost of the project exceeded the par amount of the bonds, which was issued in the amount of \$6,170,000 for the Series 2022 bond. There is also a requirement that the CDD’s Engineer also certified that the particular project, in this case the Assessment Area Two project, is complete and that the cost of the project was in excess of the total amount of bonds in the amount of \$6,170,000. She sent this over to the District Engineer for approval and signature on his certificate. She noted that today they were just looking for approval of Resolution 2024-04 subject to the District Engineer’s sign off on the attached certificate.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-04 Certifying the Series 2022 (AA2) Project Complete Subject to the District Engineer’s Sign Off on the Attached Certificate, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials

Ms. Trucco reviewed the memorandum in the agenda packet stating that this was a reminder memorandum that they were giving out to all their Board of Supervisors just on areas of law that apply to government officials/public officials in the State of Florida. She asked that the Board of Supervisors review this memorandum attached in the agenda packet and reach out to her with any questions.

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Storey Creek CDD

B. Engineer

- i. Consideration of Rate Increase**
- ii. Discussion of Pending Plat Conveyances**
- iii. Status of Permit Transfers**

Mr. Boyd presented an update to the rate schedule. He stated they were going through all of their contracts to make sure everybody is up to date with the current rates. The proposed rates for 2024 are attached to the agenda packet for review. There were no questions on the requested rate increase.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Proposed District Engineer Professional Service Rate Increase for 2024, was approved.

C. District Manager's Report

- i. Approval of Check Register**

Mr. Flint presented the check register for March, which totaled \$44,478.13. He asked for any comments or questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$44,478.13, was approved.

- ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. No action is required by the Board, these are for informational purposes only.

D. Field Manager's Report

Mr. Scheerer gave a summary of the Field Manager's Report to the Board. He requested the updated ownership map from the Engineer, Mr. Boyd. He noted that the HOA Manager sent him a couple of photos of the nature park where there were some drawings on the back of the park benches. He stated that he had somebody going out today to see what they can do to clean that up. He also noted that Frank Polly was working on the sod up and down the boulevard. He pointed out that the sod that was installed looks really good. He added that at some point he knew they had to do the walk through, but they were just waiting for them to get through Pleasant Hill Road along Storey Creek Boulevard. He explained that they were going to be having a meeting with Mark to finalize some landscape numbers with him and update some of the areas. They will have updated numbers for landscape services in the budget.

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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 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