

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, May 20, 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 <i>by phone</i>	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
Steve Boyd <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Kathryn Farr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Supervisors were present and two joined via phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated no members of the public were present to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 15, 2024 Meeting

Mr. Flint presented the minutes of the April 15, 2024 Board of Supervisors meeting. He asked for any comments, corrections, or changes. There being no changes, asking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the April 15, 2024 Meeting, were approved.

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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-05
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Flint stated August 19th is recommended for the public hearing. The proposed budget it attached as Exhibit A. They are participating that everything is going to be on the tax roll in FY25. Some carry forward \$22,820 will be used to balance the budget. There is plenty of excess revenue to accommodate that. The per unit assessment amounts are not changing at this point. Mr. Scheerer noted the Boulevard all the way to Pleasant Hill Rd. is included in this budget. Landscaping and irrigation numbers are included based on the property identified on the ownership map.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 19, 2024 at 10:00 AM at the Oasis Club at ChampionsGate was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-06
Approving the Conveyance of Real
Property and Improvements**

Ms. Trucco explained this resolution is related to the requisition that follows the next item in the agenda and will approve conveyance documents related to the requisition for the Series 2024 bonds Assessment Area 3 covering Phases 4 & 6. It approves the conveyance documents that are attached to the resolution which include a Bill of Sale from Lennar to Storey Creek transferring the improvements that are subject to the requisition. Also attached to that is the owner's affidavit which is a contract from Lennar stating there are no encumbrances on the infrastructure improvements that would hinder the ability of the CDD to own and maintain those. There is an agreement regarding taxes. There are no outstanding taxes on the real property under the infrastructure improvements. Certificate of District Engineer confirming that this conveyance is consistent with the development plans for this CDD that the improvements are ready to come to the CDD. She emailed the District Engineer asking him to confirm the location of the improvements so once she hears back from him, the requisition will be signed and these will get conveyed.

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On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-06 Approving the Conveyance of Real Property and Improvements Subject to the District Engineers Final Edits on the Conveyance Documents, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2024 Requisition #1

Mr. Flint stated requisition #1 is for the Series 2024 bonds in the amount of \$4,256,436.64, reimbursement of infrastructure costs in Assessment Area 3. He noted he can execute this and send it to the Trustee.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Series 2024 Requisition #1 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer stated now that all of the ponds are complete and almost ready for pond 7 to be conveyed, they wanted to bring a single agreement back to the Board for aquatic maintenance. This agreement encompasses ponds 1-7 for a maintenance fee of \$2,443 a month. They have been asked to begin June 1st under this new agreement although the other ponds are currently being treated under the old agreement. He will treat all of these and bill for everyone except 7. When 7 is done, they will move right into the maintenance and will receive the invoice for it. It starts June 1, 2024 and expires September 30, 2025 which coincides with the fiscal year for the budget. Mr. Morgan approved Horizons proposal to complete the work on pond 7 so that should be started tomorrow or Wednesday and should be complete by June 1st. Mr. Scheerer will coordinate a walk with Kirkland to make sure he is pleased.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc., was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had no other updates.

B. Engineer

i. Discussion of Pending Plat Conveyances

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ii. Status of Permit Transfers

Mr. Boyd had nothing further to report.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register for April. If there are any questions, they can discuss those otherwise looking for a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of April. If there are any questions, they can discuss those. No action is required by the Board.

iii. Presentation of Number of Registered Voters – 630

Mr. Flint stated there are 630 registered voters in the District. The District was created in 2019. A resolution will be brought to shift the terms to an even numbered year to coincide with the General Election. The soonest the first two seats would transition would be 2026.

D. Field Manager’s Report

Mr. Scheerer presented the Field Manager’s Report to the Board. He noted that he and Mark are scheduling a walk through for the berm on Ham Brown Rd and the pedestrian bridge between pond 1 and 4A pond in Phase 1.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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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