

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, October 21, 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
Rob Bonin	Assistant Secretary
Karly Chambers	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
Michelle Dudley	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Supervisors were present in person constituting a quorum. Mr. Lantrip joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 16
2024 Meeting**

Mr. Flint presented the minutes of the September 16, 2024, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Minutes of the September 16, 2024, Meeting, were approved.

October 21, 2024

Storey Creek CDD

FOURTH ORDER OF BUSINESS**Consideration of Landscape Maintenance Agreement with Frank Polly Sod & Landscape**

Mr. Scheerer presented an agreement with Frank Polly Sod for landscape maintenance. The dollar amount matches what is in the 2025 budget. He offered to answer any questions on the agreement. It is an extension for the entire site. The turnover for Phase 6 parks hasn't been done yet but, on the list, to do. This will be included but prorated. Ms. Trucco noted she will do an addendum for the Frank Polly Sod to tie back the terms of the original agreement to this extension. Mr. Flint noted the Human Trafficking Agreement will need to be put in as well.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Landscape Maintenance Agreement with Frank Polly Sod & Landscape, was approved.

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

Ms. Trucco noted that she heard back from Osceola County on the interlocal agreement between the CDD and the county for irrigation maintenance, landscape maintenance, ability for CDD to take over operation of an entry monument and be part of the construction of that. There are new policies that it will cost \$3,500 to make any amendments to their standard interlocal agreement. Lennar is not interested in proceeding with that at this time.

Mr. Register asked to what extent is the CDD required to enter into an interlocal agreement for any infrastructure that is currently installed? Ms. Trucco noted there is some language in the site development plan that obligates the CDD to maintain the property. She will look into the interlocal agreement. Mr. Register prefers not to enter into any sort of agreement. She asked as far as the entry monument; she has direction to drop the interlocal agreement with the county.

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

Mr. Flint stated there is no engineer's report.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint presented the check register and offered to answer any questions from the Board. The Board had no questions on the check register.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials and asked for any questions. He noted they need to look and see if the 2022 & 2024 projects have been formally closed out for purposes of the bonds.

D. Field Manager’s Report

Mr. Scheerer presented the Field Manager’s Report. He noted they will do the Phase 6 walk this week and get that turned over right away. Mr. Morgan asked for an update on the work on pond 7 so it can be turned over to the CDD. Ms. Dudley noted they are soliciting proposals.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH 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