

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 16, 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
Rob Bonin <i>by phone</i>	Assistant Secretary
Karly Chambers	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco <i>by phone</i>	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three supervisors were present in person and one joined by phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that only the Board and staff were present. Since there were no public comments at this time, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 18, 2024, Meeting

Mr. Flint presented the November 18, 2024, Board of Supervisors meeting minutes and asked for any comments or corrections. The Board had no changes to the minutes, and there was a motion of approval.

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

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Storey Creek CDD

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2023 Audit Report

Mr. Flint stated that the audit was completed. He noted that the management letter started on page 33. He added that it was a clean audit with no findings or recommendations to report.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Acceptance of the Fiscal Year 2023 Audit Report, was approved.

FIFTH ORDER OF BUSINESS

Agreement with Property Appraiser Regarding Data Sharing and Usage

Mr. Flint stated that this is a standard agreement as seen in the past. He offered to answer any questions on the agreement.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Agreement with Property Appraiser Regarding Data Sharing and Usage, was approved.

SIXTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint stated that they needed to bid out the audit. The statutes require an appointed Audit Committee and a designated Chair. Mr. Flint noted that the Board had previously appointed themselves as the Audit Committee. Mr. Morgan stated that he would be the Chair.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee and Adam Morgan as the Chairman, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated that she had heard from Osceola County, and they had asked her for her availability for a call in January to discuss the Interlocal Agreement for Story Creek Blvd. Ms. Trucco indicated that she had responded that she would continue to follow up with them so they could schedule that, and then she would report back to the Board on the subject point forward.

B. Engineer

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

Mr. Flint stated that there was no Engineer's report.

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C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register for November which totaled \$131,370.83 for the General Fund and Board compensation.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, 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 November 30th and asked for any comments or questions on the financial statements. No action is required on this item.

D. Field Manager’s Report

Mr. Scheerer presented the Field Manager’s Report to the Board. He stated that he had received an email from a homeowner concerning an accident on Story Creek Blvd. A vehicle had taken out a pole and three of their trees and had some sod damage. Mr. Scheerer indicated that they were cleaning up the debris from the car and would be trying to get a case number accident report to go after the driver and owner of the vehicle. Mr. Scheerer noted that the resident who sent the email would like to see some additional signage. They would request speed limit signs and some additional pedestrian crosswalk signs. He added they had reached out to the DOT for Osceola County, and they said it was the CDD’s responsibility.

Mr. Morgan added that Story Creek Blvd was not a CDD road. Mr. Scheerer added that Osceola County had approved the Engineers' plans with the crosswalk signage they wanted. Mr. Scheerer noted that he would start tracking down an accident report. Mr. Scheerer pointed out that the responsibility for the roads should fall on the county. Ms. Trucco added that the County had still not accepted all streets. She said that Lennar had multiple bonds. Mr. Scheerer stated that he would be out of the office for Christmas but would have his phone and be available for anything and everything.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

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TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, 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