

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, January 19, 2026 at 10:30 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
Logan Lantrip <i>by phone</i>	Assistant Secretary
Michelle Dudley	Appointed as 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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Ellen Rosette followed up on items from the previous meeting. She asked when the pond rules meeting would be held and what the status of the Magic Tows towing agreement mentioning the location/distance issue. Mr. Scheerer stated they didn't have an update on the towing agreement yet. He explained that both the towing policies and the stormwater pond rules would require a formal public rulemaking hearing. Ms. Trucco stated that they would bring a resolution and draft rules to an upcoming meeting and set the hearing date. Ms. Trucco noted that a 28–29 days' public notice was required, so the hearing was expected around April.

**THIRD ORDER OF BUSINESS**

**Organization Matters**

January 19, 2026

Storey Creek CDD

**A. Acceptance of Resignation of Karly Chambers and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026**

Mr. Flint presented the resignation from Ms. Karly Chambers. He asked for a motion to accept the resignation.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting the Resignation of Karly Chambers, was approved.

Mr. Flint asked if there were any nominations to fill the vacant Board seat.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Appointment of Michelle Dudley to Fulfill the Board Vacancy with a Term Ending November 2026, was approved.

**B. Administration of Oath of Office to Newly Appointed Board Member**

Mr. Flint swore in Ms. Dudley as an officer of the Story Creek CDD. Mr. Flint confirmed that Ms. Dudley was already familiar with CDD responsibilities and rules.

**C. Consideration of Resolution 2026-01 Electing Assistant Secretary**

Mr. Flint presented Resolution 2026-01 electing Assistant Secretary. He noted that approval of this resolution would appoint Ms. Dudley as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2026-01 Electing Michelle Dudley as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 18, 2025, Board of Supervisors Meeting**

Mr. Flint presented the minutes from the August 18, 2025, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 18, 2025, Board of Supervisors Meeting, were approved, as presented.

**FIFTH ORDER OF BUSINESS**

**Ratification of Temporary Access Easement Agreement for 4092 Gooseberry Trail**

January 19, 2026

Storey Creek CDD

Mr. Flint discussed ratifying the Temporary Access Easement Agreement for 4092 Gooseberry Trail. Board discussion ensued about whether the work was finished, and it was clarified that it was not.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Temporary Access Easement Agreement for 4092 Gooseberry Trail, was ratified.

**SIXTH ORDER OF BUSINESS**

**Ratification of Osceola County Property Appraiser Data Sharing and Usage Agreement**

Mr. Flint discussed the terms of the agreement and noted that it is usually 120 days. Management checked the date and confirmed it started on October 15, so there was still some time left.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Osceola County Property Appraiser Data Sharing and Usage Agreement, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco noted that they would be working on resolutions and the draft rules for the next Board meeting.

**B. Engineer**

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Boyd stated that he didn't have anything specific to report.

**C. District Manager's Report**

- i. Approval of Check Registers**
  - 1. August 15, 2025 – October 12, 2025**
  - 2. October 13, 2025 – October 31, 2025**
  - 3. November 1, 2025 – December 31, 2025**

Mr. Flint presented the check registers for August 15, 2025 through October 12, 2025, October 31, 2025 through October 31, 2025, and November 1, 2025 through December 31, 2025.

January 19, 2026

Storey Creek CDD

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. No action was required.

**D. Field Manager’s Report**

Mr. Scheerer reviewed the Field Manager’s Report. He stated that landscaping work had slowed due to the weather, but irrigation repairs were continuing and mulch had been installed. He reported that a trash can by the nature trail parking lot caught fire after a resident reported it, but it was quickly put out and no one was hurt. He noted it may have been caused by fireworks. They were replacing the trash can with an estimated cost of about \$600. He stated the HOA asked about pressure washing the sidewalks along Story Creek Boulevard and other common areas, but the District doesn’t own the roads or sidewalks and doesn’t have budget funds for that work. They planned to reach out to the county and contact Toho about cleaning up the lift station driveway apron. It was clarified that the District maintains landscaping and irrigation in the right-of-way, but not on the sidewalks or roads, though they might consider small sidewalk areas that lead to District amenities like the playground or dog park.

Mr. Scheerer discussed Pond 7 and stated that the underdrain work had been completed. They walked it with the contractor, noted that there were no current complaints, and said mowing could proceed. Mr. Scheerer stated that there was still a drainage/swale area in Phase 3 behind some homes that needed additional cleanup on the west end to ensure runoff flowed properly. The engineering team had flagged the same area. He planned to follow up with the contractor and check both the swale and Pond 7 during his site visit later that day.

**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.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

January 19, 2026

Storey Creek CDD

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