

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, February 16, 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
Michelle Dudley	Vice Chairman
Rob Bonin	Assistant Secretary
Logan Lantrip <i>by phone</i>	Assistant Secretary
Ellen Rosette	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 Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 19,
2026 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the January 19, 2026 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 Ms. Dudley, with all in favor, the Minutes of the January 19, 2026 Board of Supervisors Meeting, were approved, as presented.

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Storey Creek CDD

FOURTH ORDER OF BUSINESS

Discussion of Proposed Rules for District Ponds *(To be continued at a future meeting)*

Mr. Flint stated that staff is working on two main items discussed at previous meetings: establishing a towing agreement for the parking lot and developing policies and procedures for District owned facilities, including the playground, dog park, ponds, and walking trails. These policies may be adopted as official rules, which would make them more enforceable but harder to change.

FIFTH ORDER OF BUSINESS

Discussion of Towing Agreement *(To be continued at a future meeting)*

Mr. Flint stated the group discussed plans to present a draft rule at the next meeting that will cover both towing and amenity policies for District owned facilities, using examples from similar Districts. Once the draft is presented, a rule hearing will be scheduled, which must be set at least 30 days in advance. The hearing is anticipated to occur around the May meeting, aligning with the proposed budget timeline.

Mr. Flint noted the Chair received an e-mail from Lane Register resigning from the Board effective immediately. Mr. Flint asked for a motion to accept the resignation.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Resignation from Lane Register, was accepted.

Mr. Flint asked if there were any nominations to fill the Board vacancy created by Mr. Register’s resignation. The Board nominated Ellen Rosette to serve as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appointing Ellen Rosette as Assistant Secretary, was approved.

Mr. Flint asked the Board to elect officers and appoint a Chairperson, Vice Chairperson, and Assistant Secretaries. Board consensus was to appoint Mr. Morgan as Chairman, Ms. Dudley as Vice Chairperson, and the remaining three Supervisors as Assistant Secretaries.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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Storey Creek CDD

A. Attorney

Ms. Trucco had nothing additional to report.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Boyd stated he had nothing to report.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register and stated it was in the agenda packet. This is for the month of January for the General Fund and Board compensation in the amount of \$124,518.22.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. No action was required. The operating account currently holds \$322,688, with ongoing transfers to the investment account. The State Board investment account balance is \$832,000. Funds collected for debt service assessments are in the operating account and will be transferred, which will lower the operating balance.

D. Field Manager’s Report

Mr. Scheerer reviewed the Field Manager’s Report. He presented that the Storey Creek entry lights on both sides were not working. The issue was reported, but the response for repairs has been slow, so a follow-up was made. Repairs are hoped to be completed by today. He discussed preparing for budgets and mentioned that a section of phase two on Storey Creek Boulevard did not receive a shrub bed as it was not included in the landscape plan. Residents have questioned this, but only street trees are designated for that area. Landscape and irrigation plans will be sent to Ellen as requested. He noted that any landscape replacements needed due to a freeze will be addressed after mid-March, and updates may be considered for the 2027 budget.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, 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