

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, March 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	Assistant Secretary
Ellen Rosette	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. All five members of the Board 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 February 16, 2026 Meeting**

Mr. Flint presented the minutes from the February 16, 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 February 16, 2026 Board of Supervisors Meeting, were approved.
---

March 16, 2026

Storey Creek CDD

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03  
Setting a Public Hearing for the Adoption  
of Rule Chapter II: District Amenity  
Policies**

Mr. Flint stated the Board would be setting a public hearing to consider adoption of the CDD Chapter II: District Amenity Policy and authorizing required legal advertising. He noted there's not a lot of CDD amenities. There is the dog park, a playground, and a trail system and the stormwater pond. It's a basic agreement. One of the issues was the parking and the parking lot associated with the trail system. Section 5 on page 8 addresses the parking and a visual of the parking lot under the definition. It's part of the stormwater tract. He stated he doesn't know if the Board has had an opportunity to review these and go through and comment on them or want to do that at the public hearing after they've had more time. One of the issues they need to fill in is the hours of parking and the park amenities that are intended to be closed dusk to dawn and open dawn to dusk, he noted he assumed the parking would be the same.

Ms. Dudley stated she did look at that and the tow company's contract as it stands right now for the HOA lots is 10:00 p.m. to 7:00 a.m. so she noted it would make sense to keep it. Mr. Flint stated that it would be no overnight parking. He stated that they will fill in the blanks 10:00 p.m. to 7:00 a.m. and noted that the rest of this can be tweaked.

Mr. Flint asked for a motion to approve Resolution 2026-03 to set a public hearing for May 18, 2026.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Setting a Public Hearing for the Adoption of Rule Chapter II: District Amenity Policies for May 18, 2026 at 10:30 AM, at this location was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**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. Flint noted that the Engineer was not present to provide any comments.

March 16, 2026

Storey Creek CDD

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register for the month of February and stated it was in the agenda packet for Board review.

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. He noted they had collected \$822,000. He stated the construction fund was still open and there is \$30,000 in one and \$10,000. He noted at some point those projects need to be complete and close those out.

**D. Field Manager’s Report**

Mr. Scheerer reviewed the Field Manager’s Report. He noted there was mulch in the playground. He was told it was delivered and installed. The entry sign at Story Creek was repaired. He will get out there this week to verify it but he did get an invoice. The small section of Stormwater Phase 3 that Landsea Homes, they could not get anyone out there to clear that last 30ft. He noted he has Frank Polasa going to take care of that. He stated he has a price of about \$1,500 from Frank Polasa to go ahead and excavate it. Everything will then be done. He stated they will be doing cutbacks of plant material and see what’s working and not working. They are working on the 2027 budget. He noted he did get a price to add that landscape buffer along the fence line that they were requesting on Story Creek Boulevard. He noted he’s not sure how feasible pathway lighting would be for all those paths. Solar would be extremely expensive and would not help with vandalism.

**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.

March 16, 2026

Storey Creek CDD

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the meeting was adjourned.

DocuSigned by:  
*George Flint*  
B61B5DF431644AD...

---

Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
D8F17F6DF603436...

---

Chairman/Vice Chairman