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, April 20, 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 *by phone*	Assistant Secretary
Ellen Rosette	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd *by phone*	District Engineer
Alan Scheerer	Field Manager
Karly Chambers	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Four members of the Board were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Paul Gajewski expressed appreciation for the recent lake and trail maintenance and acknowledged the community's good condition. He raised two safety concerns: crosswalk signs on Story Creek Boulevard are obstructed by trees, creating safety risks and near misses for pedestrians. He proposed working with the county to trim trees or relocate signs and offered to provide photographic evidence. He reported recurring sidewalk flooding, particularly as the rainy season approaches, which forces pedestrians into the street and poses danger. He shared that county inspection found sidewalks were properly constructed but recommended area regrading. He provided photos and highlighted two major locations needing attention. He asked about protocols for dealing with fire ant mounds, noting they are often mowed around rather than treated, and questioned why they're not addressed. He inquired about when Lennar would turn over streets and sidewalks to the county, noting that the official transfer has not yet occurred. He expressed frustration about the lack of clarity and the impact on planning and enforcement, including concerns about law enforcement jurisdiction and public services. He thanked George and others for their efforts and expressed hope for resolution and acknowledged the difficulties faced by residents who lack information about the process.

Mr. Lantrip clarified that the County is holding maintenance bonds due to ongoing punch list items. He described repeated inspections and requests from the county over several years, delaying final acceptance of roads and sidewalks. He stated that Rebecca, Rob, and himself are working to fulfill county requirements for acceptance and bond release and emphasized persistent efforts to resolve these issues. He mentioned working on specific asphalt and storm drainage issues, expecting resolution soon. He stated that the process depends on the county's approval.

A Board Member confirmed responsibility for maintaining everything in the right-of-way along Story Creek Boulevard, including tree trimming for safety. He added that they could trim, remove, and relocate trees or signs if necessary. He clarified that the city owns the signs and roads, but maintenance is handled by their group. He also answered questions about fire ant treatment, stating that treatments are performed as needed and there is no blanket contract coverage. He explained that mowers do not carry ant bait, so mounds are mowed around rather than treated. He noted the existence of a speed trailer but clarified its location and the need for adjustment.

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 16, 2026 Meeting**

Mr. Flint presented the minutes from the March 16, 2026 Board of Supervisors meeting and asked for any comments or corrections. Ms. Rosette stated she had some corrections to the meeting minutes in the fourth order of business. She noted that it was Ms. Rosette, not Ms. Dudley, who reviewed the tow company's contract. She also noted in the Field Manager's report the spelling of "Polasa" should be Frank Palasa.

> On MOTION by Ms. Dudley, seconded by Mr. Morgan, with all in favor, the Minutes of the March 16, 2026 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco had nothing additional to report.

B. Engineer

i. Consideration of Rate Adjustment for 2026

Mr. Flint noted Mr. Boyd submitted a letter asking the Board to review and possibly change the rates and charges in their agreement. The Board was invited to ask any questions about this request.

Mr. Flint noted that the current fees were not available at the meeting. He offered to provide the existing fee information if the matter was deferred to the next meeting, which is scheduled for May, unless Mr. Boyd already has the details.

Mr. Boyd stated he didn't have that with him, but he could provide it. He stated this is the annual rate increase being presented to all the CDDs they serve, which is based on higher salaries. Mr. Flint stated the Board would defer this item and he would e-mail the existing rates between now and the next meeting.

ii. Discussion of Pending Plat Conveyances

iii. Status of Permit Transfers

iv. 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 for the month of March 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.

D. Field Manager's Report

Mr. Scheerer reported several updates during the meeting. The playground mulch topping project was successfully completed and looks great. Minor irrigation repairs were addressed, and graffiti at the playground was removed and touched up. The community has also undergone street tree replacements, with three or four trees already replaced, and a budget line will be added if more replacements are needed due to dying or damaged trees in front of single-family homes. Budget planning is underway, and the addition of a viburnum hedge along the Story Creek Boulevard fence line was mentioned. He asked for any further suggestions to be sent by email or text before the next meeting. All landscape and aquatic cost updates are complete, and the focus will be on comparing the budget to actuals moving forward. Requests outside of speed tables are open until more information is available.

Ms. Rosette mentioned that during community litter pickups, advertising signs are regularly collected. These signs have appeared multiple times recently and she noted that upon returning to the community they often find the signs already removed thanks to Frank Palasa's efforts.

Mr. Scheerer explained that they collaborate with landscape vendors to remove advertising signs, except for those related to church services, school events, or elections. Vendors have been asked to take down signs for services like pressure washing.

FIFTH ORDER OF BUSINESS Other Business

Ms. Rosette discussed preparations for next month's meeting, where the group will review the policy statement. She mentioned seeing two announcements in the Sentinel newspaper over recent weekends and raises a question about differences between the two, specifically regarding the appeals process. She asked for clarification about why the second announcement varied from the first.

The Board had a discussion confirming that the forms in question adhere to statutory requirements, though there may be minor differences between them. Mr. Flint discussed the necessity of running two public notices and explained how these documents are typically made available to the public either through meeting agendas or upon request, with final versions posted online after adoption. Staff discussed how upcoming meetings and public hearings are announced and publicized within the community. The agenda for the meeting will include these items, with the hearing also being listed when it is set. There was concern about ensuring residents are informed beyond just the meeting announcement. Publicity practices vary by community, especially if the topic is controversial, such as towing policies. Generally, legal requirements are met and any additional outreach is handled on a case-by-case basis. Suggestions included using

HOA communication channels, like email blasts or bulletin boards, to further inform residents if the HOA is willing to assist. Mr. Flint stated that the proposed rules will be placed on the website on a separate link.

SIXTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint asked for a motion to adjourn 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