

MINUTES OF MEETING  
STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Friday, August 22, 2019 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin  
Susan Kane  
Lane Register  
Ben Kraljev

Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Andrew d'Adesky  
Alan Scheerer

District Manager  
District Counsel  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 10, 2019 Meeting**

Mr. Flint: We have the minutes from the May 10, 2019 meeting. Does the Board have any additions, deletions, or corrections? If not, we need a motion to approve.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Minutes of the May 10, 2019 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2018 Audit**

Mr. Flint: Grau & Associates prepared the audit as the Independent Auditor. It was already transmitted with the State to meet the June 30<sup>th</sup> deadline. We are asking the Board to

accept the audit and ratify its transmittal. It is a clean audit with no findings. If there were any findings, it would be reflected on Page 27, which is the Report to Management. You can see that there are no current or prior year findings or recommendations and we complied with the provisions of the Auditor General, so it's a clean audit. If there are any questions we can discuss those. If not, I would ask for a motion to accept the audit.

On MOTION by Mr. Bonin seconded by Mr. Kraljev accepting the Fiscal Year 2018 Audit Report and Ratifying Staff's Actions of Transmitting it to the State of Florida were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-08 Finalizing the Special Assessments Securing the District's Series 2019 Special Assessment Bonds**

Mr. Flint: Next is a resolution finalizing the special assessment securing the District's 2019 bonds. The District issued the Series 2019 bonds. I think this is the first meeting since we closed on the bonds.

Mr. d'Adesky: Correct.

Mr. Flint: This resolution basically documents the final terms of the Series 2019 bonds that were issued. The final versions of the Engineer's Report and Assessment Methodology are both attached and finalizes the assessments associated with it. Is there anything else on that?

Mr. d'Adesky: No, it's pretty standard. We are required to adopt it with our other resolutions and the bond documents.

Mr. Flint: The par amount was \$3.995 million. The average interest rate was 4.3%. It had a 50% maximum annual debt service reserve requirement and capitalized interest (CI) through June 15, 2019. We kept debt service assessments consistent with the other debt service assessments that were in Storey Park. We need a motion to approve the resolution.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor Resolution 2019-08 Finalizing the Special Assessments Securing the District's Series 2019 Special Assessment Bonds was adopted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Turnover of Landscape Tracts OS1, OS2 and OS3 to the Storey Park CDD**

Mr. Flint: Andrew, do you want to handle this matter?

Mr. d'Adesky: I'll introduce the issue broadly. Obviously, some tracts need to be maintained. There is no issue in maintaining them, but I wanted to get some background on what is going on. Because the plat included for the benefit and dedication to the public, the Property Appraiser treated that as a conveyance to the city. So, all of those tracts show up as City of Orlando tracts within CDD tracts, even though they say, "To be maintained and owned by the CDD." There is no issue for us to maintain them right now. That's perfectly fine and permissible. Even if it is technically owned by the city, it still has that owned and maintained by the CDD. I have no issue with that. We are working with the city right now to get the conveyance of these tracts as well as other tracts, pretty much all of Parcel L, officially quit claimed over to us so they release their interest. I'm working with the City Attorney's office and I hope to resolve that in the next month or so.

Mr. Bonin: Do they really have an interest?

Mr. d'Adesky: They technically do. It is an interest.

Mr. Bonin: Is it dedicated to the public?

Mr. d'Adesky: That language is not used on a plat. That is why we typically review plats to keep that out of there. Because they will turn it right over to the city or county right away. Its created problems in the past with other jurisdictions that are less amenable. Luckily the city is pretty amenable.

Mr. Kraljev: Is there anything to fix here?

Mr. d'Adesky: We need them to quit claim their interest. It's not an issue for mowing, but let's say that we started to build stuff and an issue might come up. I just want to get that resolved now and nip it in the bud early in the process. That's why if there's ever a plat, make sure that we see it.

Mr. Kraljev: We tested it when we pulled permits for some activities. Mark is aware of it and he had conversations with the Property Appraiser's office. I don't know if you're coordinated through him so we tested it. We were able to get our permit and it was not an issue.

Mr. d'Adesky: I'll link up with Mark. I just want to get that ready.

Mr. Kraljev: Sure. It has been addressed internally.

Mr. d'Adesky: You guys noticed it?

Mr. Kraljev: Yes.

Mr. d'Adesky: Okay, great.

Mr. Scheerer: It's included in your agenda package. Just to give some history on that, Ben, myself, Down to Earth and the install contractor met onsite. We walked the OS1, OS2 and OS3 tracts that we are looking to get turned over to the District and came up with a punch list of items. There are still a few things that are outstanding that the install contractor is working on, but we feel confident that we will be ready to start maintaining this on September 1<sup>st</sup>. The only thing we may be waiting on are the irrigation clocks.

Mr. Kraljev: Correct.

Mr. Scheerer: Right now, they are all off of battery ops. So, it's already being maintained and we are just looking to get this on the CDD's annual landscape contract.

Mr. Flint: In your agenda package are proposals from Down to Earth to take over all three of those tracts. We are talking effective September 1<sup>st</sup>.

Mr. Scheerer: There are maps. If you don't have one, I have an extra copy.

Mr. Kraljev: There are other parts to come, but these are the ones where residents are living. I think there are two more. You have two mews and then a smaller park upfront.

Mr. Bonin: These are called mews?

Mr. Kraljev: Yes sir. That's what we refer to them as. It refers to stables or multiple barns.

Mr. Flint: Are there any questions on the proposals? If not, we need a motion to approve them.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor the Turnover of Landscape Tracts OS1, OS2 and OS3 to the Storey Park CDD was approved.

*Mr. Register joined the meeting.*

**SEVENTH ORDER OF BUSINESS**

**Consideration of Amendment to Engagement Letter with Latham, Shuker, Eden & Beaudine**

Mr. d'Adesky: This is the same letter we entered into with all of our other Districts. This one is just taking a little longer because we haven't had a meeting, but it's our 5% inflationary interest to our rates.

Mr. Flint: Its less than that. It's a \$5 increase.

Mr. d'Adesky: \$5 not 5%.

Mr. Flint: A \$5 increase on the hourly rate for attorney/shareholders and a \$5 hourly rate increase for attorney/non-shareholders. Are there any questions on the amended engagement letter? If not, we need a motion to approve it.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor the Amendment to Engagement Letter with Latham, Shuker, Eden & Beaudine was approved.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint: Next is the public hearing for the adoption of the Fiscal Year 2020 budget. You previously approved a Proposed Budget and set the public hearing for today. There are two resolutions, the first resolution adopts the budget and the second resolution imposes the assessments associated with it. At this time, we will open the public hearing.

**A. Consideration of Resolution 2019-09 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations**

Mr. Flint: Resolution 2019-09 adopts the Fiscal Year 2020 Budget. Attached to it is Exhibit A, which includes the budget in substantially the same form as the Board saw in May when you approved the Proposed Budget. It anticipates that per unit assessment amounts would remain the same. The split between on-roll and off-roll has been adjusted based on what's been platted since last fiscal year, but it follows the same methodology for how those are allocated. We have taken into account what we believe is going to be coming on in the coming year.

Mr. Scheerer: Yes, that's correct. I worked with Ben closely and he gave us all the landscape plans. Down to Earth provided us a larger number for landscaping. That's why you see the increase.

Mr. Flint: Its anticipated that there will be additional lake, landscape maintenance and street lights and all of the other areas that are impacted by the additional phases.

Mr. Scheerer: Correct.

Ms. Kane: Are you going to include the ADA compliance?

Mr. Flint: That's going to be paid out of this year's budget. It wasn't anticipated when this budget was originally adopted; although, we have taken the projections for the final two months into account for the current year.

Mr. d’Adesky: We will do a budget amendment before the end of the year to accommodate for that.

Mr. Flint: We won’t need to because the total bottom line doesn’t exceed the budget. So that line item will be over, but the total budget will not be over. You see the \$2,700 in there.

Mr. d’Adesky: Its required. Frankly George and GMS have come up with the cheapest solution of all the management companies.

Mr. Register: Good job.

Mr. Flint: I appreciate that. Are there any questions on the budget or the resolution? If not, we need a motion. I will note that no members of the public are present to provide comment so we will bring it back to the Board for consideration of Resolution 2019-09.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor Resolution 2019-09 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations was adopted.

**B. Consideration of Resolution 2019-10 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: Resolution 2019-10 imposing the assessments associated with the budget that was just adopted. That budget is attached as Exhibit A and the Assessment Roll is Exhibit B, which lists all of the properties and the per unit assessment amounts that are reflected in the budget. Are there any questions on the assessment resolution? Hearing none, we need a motion to adopt it.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor Resolution 2019-10 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Flint: At this time, we will close the public hearing.

**NINTH ORDER OF BUSINESS**

**Ratification of Series 2015 Requisition #7 and Series 2018 Requisition #3**

Mr. Flint: Next, we have Requisition #7 from the Series 2015 bonds and Requisition #3 from the Series 2018 bonds. Requisition #7 is a reimbursement to Lennar for \$2,643.84. I believe that it zeros out the construction account for the Series 2015 bonds. Then you have Requisition #3 for the Series 2018 bonds, which is \$109,419.03 to acquire certain improvements from

Lennar. It also zeros out that construction account. Are there any questions on the requisitions? If not, we need a motion to ratify them.

Mr. Register: Is Christina on the phone?

Mr. Scheerer: No.

Mr. Register: Okay, forget about it.

Mr. Flint: She signed both of them.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor Requisition #7 for Series 2015 and Requisition #3 for Series 2018 were ratified.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-11  
Setting Public Hearing for the  
Establishment of Rules and Policies  
Related to Parking on District Property  
and Towing of Improperly Parked  
Vehicles on District Property**

Mr. Flint: All of the roads except for maybe the thoroughfare, are CDD roads. We've had parking problems and a number of complaints from residents. As a result, we are in the process of making sure our signage is upgraded and in place to be able to enforce. The District has the ability to adopt a Towing Policy, which would allow the District, in cases where people have violated that policy, to tow their vehicle. It's going to be very difficult to get the City of Orlando to enforce parking. In Randall Park, the CDD owns the roads and we can't even get them to enforce it on roads they own. So, getting them to enforce on CDD roads, although legally they are the entity that has the power to write tickets, is difficult. So, this is another tool that we have.

Mr. d'Adesky: They changed the statutes a couple of years ago to allow it because it's such a problem.

Mr. Bonin: We are not really doing anything.

Mr. d'Adesky: We can start telling people. That's going to get them out of the road.

Mr. Flint: Depending on how we write the policy, you can issue stickers. We have another community where they get one warning and then they are towed.

Mr. Scheerer: Yes.

Mr. Flint: We have cars that are parked in the wrong direction and cars parked across from each other where emergency vehicles can't get through. We also have cars parked in alleyways where there is no parking. So, they would get a sticker on their car and get one

warning. Depending on how the policy was drafted, they could get one warning and then with the second one, they would actually be towed.

Mr. Kraljev: But the city is not the enforcer.

Mr. Flint: No, the CDD would be the enforcer.

Mr. Kraljev: If the CDD doesn't enforce it, it won't get enforced.

Mr. Flint: Right.

Mr. Register: Do we have any expenses?

Mr. Flint: No. The people whose cars are towed, have to get their car out.

Mr. d'Adesky: Other than signage and having an agreement with the tow company.

Mr. Flint: We don't pay them. We had conversations with the HOA and they have onsite security. So, my thought would be that the CDD contract with the HOA to authorize them to enforce the Towing Policy.

Mr. Kraljev: Now that the clubhouse is open, we have onsite staff seven days a week which helps.

Mr. Flint: We don't have staff out there and don't have the staff to enforce the Towing Policy because we don't own the amenities. If we own the amenities, I think it would be different. In this case, the HOA has people there that we can do a formal agreement with.

Mr. Kraljev: It's a benefit to both.

Mr. Flint: Part of the process is having this rule hearing. It has to be advertised 29 and 28 days before the hearing. We would need to engage a towing company and need to enter into an agreement with the HOA. I think those are the three things that we need to do. When we advertise the hearing, we need to have the map. So, I think the top priority is getting the map updated while we are waiting for the public hearing and getting the signage in place.

Mr. Register: Do we think people will show up at the public hearing?

Mr. Flint: I don't know. They probably won't know about it unless they are looking in the legal section of the newspaper. So, we need to talk about a hearing date. What about the September meeting?

Mr. d'Adesky: It's too early.

Mr. Flint: I think we have to schedule it for October 24<sup>th</sup>. That would give us time to get the map done and get the signs in place along with the agreement with the HOA. Is the Board okay with holding the public hearing on October 24<sup>th</sup> at 4:00 p.m. in this location?



Mr. Bonin: Yes.

Mr. Flint: So we need a motion to adopt Resolution 2019-11 with that date and time.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor, Resolution 2019-11 Setting the Public Hearing for the Establishment of Rules and Policies Related to Parking on District Property and Towing of Improperly Parked Vehicles on District Property for October 24, 2019, at 4:00 p.m., at this location was adopted.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Pond Signage**

Mr. Scheerer: There were some complaints about people cutting through the ponds and fishing in the ponds. We were just asked to gauge the Board's consideration of possibly putting up some "No Trespassing" signs along the edge of the ponds within the District. We had some residents concerned about that.

Mr. Kraljev: What do you see in other communities?

Mr. Scheerer: We see that in other CDDs. Remington has signage on their ponds. This is what the Board requested. We have standard "No Trespassing" signs in other Districts.

Mr. Flint: We normally put them on access points.

Mr. Scheerer: Yes, usually wherever the easements are between the homes to get to the back of the pond. We will place one there. It was just a request. I told Donna, who unfortunately is not doing well, that I would add it to the next agenda.

Mr. Kraljev: Have you ever seen anyone fishing in our ponds?

Mr. Scheerer: I personally have only seen one person fishing and that's on the pond that we mowed by the school.

Mr. Kraljev: So you have never seen anybody?

Mr. Scheerer: I've never seen anybody interior. We don't have to do anything with it.

Mr. Kraljev: Rob, have you run into this in your other communities?

Mr. Bonin: What?

Mr. Kraljev: Fishing.

Mr. Bonin: Not really.

Mr. Kraljev: I just don't like a lot of signage. If we had a problem or started to have a problem, I could see it.

Mr. d'Adesky: If it's a known problem. The other issue is you have to do it uniformly.

Ms. Kane: Then there are signs everywhere.

Mr. Kraljev: Did you mention that some residents brought it up?

Mr. Scheerer: Yes. They brought it up to Donna when she was actively the HOA Manager. I talked to her frequently, up until her illness. We haven't met in the last couple of months, so this has been a standing item per my conversations with Donna that she had some concerns. Personally, I haven't heard anything lately.

Mr. Kraljev: I suggest we talk to Guillermo who replaced Donna and have him keep an eye on it. If it becomes problematic, then we can address it, but that would be my recommendation.

Mr. Flint: That sounds like a good one.

Mr. Scheerer: It's a good one

Mr. Kraljev: Thank you.

## **TWELFTH ORDER OF BUSINESS**

### **Consideration of Proposal from VGlobalTech to Provide Website Compliance Services - Added**

Mr. Flint: This is a proposal from VGlobal Tech to provide ADA website compliance services. For those of you who were on other Boards, you have already seen this. This is to bring the District's website into compliance with ADA as a result of some recent litigation throughout the state with cities, counties and Special Districts. There is a one-time fee of \$2,375. In the budget you just adopted, we anticipated this cost in the current year. We would've done this sooner, but the Board hasn't met since May. So, we are bringing this forward to you now. This is the most cost-effective approach we have seen. The District's website is a compliance website. It's not flashy. We negotiated three different levels; small, medium and large and this is a small website conversion and would be the least expensive.

Mr. Register: Who actually does the audits?

Mr. Flint: There are two ways to do it. There are a few different software programs that you basically run the website through. There are also human audits where they partner with a non-profit that's geared towards visually impaired people. They actually have websites for people that are blind. This proposal does not include the auditing portion of it. It only includes the conversion of the website. If we need to do the auditing piece, we will be bringing that back to you.

Mr. Register: Okay.

Mr. Flint: We are doing it in phases because you don't know whether there might be a new case law out there or the ADA will be amended. I don't want to get too far down the road with the other steps.

Mr. d'Adesky: We just want to keep our website minimal. Just what we are required to put up.

Mr. Flint: If it's up to us, we would shut it down, but the statutes require you to have a website. They also specify what you have to have on there. It's a pretty lengthy list of documents so you don't have an option in that regard.

Mr. d'Adesky: Fortunately, we can take some down after two years like agendas.

Mr. Flint: Right. Are there any questions? If not, we need a motion to approve the agreement.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the VGlobal Tech Proposal for ADA Website Compliance Services in a one-time amount of \$2,375 was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Is there anything else, Andrew?

Mr. d'Adesky: We are working on one thing that I circulated an email about. We received the unofficial hearing date for September 16<sup>th</sup> for the litigation. That's good news.

**B. Engineer**

Mr. Flint: Christy is not present.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the Check Register in your agenda package for the General Fund for May 3, 2019 through August 16, 2019 totaling \$124,479.31. Are there any questions? If not, I would ask for a motion for approval.

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the Check Register as stated above was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the Unaudited Financial Statements through July 31, 2019. If you have any questions we can discuss those, otherwise, no action is required. Our expenses on a pro-rated basis, compared to actual are \$410,000 against the pro-rated budget of \$425,000. Revenues were slightly under, but that is because we have a Developer Funding Agreement that only kicks in if we need the money. So, we have positive cashflow. You can see on the Balance Sheet that the District has \$216,841 in its operating account.

**iii. Approval of Fiscal Year 2020 Meeting Schedule**

Mr. Flint: Each year, you have to approve an annual meeting schedule. Its typically been the Fourth Thursday of each month at this location, with the exception of November and December because those typically conflict with Thanksgiving and Christmas. If there's no business, we can cancel the meetings, but we have the option of meeting every month, if need be. If the Board is alright with the meeting schedule, we need a motion for its approval.

On MOTION by Mr. Bonin seconded by Mr. Register with all in favor the Fiscal Year 2020 meeting schedule was approved.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Flint: Are there any Supervisor requests?

Mr. Kraljev: I want to talk about the utility, but I don't know if that needs to be at this meeting.

Mr. Flint: We can talk afterwards if you want.

Mr. d'Adesky: Is there any word on the timing for the expansion across the street?

Mr. Register: Yes. We had city approval the Monday before last. We are under contract and are closing in January. So, we are full force ahead.

Mr. Flint: How many units?

Mr. Register: 570. There will be three phases.

Mr. Flint: Is it contemplated that you would form a new one versus annexing it? You probably need to think about that.

Mr. Bonin: Is that more of a function of age?

Mr. d'Adesky: Age and control. You already triggered that.

Mr. Flint: We triggered the 250, so two seats next year are going to transition to General Election.

Mr. Register: Our goal is, the day after we close, to hold our pre-construction meeting and have all of our engineering documents completed and ready for permitting between January and February.

Mr. d'Adesky: You want to get that moving.

Mr. Flint: You should start thinking about that. If there is no further business, we need a motion to adjourn.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Register seconded by Mr. Bonin with all in favor the meeting was adjourned.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman