

MINUTES OF MEETING  
STOREY DRIVE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, November 4, 2021 at 9:30 a.m. at the Offices of GMS-CF, 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Josh Jochims	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

Jill Burns	District Manager
Kristen Trucco	District Counsel
Phillip Gildan	Greenberg Traurig
Darin Lockwood	Poulos & Bennett

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum. Ms. Burns stated that Mr. Jochims was sworn in prior to the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns: There are no members of the public present at this time and there are no members of the public present via the phone line.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 2, 2021 Board of Supervisors Meeting**

Ms. Burns: Does anyone have any questions, comments, corrections to the minutes?

Mr. Morgan: They look good, I make a motion to accept them.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the September 2, 2021 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01  
Approving the Dedications in the  
Proposed Storey Drive Plat**

Ms. Burns: Kristen also circulated the Temporary Easement Agreement.

Ms. Trucco: The Temporary Access Easement Agreement was circulated by GMS yesterday, but I have hard copies if anyone wants to review it. This resolution is approving dedications of the plat. The plat attached to the resolution has certain dedications and tracts that go to the CDD. These dedications were contemplated in part of the original development plans for the District and are consistent with the initial bond documents for the District in the Engineer’s Report detailing the future project that would be built using the bond funds. This is fairly standard that a city would require the CDD to approve and consent the dedications of tracts that are going to the CDD. You can see there is a copy of the letter of consent on the actual phase of the plat and you can also see exactly which tracts are going to go to the CDD. Our office and the District engineer have reviewed the plat and we find it to be consistent with the original development plans. Our recommendation would be to approve the dedications in the plat, the letter of consent, and the temporary access easement that is related to them.

Mr. Morgan: Why is this a temporary access easement and not a permanent access easement?

Ms. Trucco: My understanding is that it is just until that lot is platted.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-01 Approving the Dedications in the Proposed Storey Drive Plat and the Temporary Easement Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Appointment of Audit Committee and  
Chair**

Ms. Burns: We have the Audit Committee meeting that is immediately following this Board of Supervisors meeting. Would the Board like to appoint themselves as the Audit Committee and Adam is the Chairman of the Board, so he could be the Chairman on the Audit Committee as well?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Appointment of the Board as the Audit Committee and Mr. Morgan as Chairman, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**a. Presentation of Memorandum Regarding New Statutory Requirement**

Ms. Trucco: My only report today is regarding this memorandum that is included in your agenda packet. Excuse my voice, I am getting over a cold. This is regarding a new law that became effective July 1<sup>st</sup>. It requires all cities, counties, and special Districts, which the CDD qualifies as a special District to prepare a 20-year protectory needs analysis report that details information about the stormwater and wastewater systems. The criteria needed to be included in the report is on page 2 of the memorandum. We have spoken to a few different engineers and they have indicated that they have several of these items already. Our recommendation is that the District Engineer work in conjunction with GMS to come up with a cost estimate proposal to bring back to this Board for formal approval. The deadline to submit the report to the county is June 30. We are well ahead of the deadline, but we are hoping to have the cost estimate proposal from the District Engineer within the next month or two just in case the District Engineer feels that they can't prepare something required in the report so that we have time to get a vendor, etc. and then properly budget for this additional expense the District will incur.

Mr. Morgan: So this is a short summary report that we have to submit that says how we are going to maintain the stormwater system over a 20-year period? It is not short though. It is pretty extensive.

Ms. Trucco: Right. It is pretty extensive. The current projected service area for both systems, current and projected costs providing those, estimated remaining life, 5-year history of contributions, etc. There are lots of different criteria. It needs to be updated every 5 years.

Ms. Burns: I anticipate that the first report will be the most extensive and the updates would be less. I think the template will be the same for a lot of Districts.

Mr. Lockwood: This is Darin Lockwood with Poulos & Bennett, we do many CDDs and we are on top of it. We have already started on proposals and we would be glad to submit one for you. We are on top of this. We know what we have to do to get it in before the legislature's deadline.

Mr. Morgan: Thanks, Darin. What do we need to do next?

Ms. Trucco: You would direct Poulos & Bennett to work on that proposal and get it back to you all.

Ms. Burns: I think we just take that as staff direction and we do not need a motion.

Ms. Trucco: Thanks, Jill. That is it for me unless anyone has questions.

Mr. Lockwood: I can have that to you by our next meeting.

**B. Engineer**

Ms. Burns: Darin, do you have anything to report to the Board or anything additional to add?

Mr. Lockwood: Not at this time. Everything is going well. Construction is moving along and we have a lot of permits. We finally got one last one from the Army Corp that is just a formality. Every aspect of the project is under construction.

Ms. Burns: Alright, any questions for Darin? Hearing none,

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Ms. Burns: I just have a few items. The first is the financial reports through September 30<sup>th</sup>. These are the year-end Fiscal Year 2021 financials. There is no action necessary from the Board. If anyone has any questions, I would be happy to answer them. These are for informational purposes only.

**ii. Ratification of Funding Requests #7 and FY22 Funding Request #1**

Ms. Burns: These have already been approved and just need to be ratified by the Board.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Funding Request #7 and Fiscal Year 2022 Funding Request #1, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, the next item followed.

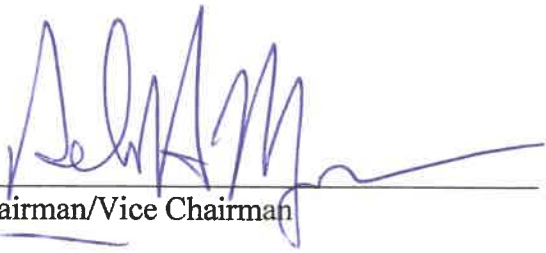
**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman