

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, December 2, 2021 at 10:00 a.m. at the Offices of GMS-CF, 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Daniel La Rosa	Vice Chairman
Ashley Baksh	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Darin Lockwood	District Engineer by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public present at this time to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 4, 2021 Board of Supervisors Meeting**

Mr. Flint: 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 November 4, 2021 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of #1**

**Ranked Firm to Provide Auditing Services for the Fiscal Year 2021**

Mr. Flint: The Board sat as the Audit Committee and met just prior to the Board meeting. You ranked DiBarteolomeo, McBee, Hartley & Barnes, P.A. as #1 and Grau and Associates as #2. Is there a motion to accept the Audit Committee’s rankings?

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Audit Committee Recommendation and Selection of #1 Ranked Firm, DiBarteolomeo, McBee, Hartley & Barnes, P.A., to Provide Auditing Services for the Fiscal Year 2021, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: This item is just a general ongoing item that we place on all of the agendas to bring up and remind everybody about any potential plats or conveyances. Are there any that we are aware of related to Storey Drive that need Board action or discussion?

Mr. La Rosa: That plat recorded last week, either last week or the week before that.

Mr. Flint: As I recall, we reviewed that and the CDD provided comments to it. We probably need to start thinking about when we want to issue bonds.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Anything Kristen?

Ms. Trucco: No, we are in pretty good shape. We have the first draft of our issuer documents out for the upcoming bond issuance. Those have been distributed to the working group. We haven’t gotten any comments so that is great. We have also sent comments on all of the bond documents, the indenture, and the CDA, so we are ready to go as soon as we get the signature from the underwriter to proceed with the bond issuance. Otherwise, no legal updates from us.

Mr. Morgan: Very good.

**B. Engineer**

**i. Proposal for Amendment 12 – 20 Analysis – Added**

Mr. Flint: We added an item previously on the agenda. The Board had a copy of a memo from Jan and Kristen’s office regarding house bill 52. There is new legislation that requires all government entities that own and operate stormwater systems to prepare a 20-year review and plan. That has to be filed by the end of June of 2022. We had asked the District Engineer to prepare

a proposal to provide the report required under that new legislation. We did get this yesterday. Darin is on the phone. My suggestion at this point is, because we have until June to get the report done, I think we probably want to take more time to review this proposal. I don't know that I would recommend the Board take any action on that proposal at this point. You can add this back onto the January agenda and still have plenty of time to do the report.

Mr. Morgan: That sounds perfect.

Mr. Flint: This is a new requirement that is hitting all government; cities, counties, CDDs, and other special Districts. This is really the first proposal I have received from an engineer out of many of the Districts that we manage so we are trying to get a feel and I think the engineers are trying to still get their arms around what the requirement is for this new report. I would like to recommend we defer this to at least your January meeting.

Mr. Morgan: Sounds good.

Mr. Flint: Darin, did you want to present anything or make any comments on your proposal?

Mr. Lockwood: No, not at all. You hit the nail on the head. We have been cranking these things out left and right. All of these requirements are coming up all at one time so we are scrambling to piece together pond sizes and things of that nature. This is a learning curve.

Mr. Flint: This is a prime example of legislature adopting new reporting requirements and no one really understanding what the impact is to the individual government entity. Their proposal is \$15,000 plus \$5,000 for meetings and coordination and then \$1,000 for reimbursable. The meetings and reimbursables would be our estimates. That is a significant expense on a brand new CDD that hasn't even at this point completed construction of the stormwater system. We will bring this back again for discussion in January.

Mr. Lockwood: Thank you.

### **C. District Manager's Report**

#### **i. Balance Sheet and Income Statement**

Mr. Flint: You have the balance sheet and income statement in your agenda. These are unaudited. They are for the first month of Fiscal Year 2022. They go through the end of October. There is no action required on these financials but if the Board had any questions, we can discuss those. Hearing no questions.

**ii. Ratification of Funding Request #2**

Mr. Flint: We have ratification of funding request #2 dated November 24<sup>th</sup>. The total is \$4,286.96. Are there any questions on funding request #2? If not, I'd ask for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Request #2, was 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**

Mr. Flint adjourned the meeting.

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman