

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, April 7, 2022 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
Ashley Baksh	Assistant Secretary
Brent Kewley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Darin Lockwood <i>by phone</i>	Poulos & Bennett

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We don't have any members of the public here to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 3, 2022 Meeting**

Mr. Flint: You have the February 3, 2022 Board meeting minutes. Does the Board have any comments or corrections to either set of minutes?

Mr. Morgan: They look good.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the February 3, 2022 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services**

Mr. Flint: The District bid out the auditing services in accordance with the statutes and selected this firm. We've executed the agreement with them in order to get the services to move forward but are asking the Board to ratify my action in signing.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services, was ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03  
Approving the Proposed Fiscal Year 2023  
Budget and Setting a Public Hearing**

Mr. Flint: Each year the Board is required to approved what is called a proposed budget prior to June 15<sup>th</sup>. You also have to set the date of the public hearing. We are recommending July 7<sup>th</sup> at 10:00 a.m. in this location for the final public hearing. Attached as Exhibit 'A' to the resolution is the proposed budget. It's not binding on the Board at this point. It is just an initial draft of the budget. The administrative expenses are slightly higher and that is primarily a result of insurance expenses and a couple other minor increases. The audit as well. We budgeted the field services, so you see those reflected there for the first time and also the gross per unit assessment amounts for the various product types.

Mr. Morgan: Field services is basically Alan?

Mr. Flint: Field services line, yes. It's \$7,500, so half of what our standard fee is. That's because the District is fairly small and our responsibilities are limited there because all the roads are private, etc. We've got property insurance. The streetlights would be in the HOA's name.

Mr. Morgan: The CDD has to mow the ponds?

Mr. Flint: We have to mow the ponds and we mow everything at the front of the community up to the guardhouse. The landscape maintenance numbers in here are based on an estimate we got from a contractor.

Mr. Morgan: Sounds good. I'll make a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-03 Approving the Proposed Fiscal Yar 2023 Budget and Setting a Public Hearing for July 7, 2022 at 10:00 a.m., was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: Kristen or Darrin, do you have anything?

Ms. Trucco: I don't have any on my radar right now.

Mr. Morgan: I think we're good on that.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Kristen anything else?

Ms. Trucco: No, no update for the Board. We are in good shape, nothing to update today.

**B. Engineer**

Mr. Flint: Darin did you have anything under your report?

Mr. Lockwood: We are still under construction; they just paved the first phase of the roads. They are trying to get water service. The only upcoming transfer that I could foresee in the near future would be the water. As George and I discussed last month, the CDD is not going to accept anything that has not been accepted by the jurisdiction.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: For the District Manager's Report, you have the unaudited financials in your agenda. These are through the end of February. If the Board has any questions, we can discuss those. We are currently under developer funding arrangements, so you can see the financials are fairly small. We do have a significant amount of money in the Capital Project Fund. When we get to the point where we can acquire those improvements, we will process the requisitions to get those.

Mr. Morgan: We haven't done any requisitions off of this budget, have we?

Mr. Flint: I don't believe so. There is nothing that has officially been complete.

Mr. Morgan: Did I see a line item for developer contribution back in the other budget? You have been billing Lennar for the developer contribution parts? Are you getting paid on time?

Mr. Flint: Yes.

Mr. Morgan: We are having some issues with some other communities. We have had some big changes in our accounting department, so if you ever seen anything falling behind let me know right away. People are flipping in the accounting department almost as fast as they are construction managers.

Mr. Flint: Our contact names have changed but I think we're back on track. Teresa usually lets me know if there's an issue. We've collected about \$30,000. The last funding we got was March 7. We're right on track for another payment in April. We're about 30 days out. We submitted Funding Request #6 on March 14. That's the only one that has not been funded yet. There's a schedule on page 6 of the financials that shows it.

**ii. Ratification of Funding Request #5 - #6**

Mr. Flint: Funding Request #5 is for \$5,116.94 and includes District Manager, Engineer, and Counsel. Request #6 is for \$3,863.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Requests #5 - #6, were ratified.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman