

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, June 2, 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:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Jay Lazarovich	District Counsel
Darin Lockwood	District Engineer by phone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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. Showe: There are only members of staff and the Board present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 7, 2022 Meeting

Mr. Showe: The April 7, 2022 meeting minutes were included as part of your agenda package. We can take any corrections or changes at this time.

Mr. Morgan: They look appropriate to me.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Minutes of the April 7, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2021 Audit Report

Mr. Showe: We have handed you out a copy of the audit report. It is essentially a clean audit for purposes of all the things that they look at for compliance. Counsel, did you have any comments on it?

Ms. Trucco: No, we reviewed it. It's clean.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04
Approving the Conveyance of Real
Property from the Developer – ADDED**

Mr. Showe: I will let counsel go through this one.

Ms. Trucco: So we were just notified last week that this lift station tract was ready to be conveyed to the District. I apologize for the late addition to your agenda, but I wanted to make sure that we get your approval in advance of finalizing it. This is the conveyance of the lift station tract in the Storey Drive plat. It is going to approve the conveyance documents in substantially final form. This is a lift station tract being conveyed to Orange County. Orange County may have some additional conveyance documents that we need to effectuate before we can finally transfer the tract but as of now, this is what they are aware of needing to be done. Attached to the resolution there are two warranty deeds. One transferring the tract from the developer to the District and the second deed is going to transfer the real property tract from the District to Orange County. Following the deeds is a bill of sale and this document transfers the actual infrastructure improvements from the developer to the District. You can see those listed in the exhibit. Following that is an agreement regarding taxes and an owner's affidavit. These are contracts between the developer and the District that there are no outstanding taxes and that there is no incumbrances on either of the real property tracts or the infrastructure improvements that would hinder the ability of the District to own and maintain those and then subsequently transfer them to Orange County. Following that is the certificate of the District engineer. This is a document that is required under the initial bond documents for the District including an Acquisition Agreement that was signed by the developer. There is a requirement that the District engineer certifies to the District that the real property tracts and improvements meet our requirements or acceptance in conveyance to Orange County. The District Engineer will sign this before this transfer occurs.

Mr. Morgan: There is a lot of things that require Mark McDonald's signature as well as witnesses and notaries.

Ms. Trucco: Yes sir.

Mr. Morgan: These can't be DocuSigned. They have to be signed and notarized, correct?

Ms. Trucco: Yes, definitely the deeds.

Mr. Morgan: Okay.

Ms. Trucco: The deeds we require original signatures.

Mr. Morgan: Do you have the originals with you today that I can take to Mark after this meeting and get signed.

Ms. Trucco: Yes, I think I can email them. I can give you a copy.

Mr. Morgan: Could you email them to me?

Ms. Trucco: Yes, absolutely. I think I emailed Mark. This was initially going to be transferred directly from Lennar to Orange County. Then we became aware that the developer is receiving bond funds by requisition. Because the District is going to be reimbursing them with bond funds for the construction of this tract, it needs to also go through the District. I think he already did sign the warranty deed.

Mr. Morgan: Mark did?

Ms. Trucco: Yes.

Mr. Morgan: Okay.

Ms. Trucco: In speaking with Melissa Martinez at Poulos & Bennett, LLC, she confirmed that he had already signed, and I think the check has already been cut by Lennar too. We are going to back track a little bit because, again, it has to go through the hands of the District. I will get with him, but if you don't mind, I will give this to you. I will give you a hard copy.

Mr. Morgan: I will track him down today.

Ms. Trucco: Okay, great.

Mr. Morgan: Anything that he hasn't signed, I will get signed and notarized and I will send it back to you.

Ms. Trucco: Okay, great. I would really appreciate that. Thank you. These are in substantially final form. Orange County may notify us that they need some other type of document. We will bring it back for ratification, but it is our understanding that this needs to be transferred fairly soon. We would like to get it approved by the Board in advance. It will just be in substantially

final form subject to final sign off by District counsel and District engineer is required to sign off on the certificate before we transfer it pursuant to bond documents for the CDD.

Mr. Morgan: So, you need an approval of Resolution 2022-04?

Ms. Trucco: Yes sir.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-04 Approving the Conveyance of Real Property from the Developer, was approved in substantially final form subject to final signoff by District Counsel.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Showe: Any other pending plat conveyance discussions?

Ms. Trucco: Not that I'm aware of, but if you all become aware of tracts that are ready to be conveyed to us, to the CDD, if the developer is aware of any, let us know and we will get the wheels turning and get some conveyance documents.

Mr. Morgan: I think ponds 1 and 2 should be ready and all the underground stormwater should be ready. I have to go by there after this meeting and I will double check, but I was out there last week, and it looked like ponds 1 and 2 were done in substantial.

Ms. Trucco: Okay. We would consider doing a requisition then too for some reimbursement.

Mr. Morgan: All underground is done in Phase 1. We are building homes. They are all pinned and ready to go. They should be pouring concrete.

Ms. Trucco: Okay. We'll reach out to Darin Lockwood, you and your team, and we will get it going.

Mr. Morgan: Sounds good.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: No updates other than were working on this lift station conveyance to Orange County. We will also contact Lennar for a future conveyance and requisition.

B. Engineer

Mr. Showe: Anything Darin?

Mr. Lockwood: No, just continuing on with the construction. We had a lot of discussion on the pump station. There is still a lot of pump station work that has to get done that didn't get turned over. They're just running some of the power now. That pump station will have to have power. They're paving on Phase 1. They are continuing on the rest of Phase 2.

Ms. Trucco: Darin, this is Kristen. Just for anything that's going to be turned over, if you could notify our office, we will put together our conveyance documents. There are just some requirements before the District can accept any real property or any improvements. We have to have some sign offs and approvals by the Board. Just keep me in the loop and we will make sure we are staying on your schedule too.

Mr. Lockwood: Yes, I will. Thank you.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Showe: There is no action required by the Board. We are doing better than proration on our expenses, so we are in good shape there.

ii. Ratification of Funding Request #7 - #8

Mr. Showe: These funding requests have already been sent out. We are seeking ratification on those.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Funding Requests #7 - #8, 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. Showe asked for a motion to adjourn the meeting.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman