

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, July 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
Josh Jochims	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Darin Lockwood <i>by phone</i>	District Engineer
Jeremy LeBrun <i>by phone</i>	GMS

**The meeting recording started late; the recording starts under the fourth item of business. The minutes are summarized using meeting notes until item four.*

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

There were only members of staff and the Board present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 6, 2022 Meeting

Mr. Flint presented the June 6, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

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On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Minutes of the June 6, 2022 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Accepting the Conveyance of Real
Property and Improvements**

Mr. Trucco presented Resolution 2022-05 and asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-05 Accepting the Conveyance of Real Property and Improvements, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

**The recording started at this time.*

Mr. Flint: You all adopted the proposed budget a couple of months ago, and you set today as the public hearing for its final adoption. Resolution 2022-06 adopts the Fiscal Year 2023 Budget. We will go ahead and open the public hearing and note for the record that there are no members of the public present. Exhibit 'A' to the resolution is the proposed budget and it contemplates that the platted lots would be on roll, the unplatted would be direct billed, and then there is a developer funding agreement component. This budget in your agenda is a buildout budget, and we are balancing it based on the developer contribution line. We are direct billing the developed portion of it and then balancing it based on developer contribution which may or may not come into play. We think that the assessment revenue will cover the expenses. If there are any questions, we can discuss those, otherwise we need a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint: This is a little unusual because we have a combination of a developer funding agreement and you're imposing assessments. So we would like to add another item under your public hearing, Resolution 2022-07. That would be your assessment resolution. There would be

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two attachments, so the first resolution is the budget that was just approved, and the other would be the assessment roll.

Ms. Trucco: There is a copy of the assessment roll attached to the Funding Agreement.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-07 Adopting the Assessment Roll, was approved.

Mr. Flint: The public hearing is now closed.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022-2023 Developer Funding Agreement

Mr. Flint: This is a standard form of Funding Agreement. You've seen these agreements in the past. The District entered into an agreement for the current year.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Fiscal Year 2022-2023 Developer Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2022 Requisition #1

Mr. Flint: This requisition is for Poulos & Bennett. These are costs related to preparing the first acquisition requisition.

Mr. Morgan: Has that been completed?

Mr. Flint: I talked to the District Engineer this morning and they are finalizing their inspections. Darin, do you want to give the Board the status?

Mr. Lockwood: I am just working with my construction guys to pull out of the estimate what we are transferring. It should be completed by the next meeting.

Ms. Trucco: Darin, as part of that, Adam had just said that Phase 1 has been substantially completed. I know you saw the stormwater tracts 1 and 2 from the Storey Drive plat, but if any other property tracts or improvements that need to be conveyed to the District as part of your requisition that you all are working on, please let us know so that we can get those moving.

Mr. Lockwood: From what I understand, the stormwater tracts are the only thing that are completed and that we could transfer at this time. The roads are not accepted by the county. We could transfer water that has been approved by the county.

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Mr. Flint: This requisition is just for engineering services related to preparing the acquisition requisition. It's been executed and conveyed to the trustee, and we are asking the Board to ratify that.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Series 2022 Requisition #1, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Ms. Trucco: We will stand by until other tracts are ready to be accepted by the District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no other updates.

B. Engineer

Mr. Showe: Anything else Darin?

Mr. Lockwood: I can bring us up to speed on what is happening with the construction. The force main has had quite a delay in the tie in by the road, and that is really what is keeping it from progressing and being complete. The sewer lines in the entire Phase 1 are done. The pump station is under construction. All of Phase 1 is essentially done and Phase 2 is about 50% complete.

Mr. Morgan: Is the only thing remaining for the lift station power?

Mr. Lockwood: The power and the tie in yes.

Mr. Flint: If the water improvements are already complete, we can go ahead and acquire those.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through May 31. There is no action required by the Board. But if you have questions, we can discuss those.

ii. Ratification of Funding Request #9

Mr. Showe: This was transmitted to the developer under the Funding Agreement. It funds the audit and includes management fees, legal expenses, and Board compensation.

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On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Funding Request #9, was ratified.

iii. Presentation of Number of Registered Voters – 0

Mr. Flint: Each year we are required to announce the number of registered voters. As of April 15th, there were none.

iv. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint: Each year, the Board is required to approve an annual meeting schedule. We usually do that at your budget adoption meeting. Historically you have met on the first Thursday of the month at 10 a.m. in this location. We have prepared a meeting notice for next Fiscal Year reflecting those dates if that continues to work for the Board.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Kewley: On the Storey Drive Developer funding agreement, it looks like on the second page, it references St. Cloud in Osceola County. I just wanted to make sure that was correct.

Mr. Flint: Yeah, that should be Orlando and Orange County. Thank you for catching that, Brent.

TWELFTH 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.

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman