

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 3, 2022 at 10:00 a.m. at the Offices of GMS-CF, 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Brent Kewley	Assistant Secretary
Teresa Diaz	Assistant Secretary
Josh Jochims	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

**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**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 6, 2022 Meeting**

Mr. Flint: Approval of minutes from your October 6, 2022 meeting. Did the Board have any comments or corrections to those?

Mr. Kewley: No changes, I will make a motion to accept.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, the Minutes of the October 6, 2022 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Series 2022 Requisition #2**

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Mr. Flint: Next is ratification of Series 2022 Requisition #2. This is for Poulos & Bennett, LLC for \$1,177.50 related to preparation of the developer reimbursement. Is there a motion to ratify the requisition?

Mr. Kewley: I will make a motion.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, Series 2022 Requisition #2, was ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01  
Approving the Conveyance of Real  
Property and Improvements from Lennar  
Homes – Phases 1 & 2**

Ms. Trucco: In your agenda there is Resolution 2023-01, this is approving the conveyance of real property tracts and infrastructure improvements in the Storey Drive plat in Phase 1 and Storey Drive Phase 2 plat. This is approving the conveyance of real property and infrastructure improvements in accordance with the Engineer's Report and the development plans for the District including a recorded plat. I will walk through the conveyance documents that are attached to the resolution. First is the Special Warranty Deed which transfers the real property tracts. Then, we have our Bill of Sale which transfers the infrastructure improvements. Next, the Owner's Affidavit, an agreement regarding taxes, which certifies from the developer that there are no outstanding taxes or incumbrances on the real property tracts or improvements that would hinder our ability to own and maintain those. Following that was the Certificate of the District Engineer certifying that the construction of these infrastructure improvements has been completed in accordance with all government requirements and that clearances have been obtained and that this conveyance is in accordance with the development of plans for the CDD. We are still waiting for confirmation from the District engineer that everything is clear for conveyance, but I wanted to get this before you guys now so we can get it preliminarily approved subject to the District engineer signing off that he has everything he needs to be able to sign this District's Engineer's Certificate. If you have any questions, I can take them now. Otherwise, we are looking for a motion to approve Resolution 2023-01 subject to the District engineer signing off on the certificate.

Mr. Kewley: Mark has seen this, right? Mark McDonald.

Mr. Trucco: We haven't sent these conveyance documents to him, but he is going to have to resign them on behalf of Lennar to convey these tracts over to the CDD. I will say that on the recorded plats for Storey Drive and Storey Drive Phase 2 that was prepared by Lennar. They have

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these tracts going to the CDD by a separate conveyance document. There is not anything new in here, but yes, we will certainly need his signature on these before it is finalized and recorded.

Mr. Kewley: I will make a motion to approve Resolution 2023-01.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, Resolution 2023-01 Approving the Conveyance of Real Property and Improvements from Lennar Homes – Phases 1 & 2, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02 Approving the Conveyance of Real Property and Improvements to OUC – Phases 1 & 2**

Ms. Trucco: We have Resolution 2023-02, this is for the conveyance of potable water distribution system infrastructure improvements, which the District Engineer had said at the last Board meeting that these were nearly ready for conveyance. So again, same idea, we wanted to get these conveyance documents before the Board for preliminary approval subject to District Engineer signing off. I know the District Engineer has been working with the developer to make sure that their certified complete before the transfer. This one is a little bit different; this conveyance is from Lennar to the CDD and then from the CDD to Orlando Utilities Commission. You will see that in the resolution. There is no real property that is being transferred, only infrastructure improvements, so we don't have a deed. We just have two Bills of Sale. One from Lennar to the CDD and the CDD to OUC and an agreement regarding taxes and owner's affidavit certifying there is no outstanding taxes or incumbrances on the infrastructure improvements that would hinder our ability to transfer it to OUC. Then, our standard certificate of the District Engineer will have to certify that this conveyance is in accordance with the development plans that the infrastructure improvements are ready and have received all of their certificates of completion and clearances. We are just looking for a motion to approve Resolution 2023-02 subject to District engineer signing off.

Mr. Jochims: I will make a motion to approve Resolution 2023-02.

On MOTION by Mr. Jochims, seconded by Mr. Kewley, with all in favor, Resolution 2023-02 Approving the Conveyance of Real Property and Improvements to OUC – Phases 1 & 2, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

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Mr. Flint: Is there any other plat and conveyance discussion? Hearing none, we will move to the next item.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Counsel, anything else?

Ms. Trucco: Nothing else from me, thank you so much.

**B. Engineer**

There being none, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of September. This is the end of Fiscal Year 2022. There is the balance sheet and statement of revenue and expenditures for the general fund, the debt service, and capital project funds. We still have a significant amount of money in that capital project account. I think pending these conveyances and certifications, we can get some of that money requisitioned.

**ii. Ratification of Funding Request #1**

Mr. Flint: Ratification of funding request #1, we are still operating. We’ve got funding request #1 for \$7,962.19. This is to cover some expenses for FY 2022 and some for FY 2023. Is there a motion to ratify Funding Request #1?

Mr. Kewley: I will make a motion to approve Funding Request #1.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, Funding Request #1, was ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Was there any other business or Supervisor’s requests?

Mr. Scheerer: If I may, George.

Mr. Flint: Sure.

Mr. Scheerer: The Board approved a contract with Cherry Lake at last month’s meeting. They are going to start their first service tomorrow. I am just letting you know. I know some of the funding requests haven’t showed many expenses for landscaping, but Cherry Lake will start

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tomorrow, and we are still staying off the ponds. The four ponds have not been turned over at the request of Adam Morgan because of some issues with that, but we are going to be mowing the pond tops, not the slopes. We are up to about where the palm trees are. I just wanted to let everybody know that will start tomorrow.

Ms. Trucco: Can I just add that those four ponds were included in the first resolution that was approved. As soon as we get sign off from the District engineer that they are ready, we've already got your approval.

Ms. Diaz: I am not sure if I am understanding the pond situation.

Mr. Scheerer: Adam Morgan said because of the turbidity issues and the erosion issues on the ponds, to not mow any of the four ponds slopes. I asked Adam three weeks ago if he wanted us to continue to stay off them and he said yes. So, until I hear from Adam or someone that says the ponds are good to go, those ponds will not be mowed.

Ms. Diaz: Okay, we have trees there.

Mr. Scheerer: We are going to mow up to around the trees and trim in between the trees, but we are not putting any mowers on the slopes. There will be no mowing of the pond banks. If it is not enough, let me know and we will get with Cherry Lake. Adam was pretty adamant not to mow any of the ponds. I think some of the outfalls aren't quite completed yet either.

Ms. Diaz: Yes.

Mr. Scheerer: The one closest to Bass Pro Shop, the control structure is not completed. I just wanted to let everybody know as you will start seeing some invoicing that is about 80% less than what the contract agreed upon was because we are pulling out those four ponds and a couple of minor areas. That is all I had to add, I just wanted everybody to be aware of what is going on.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

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

*George Flint*

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Secretary/Assistant Secretary

*Adam Morgan*

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Chairman/Vice Chairman