

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, January 5, 2023 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
Josh Jochims	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Joanie Westerfield	District Engineer

**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 November 3, 2022 Meeting**

Mr. Flint: We have approval of minutes from the November 3, 2022 meeting. Did the Board have any comments or corrections?

Mr. Morgan: I wasn't present, but I read through them. They all look correct. Unless anybody has any comments, I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Minutes of the November 3, 2022 Meeting, were approved as presented.

January 5, 2023

Storey Drive CDD

**FOURTH ORDER OF BUSINESS**

**Ratification of Series 2022 Requisition #3  
and Consideration of Series 2022  
Requisition #4**

Mr. Flint: Next is the ratification of the Series 2022 Requisition #3 and Requisition #4. Requisition #3 is for \$165 for Poulos & Bennett, LLC. Requisition #4 is for \$618.75 for Poulos & Bennett, LLC. Any questions on the requisitions?

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Series 2022 Requisitions #3 and #4, were ratified.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: Discussion of pending plats and conveyances.

Ms. Trucco: I have been following up with Stephen about some of the tracts in Phase 1 as well as the potable water systems for Phases 1 and 2. This Board has already approved a resolution to allow that to be conveyed, but we are required to have the District Engineer sign off. He said that there is a portion that loops around a condo building that is not cleared yet. What we are going to do with the Board's direction is ask Stephen to carve out that piece so that we can go ahead and convey it to the CDD in Phase 1 and Phase 2 potable water systems and so that the CDD can proceed with processing the requisition for the work that is complete there.

Ms. Diaz: All the water has been cleared.

Ms. Trucco: The potable water systems for Phases 1 and 2 have been cleared?

Ms. Diaz: Yes.

Ms. Trucco: Okay, I will include you on that email when I respond to Stephen. Once we have his sign off on the District Engineer's certificate, we will go ahead and record the deeds and then we can process the requisition because I know George has noted that there are some construction funds that are ready.

Mr. Morgan: The only thing that we are lacking, which really has nothing to do with the CDD, is the Phase 1 sewer clearance, is that correct?

Ms. Diaz: Yes.

Mr. Morgan: Okay.

Ms. Trucco: We will try to get that finished. I think Stephens's out, but maybe we can have it electronically signed or get that signed so we can record the deed this week or early next week.

January 5, 2023

Storey Drive CDD

Mr. Morgan: All the landscaping and irrigation is under the CDD too, isn't it?

Mr. Scheerer: Yes, for the most part.

Mr. Morgan: Where do we stand because we are still pulling water off the fire hydrant for irrigation. We haven't turned that over to the CDD yet either, have we?

Mr. Flint: We are maintaining it.

Mr. Scheerer: We are maintaining the ponds and the entrance.

Mr. Morgan: You guys are doing a great job. They must have just mowed it when I was there yesterday.

Mr. Scheerer: We got a message from Teresa that Mark wanted the ponds mowed, so we did all the pond banks prior to the holidays. They are staying on top of that. There was a couple of areas between the wall and the sign that wasn't done yet. I don't know if it is done as of today.

Mr. Morgan: The CDD accepted the landscape without full reuse irrigation water.

Mr. Scheerer: We accepted the landscaping maintenance.

Mr. Morgan: What are we looking at for reuse so that we don't have to pull from that hydrant. Is the city pulling the reuse from the city or the county?

Ms. Diaz: The city.

Mr. Morgan: The city is complaining about us pulling off the hydrant, but they haven't given us access to the reuse. It's leaking. There is a blow off valve on the hydrant, so if the hydrant is low and it has a blow off, then that is causing the tiniest stream of water to run across that entrance on Vanguard and is causing the slightest bit of sediment to go into the drain and the city wants to shut us down over that, even though they are the ones making us use the hydrant.

Ms. Diaz: Yes.

Mr. Morgan: Just tell me if I need to do anything to help you there.

Ms. Diaz: I will copy you on the emails.

Mr. Flint: There is a long backlog on the meters.

Mr. Morgan: It's a meter issue, that's it?

Ms. Diaz: Yes.

Mr. Morgan: I am sorry to get off topic. I was trying to clarify because I was on site yesterday and I was confused because I got an inspection report from the city complaining about the discharge from under the fire hydrant, but they are the ones that aren't hooking us up to prevent

January 5, 2023

Storey Drive CDD

the discharge from happening. I just wanted to make sure I was clear on that before I responded to the city.

Mr. Scheerer: We are doing the landscaping, but just so you know we are still not doing the aquatic yet.

Mr. Morgan: That is fine. We are getting ready to treat pond #1 again.

Mr. Scheerer: We will just wait on your clearance to go ahead and enter into the agreement with the aquatic vendor.

Mr. Morgan: Yes.

Mr. Scheerer: Ok, that is really all we are waiting on.

Ms. Trucco: I think he had also noted stormwater ponds #1-4 bleeders still need to be installed on the control structures and added to the as-builts. That should be a few weeks out, so if you all could keep us posted. Once those are completed, we can transfer them.

Mr. Scheerer: I think what he is talking about is usually there is a blade downpipe below the control elevation that comes up. It is usually a 6-inch PVC.

Mr. Morgan: Okay I understand now that pipe has not been installed. Other than that, those ponds have been ready for 6 months.

Ms. Trucco: Yes, we have got to get those conveyed as soon as we can.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: That is all I have for my staff report unless you have any questions for me.

**B. Engineer**

Mr. Flint: Joanie, anything from the District Engineer?

Ms. Westerfield: Just what he had sent Kristen. I don't have anything further to report.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register from October 1, 2022 through December 29, 2022 for \$320,671.48. A significant amount of that is assessment revenue that is being transferred to the Trustee. Any questions on the check register?

Mr. Morgan: No, I will make a motion to approve.

January 5, 2023

Storey Drive CDD

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through November 30<sup>th</sup>. If there are any questions, we can discuss those. As we discussed, there is \$9,170,000 in the construction account to be requisitioned. Any comments or questions on the financials?

Mr. Morgan: Out of the \$9,000,000, we have the potable water, the storm ponds, and what else do we have?

Ms. Trucco: I am not sure. I haven't seen a draft from Stephen. Joanie, do you know if Stephen has a requisition that he is preparing right now?

Ms. Westerfield: He does, we started it and are working on it. It is taking a little longer because he is having to teach me the CDD as we are going.

Ms. Trucco: Do you want to see a copy of the draft that they are putting together?

Mr. Morgan: Sure.

Ms. Trucco: Joanie, if you could, would you send me a draft of the requisition?

Ms. Westerfield: We do not have it prepared enough to send a draft. When he gets back next week, we will be able to send it over.

Ms. Trucco: Okay, that sounds good. Thank you.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

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

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*George Flint*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman/Vice Chairman