

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, February 1, 2024 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
Daniel La Rosa	Vice Chairman
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. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period and we just have the Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 4, 2024 Meeting

Mr. Flint: The next item is approval of the January 4, 2024 meeting minutes. Were there any comments or corrections to those?

Mr. Morgan: They all look good; I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the January 4, 2024 Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS

Ratification of Agreement with Briar Team, LLC for Repairs to Pedestrian Bridge

Mr. Flint: Item four is ratification of the agreement with Briar to repair the pedestrian bridge. In your agenda is the executed copy of the agreement signed by the District and by the contractor. My understanding is they haven't mobilized yet or started this work, but we do have the agreement in place.

Mr. La Rosa: What page is it on?

Mr. Flint: It's on page 26, page 26 is the signature page.

Mr. La Rosa: I got it. Does this include the pond bank or no?

Mr. Morgan: No, the city is doing the canal bank.

Mr. Morgan: After the bridge is done.

Mr. Scheerer: Yes. They wanted the bridge done first before, at least that is the conversation we had with them.

Mr. Morgan: The city wants us to fix the wall first and then they are going to go in and clean out the canal and then they are going to fix the bank.

Mr. Scheerer: Correct.

Mr. La Rosa: Okay, that is fine. I just wanted to make sure it was going to get done.

Ms. Trucco: Yes, I spoke to city's attorney and they are reaching out to the contractor/the owner then hired the contractor. They are going to work with us on getting reimbursement. I followed up with her today actually. I think I had spoken to her on the 18th of January and that is when she said yes, they will assist the CDD in getting reimbursement because they agree to make sense, the owner is going to have to go back for permits, etc. with a contractor, so they are on board with assisting them. I am going to continue to follow up with her on the status of that reimbursement.

Mr. La Rosa: Is there a mechanism by which we're going to accomplish that through a satisfied pay app? Once Briar completes the work, we'll present them with a get paid in full pay app showing that we paid this to Briar. We are going to give that to them, then they're going to send that in the form of the invoice.

Ms. Trucco: Actually, she had just asked for a copy of the proposal. I confirmed that we have moved forward with a contractor, so that is all she is requiring right now.

Mr. La Rosa: Okay.

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Ms. Trucco: But I did follow up with her to find out what the status is on the reimbursement. Ideally, it could just be a check to the CDD.

Mr. La Rosa: From the city or from them?

Ms. Trucco: I am not sure how she is going to do it, but I will find out the details on that.

Mr. Morgan: But the city has agreed to pursue the damages. We don't have to.

Mr. La Rosa: But we're paying.

Mr. Morgan: We are paying upfront.

Mr. La Rosa: Right. I just want to make sure we get our money back.

Ms. Trucco: Absolutely.

Ms. Trucco: And as soon as I have response from her, I'll email you just to give you an update where she is with that reimbursement request too.

Mr. La Rosa: Okay, then I make a motion to approve this agreement.

On MOTION by Mr. La Rosa, seconded by Mr. Morgan, with all in favor, the Agreement with Briar Team, LLC for Repairs to Pedestrian Bridge, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Staff reports, the first one is attorney.

Ms. Trucco: We have been working on a draft of this agreement with a contractor to make the repair. I had a telephone conversation with the city's attorney regarding this situation with the pedestrian bridge, so that is moving forward. We already have the update on that. Then this week I actually had a conversation with a representative for the adjacent property IDrive Investors, LLC and Mark McDonald. We talked about moving forward with the Interlocal Agreement that was brought before this Board a few months ago for the CDD to potentially maintain and be the owner of one of the roads outside of the CDD's boundaries. Just to back up a little bit, it was a road outside the CDD's boundary, two sidewalk pieces, and then also a drainage easement area too. So, we'd have to go back to the City to get an Interlocal Agreement in order for us to do work outside the boundary. This Board had approved that concept so long as the adjacent property owner would enter into a Cost Sharing Agreement with the CDD. This week we also discussed the property owner entering into a Funding Agreement with the CDD because obviously the CDD will incur

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costs to have to go get an Interlocal Agreement, etc. Those discussions are ongoing. We are working on drafting a Funding Agreement to send over to that owner. As soon as I have an update for you, I'll provide that. I think you may be working on the legal descriptions for the sidewalk pieces, so it sounds like that is at least going to move forward an Interlocal Agreement to allow us to own and maintain the sidewalk pieces. Do you have an idea on timeframe?

Ms. Diaz: Not yet. I reckon they are doing it all today.

Ms. Trucco: Okay, that is good. Other than that, we discussed the remaining plat conveyances, so I've updated the conveyance documents. There is a new statutory requirement that requires us to list out the address of signers on here on the recorded documents. So, I've got this updated with what I believe is the last of all of the tracts that need to come to the CDD. From my records, I only see the Storey Drive plat and then the Storey Drive Phase Two plat. I think these conveyance documents once they're recorded, that will wrap up all the conveyances we have. I will give these to the Chairman after and just ask for his assistance with signing them and notarizing and get Mark's signature as well.

Mr. Morgan: Okay.

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

Mr. Flint: Back on the pedestrian bridge repair, what process do we want to use for inspection of the work and sign off? Do we want the District engineer to be involved in that or do we think this is straight forward enough that Alan can just sign off on it? Because they are going to be submitting pay apps or an invoice, someone needs to sign off on it.

Mr. La Rosa: Typically, we would do a visual inspection, like a pay app inspection. Prior to payment, that is pretty standard.

Mr. Flint: Right.

Mr. La Rosa: Typically, our engineers are responsible for that for signing off where it was completed.

Mr. Flint: So, we want to do that. We want Stephen or someone from Poulos & Bennett?

Mr. La Rosa: I think so.

Mr. Flint: Okay.

Mr. La Rosa: Just based on the type of damage.

Mr. Flint: You don't want the liability.

Mr. La Rosa: I would prefer an engineer. Yes.

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Mr. Flint: Okay. We will make sure that's the process we follow.

B. Engineer

Mr. Flint: Engineer's report, Stephen are you on? I don't think we have a representative.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under my report you have the check register for December 27, 2023 through January 26, 2024. The total is \$561,507.69 and the majority of that is debt service revenue that is being transferred to the trustee.

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

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Check Register, was approved.
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ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through November 30. If there are any questions, we can discuss those. Those are through December. It looks like we've got \$24,000 as of the end of December in the construction account.

Mr. La Rosa: Is this allocating for the grade repair?

Mr. Flint: No. The number though looks capital projects fund. We might need to set the money aside in that capital project to be able to track it for reimbursement. I will have to check on that because it doesn't appear that those are bond funds. I will just verify. Any other questions?

D. Field Manager's Report

Mr. Flint: Field Manager's report. Alan?

Mr. Scheerer: At the last meeting it was discussed to get with Applied Aquatic about doing the harvesting in the other ponds. I have been working with them on that. We met onsite. I am just waiting on a proposal for that. Obviously, if we could dispose of the biomass onsite it would be a lot cheaper. I think the first pond we did was \$5,000 and \$2,500 of it was dumped in the biomass offsite, but we are working on that. I am trying to work with Dixie on a couple of problems that we're having with construction trash, especially in the first stormwater pond. Then, we are having access issues with stormwater pond three, which is the larger one that is in the middle. As you all know, there is just so much vertical stuff going on right now. We are backpacking the pond with

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Applied Aquatic and Cherrylake is having some challenges getting equipment in there. But I've reached out to Dixie a couple of times to give us a path so we can at least get in there and mow that. That is probably the worst pond in the whole project right now. That other stormwater pond does have a lot of construction trash in it. We'll work to get that up. Then, approximately Lots 63 through 92 along Asterisk as your heading east, all the irrigation valves are on the backside of the complex there between the wall and the vertical that's going in. And we have a lot of irrigation damage. It looks like they are grading it and stuff, and they are just hitting the valves. So, we are working with Cherrylake and again brought that to Dixie's attention that somebody in vertical is going to have to address those repairs. Other than that, we've got some additional palms on stormwater pond one that we met with the contractor. They're lining up to get those replaced. They failed. Those are all warranty trees, nothing that the District needs to worry about. I can try to answer any questions you all might have. We will bring back those hard to see prices to the next Board meeting.

Mr. Morgan: Did we ever receive an invoice for the original harvesting?

Mr. Scheerer: I haven't received it.

Mr. Morgan: I haven't either.

Mr. Scheerer: I can reach out to him. I think they were sending it to you.

Mr. Morgan: I never got it.

Mr. Scheerer: I don't have it. It's not on the check register and that was done two months ago.

Mr. Morgan: At least two months ago.

Mr. Scheerer: Yes, three months maybe. November. I'll ask him about that. That was a 24-hour turnaround. That was beautiful thing to see happen that quick. I am glad it worked out for everybody. That is all I have.

Mr. Morgan: We did determine that the other ponds do need to be harvested.

Mr. Scheerer: I think the worst one is the pond three. The one up front, everything is waterline level. It's slowly going down. But if that is what you all want, we will get the number together for you and let you swallow that number. It's going to be a big number.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
D8F17E6DF603436...

Chairman/Vice Chairman