

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, April 4, 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
Brent Kewley	Assistant Secretary
Teresa Diaz	Assistant Secretary
Josh Jochims	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Stephen Saha	District Engineer
Alan Scheerer	Field Manager

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

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 February 1, 2024 Meeting

Mr. Flint: The next item is approval of the February 1, 2024 meeting minutes. Were there any comments or corrections to those?

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

Ms. Trucco: I just have one. The bottom of page three says, enter into a “Cautionary Agreement.” It should be “Cost Sharing Agreement.”

April 4, 2024

Storey Drive CDD

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the February 1, 2024 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Flint: We are recommending June 6, 2024 for the public hearing date.

Mr. Morgan: So has it already been public publicized?

Mr. Flint: No. If there's no increase in the assessments, there's no mailed notice, it just gets advertised in the newspaper at 21 and 14 days.

Mr. Morgan: Have we already advertised? Oh, it is June 6, not May. I apologize.

Mr. Flint: Yeah, it's the regular meeting date.

Mr. Morgan: That's fine.

Mr. Flint: We have to send it to the city of Orlando and Orange County 60 days before approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, was approved.

Mr. Flint: You'll be actually adopting the budget at your hearing in June, and assuming the assessments aren't going to increase, we can make any adjustments we need to the costs side of it.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2022 Requisition
#11**

Mr. Flint: Requisition #11 is for \$27,856.89. There are interest earnings in the account that accrue. The way it's set up is until the project is declared complete, the interest earnings flow to the construction account. That's why we're continually chasing the final balance on this.

Mr. Morgan: So this is kind of finally finalized the construction.

Mr. Flint: Well, there will be interest earnings continuing to go in there. So we'll keep it to the extent we've got excess cost. We'll keep paying the interest down. We're using the retainage reduction that was reflected on requisition six as the backup for the \$27,000. But we'll confirm everything looks good before we submit it to the trustee. If you want to approve it, subject to review by counsel and signing by the Engineer, then we'll process it.

April 4, 2024

Storey Drive CDD

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, Series 2022 Requisition #11, was approved subject to review by Counsel.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials – Added**

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

Ms. Trucco: We plan to start doing this every year just to reflect some of the issues that we've run into with some of the Boards, just as a friendly reminder about some of the laws that apply to you as a Supervisor. I'm just going to quickly go through it. I know this was last minute and we could always put it on the next agenda, too, if you'd like. I would ask you please to review it in your free time and let us know if you have any questions. First is the Code of Ethics. One part of that is the gifts law and you, as a public officer, are prohibited from accepting or asking for anything of value based upon an understanding that that thing would influence your decision making at one of these Board of Supervisor meetings. So if a landscaper, for example, gave you a call and said, hey, here's some Magic tickets, and please vote for us next week at the CDD Board of Supervisor meeting, that would be something that's being given to you in an attempt to influence your decision making on this Board. So you want to refrain from accepting any gifts or asking for any gifts based on understanding that that such will influence your decision. This applies to your spouse and minor children as well. If you know or reasonably should know that this gift is being given to your spouse or minor child in order to influence your decision as part of this Board, they are also prohibited from accepting that type of gift. There is a disclosure duty as well. For gifts greater than \$100, if they're not from a relative, you are required to disclose them. So say your neighbor has no idea that you're on the CDD Board of Supervisors and gives you magic tickets. If they have a value of \$900, you can accept them because they're not being given to you to influence your decision making on this Board, but you should disclose that gift on your Form 9 unless you pay down the value of those tickets to \$100 or less within 90 days of receiving it. Just something to keep in mind there. Voting conflicts, we've talked about this before. You're prohibited from voting on a measure that would result in your own special private gain or loss, or the special private gain or loss of a principal. So that's typically your employer, anyone you're receiving money from or something of like value, the parent organization or subsidiary of a principal of yours, a relative.

April 4, 2024

Storey Drive CDD

So something would result in a special private gain or loss to a relative, for example, if your relative owns Yellowstone landscaping and they submit a proposal. You're going to have to abstain from voting on that measure. And then also a business associate, so if you've got a joint venture with a friend of yours, for example you guys have a partnership to rent out jointly owned properties and split the profit or something like that, and they also own a landscaping company that's submitting a proposal, that's a business associate of yours, you're going to have to abstain from voting on that measure. There are exemptions, though. For example, you might be thinking, well, my principal is Lennar. So, you know, technically, if I vote on a measure that would benefit them, like this requisition, could that be a voting conflict? There is an exception for you if you are an employee of the landowner. So in this case, that was Lennar. There's an exception for you if you're an employee of that entity. Quorum, this is one thing that has come up a couple times in the past few months. Questions about, can you call in, does that count for quorum purposes? So technically, there should be a physical quorum here. So if there's five Supervisors and you have three to establish quorum, you can call in in extraordinary circumstances, such as an illness. If you do call in, you have to vote on every measure. If you call in, that doesn't count for quorum. You have to have the majority of the Board physically present for quorum purposes. And then public records, we've gotten questions about text messages. We recommend that you don't send text messages about CDD business because technically, those are a public record. All of your emails, documents, et cetera, any materials related to the CDD, sent or received in connection with official business of the CDD, are a public record, you need to retain them for the required amount of time. We put two of the year periods there. If you have questions about that, you can reach out.

Mr. Morgan: So Lennar just advertised to all associates that all emails will be deleted after one year. So am I going to have to contact our information services people and tell them that my CDD file in my emails cannot be deleted? I have to have it?

Ms. Trucco: Yes, but do you have a separate e-mail or a separate file for CDD stuff? So as long as you have that, maybe save it to your computer. Or you could even send them to a cloud with a bunch of the emails to GMS, which is technically the record custodian. They can retain it for you there too, but I would recommend doing that before they delete it. Even if you save it to like a USB before they delete it, that would be fine too.

B. Engineer

i. Discussion of Pending Plat Conveyances

April 4, 2024

Storey Drive CDD

ii. Status of Permit Transfers

Mr. Flint: Engineer's Report, Stephen had to leave. I don't believe he had any updates regarding the plats or permit transfers. He's working on a revision to the one requisition.

Ms. Trucco: Actually, if I can speak to the plat conveyances. There are some remaining tracts that this Board has already approved. It's for the Storey Drive plat and the Storey Drive Phase 2 plat. It was just a handful of tracts left that need to be conveyed to the CDD, because they're shown as to be owned by the CDD on the plat. We've reached out to Lennar's team and they are working on terminating the two notices of commencement on those tracts. As soon as that is terminated, then we will go ahead and record the deed from our perspective, everything that's been platted is to come to the CDD will then have already been transferred by deed to the CDD, which is our goal. There was also an update on the pedestrian bridge damage. I have been continuing to reach out to the city attorney. If I don't hear from them, I'm probably just going to call over to the attorney's office, the legal department there, see if there's anyone else that can facilitate that because I'm having a difficult time hearing back. It's still on my radar and we're going to continue to pursue it. I just don't have reimbursement as of now from my understanding for that.

Mr. Flint: Have to communicate directly with that contractor.

Mr. Morgan: Well, the city agreed to pursue it.

Ms. Trucco: I'll see what I can do.

Mr. Morgan: I would give it another couple of weeks. If you don't hear from the city attorney, then I would call, like you said.

Ms. Trucco: I'll call over to their office and see who I can talk to.

Mr. Morgan: She might be in limbo for who knows how long.

Ms. Trucco: Okay, that's all I have.

Mr. Flint: And you're working on the two little pieces of sidewalk that are outside the CDD that we're going to take ownership of?

Ms. Trucco: Yeah, that's still on our radar too. My understanding is that the adjacent landowner is just basically trying to confirm with us if they're going to sell the property or not. We have been in communication with them, we're going to continue to follow up with them. We talked about the idea of the funding agreement so that anything related to this project of the CDD taking ownership and maintenance of property outside of the CDD's boundary, legal counsel will have to go through some steps to be able to do that legally. So we've asked them to sign something like a

April 4, 2024

Storey Drive CDD

funding agreement to pay for the legal costs associated with that work just to be able to work outside of our boundary legally. Then there'll be some costs and work done for an interlocal agreement that will need to have the city sign. I'll continue to follow up with him. My understanding is that there's some conversation of a potential sale there.

Mr. Flint: I had an email from Baseline's Director of Construction wanting a trolley station located in front of, I guess it's on CDD property that the station would be located. I guess he thought I would be able to put the trolley station there. So I guess there's an MSTU that overlays iDrive District and they operate that trolley program. I referred him to the website and the iDrive District, but there may be an instance where, if they get a trolley, if they get them to agree to put a trolley stop there it may be on CDD property. I'm sure we can just do an agreement with iDrive District to allow for that because it's an arm of Orlando, I think.

Ms. Trucco: Okay.

C. District Manager's Report

i. Approval of Check Registers

Mr. Flint: Under my report you have the check register for January 26, 2024 through February 29, 2024 and from March 1, 2024 through March 27, 2024.

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

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of February. If there are any questions, we can discuss those.

D. Field Manager's Report

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

Mr. Scheerer: I don't have a lot to report. I met with Cherry Lake a couple weeks ago. We're looking at some palm tree replacement under warranty. I talked with Mark Gage yesterday as well. We're trying to set up a time to get those palm trees replaced that are out there. Dixie finally provided unobstructed access to that pond 3. We will see a lot of work going on out there once Applied Aquatic gets in there and really hammers it and gets that growth that we couldn't get to via boat spray. Other than that, I think everything's going well. I'll be out there again today. As

April 4, 2024

Storey Drive CDD

soon as the meeting's over, I'm heading over there to do another site review in advance of my next meeting with Cherry Lake. The bridge work is done as you all know, and they have been compensated for that work. I know that the City of Orlando has graded the entire C2 canal. I don't know if they put any sod up there yet, but I'll find out when I get out there today.

Mr. Morgan: They asked me to put some stabilization down about two months ago, but they said they were going to follow up with sod as soon as they could get it., hopefully they did.

Mr. Scheerer: I'm going there right after this meeting, and I'll do my site inspection with that and hopefully we'll have some good updates for the Board at the next meeting. I can answer any questions you might have.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH 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
B61B5DF431644AD...
Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
D8F17F6DF603436...
Chairman/Vice Chairman