

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, June 6, 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
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. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 4, 2024 Meeting**

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

Mr. Morgan: Make a motion to accept.

Ms. Trucco: I have a few corrections starting on page 3, they are all non-substantive. The first sentence should say “into with some of the Boards,” further down add the word “that,” delete the word “result.”

Mr. Flint: Does the Board want approve the minutes subject to comments from counsel?

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Ms. Trucco: It is all nonsubstantive and really just clarifying.

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

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint: Next is the public hearing to consider adoption of the FY25 budget and certifying the assessments. Is there a motion to open?

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. Flint: The public hearing is open. For the record we don't have any members of the public here to provide comment or testimony, so we will bring it back to the Board. You have Resolution 2024-04 adopting the FY25 budget. You previously approved a proposed budget and set today as the date, place, and time of the public hearing to consider its final adoption. Included as Exhibit 'A' is the proposed budget. I do not think it is substantially different from what you saw when you approved the proposed budget and it is funded by a combination of assessments and carry forward. Are there any questions on the budget?

Mr. Morgan: We have landscaping, landscape contingency, and lake maintenance. Alan, are we good with that lake maintenance?

Mr. Scheerer: Yes, we are good with that. We did increase the electric cost for 2025. I was going to touch on it in my manager report but had a meeting with Dan out there and they are going to add three fountains. There are two in pond 2 and one in pond 4. We are using the monthly average for the fountains that the District installed at ChampionsGate as a place holder in the budget. I am not sure of the timing of those coming online but we wanted to make sure we had the electrical cost on a monthly basis allocated to the 2025 budget.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

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**B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: The next item is a resolution imposing the assessments and attached to it is the budget that you just approved as well as the assessment roll. Again, this is a public hearing and there are no members of the public here. Is there a motion to approve Resolution 2024-05?

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the hearing?

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff reports, Attorney.

Ms. Trucco: Just a couple updates for the Board today. I have been in touch with Linda at Lennar and she is working on terminating a notice of commencement that is still outstanding that relates to the deed for the remainder of platted tracts that need to come to the CDD, a Storey Drive plat and Storey Drive Phase 2 plat. I have been following up regularly with her and she is working on getting that taken care of so once we have that NOT, we will proceed with recording the deed. We already have all of the signature pages back so we are in good shape there. Once we have that done, we will bring back a short memorandum inventory to the Board to put on the record to show the plats according to our records and each deed conveying all of the platted tracts to come to the CDD. The other update is that I have continued to follow up with the City of Orlando regarding reimbursement for the pedestrian bridge damage that was caused there. I actually was in contact with someone yesterday who said they are going to escalate to one of the managers there so I am waiting to hear back. If I do not hear back in the next week or two, we are going to send a demand letter to the landowner and potentially the contractor as well. It is staying on our radar. I am trying to see where the City is with their reimbursement.

Mr. Morgan: They pushed awful hard to have it fixed right away so they should be pushing hard to get us reimbursed right away. They were calling me twice a week wanting to know when everything would be repaired.

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Ms. Trucco: My understanding too is there may be an argument of some defect with the canal, the City's canal may have contributed and or caused.

Mr. Morgan: We have video of the water flowing out.

Mr. Jochims: Even after when everything was fixed and the City did all of the maintenance of the berm, I went out there and the last time I looked I sent some pictures showing that things look good and even their onsite roadway inlet looked like it had been fixed but then looked like it just washed out again. The roadway was caved in on their property. They have some internal issues with their system.

Mr. Scheerer: Do I need to be looking at that when I am out there? I do look at the pedestrian bridge. I actually drive on their property and get a good look at ours. Do I need to look at their roadway at all?

Mr. Jochims: If you just want to know if they are still having some issues still, which may or may not affect the site. Their road runs along the canal and then does a 90-degree curve at the pedestrian bridge, it was that inlet right there that was washed out. It is worth noting if they are having some onsite issues that may or may not affect the site.

Mr. Scheerer: Is there any issue with keeping that gate locked at this time? I would rather keep it locked because there is a pretty good drop off at the end of our concrete and the City's property. I don't know who has it locked off, I don't know if it's the onsite contractors.

Mr. Jochims: Where is the City's access supposed to be?

Mr. Scheerer: They normally come in on that connector road between Del Verde and the apartments. They have a way to just drive down the canal. That's where the equipment is that is cleaning up the banks and stuff like that on the canal. They are not going in there because there is a temporary fence that is down that separates the utility easement and the apartments on that side.

Ms. Trucco: My plan was that I would wait and follow up twice more, once next week and the once the following week. By that week, if I don't have a response then we will proceed with going after the contractor/landowner and any other entity that we can for reimbursement. That is all I have today, unless you have any questions for me.

## **B. Engineer**

### **i. Presentation of Stormwater Operation and Maintenance Protocol Report for International Drive Community**

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Mr. Saha: I will be doing those inspections next week. I will bulk it with you, technically with the big culverts when inspecting those. I will just go down and kind of take a look at everything but really there is supposed to be another person there. I will get with you on scheduling that.

Mr. Scheerer: Okay.

Mr. Saha: Those inspections will be next week; half a day is probably all I will need then I will put that annual report together.

**ii. Discussion of Pending Plat Conveyances**

**iii. Status of Permit Transfers**

Mr. Saha: For the plat conveyances, Kristen are we fully conveyed on all of the CDD tracts?

Ms. Trucco: Yes, except there are a few in Storey Drive plat and Storey Drive Phase 2 plat. There is an outstanding notice of commencement on one of the tracts that held us back from recording the deed right now. Lennar is working on terminating that. Once that is done, we will record the deed and then we have a sheet already going right now, an inventory with each plat. I think in this CDD it is just the Storey Drive and Storey Drive Phase 2 plat.

Mr. Saha: I think I certified everything to be able to be conveyed.

Ms. Trucco: That is my understanding. The requisitions have separate conveyance documents for completed improvements. If there are future requisitions, I will still need your help with those conveyance documents.

Mr. Saha: Okay. For the permit transfers, we are not always involved in the transfers.

Mr. Morgan: Usually, it goes directly from Lennar to the CDD.

Mr. Saha: Yeah, I know you guys want this done. It is not yours anymore. Dan and Teresa were taking care of that but we will just verify that those have been transferred from Lennar at least for Phase 1.

Mr. Morgan: I don't remember signing the transfer document.

Mr. Flint: Usually in most cases the Engineer is going to prepare that and then it is signed by the developer and signed by the operating entity the CDD. We like to get it on the agenda so we get it documented. I don't know in this case if Lennar has chosen not to use Poulos & Bennett to fill the form out or not.

Mr. Morgan: I would have to follow up with them on that.

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Mr. Flint: We will follow up with Dan to find out. That is why we keep this on here to make sure that it eventually gets transferred. I don't know if we are ready for it or not.

Mr. Morgan: We are having a big switcheroo in the land department so Dan will now be in charge of all entitlements and permits. Rob will be in charge of all actual construction and managing the contractors. Dan and Lane will be running that entitlement permitting line. We shouldn't have any more things falling under the radar or getting swept under the rug so to speak anymore because it has been happening too often and that is why we are kind of making this rearrangement. For Rob to try to track down permit transfers and entitlements and develop projects and for Dan do the same thing, stuff gets lost. We should have a lot more efficient permit transfers and from now on.

Mr. Flint: Okay.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: We have the check register from March 27<sup>th</sup> through May 30<sup>th</sup> for the General Fund and the Board pay totaling \$42,679.42 and the detail is behind the summary. If the Board has any questions, we can discuss otherwise looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Check Register totaling \$42,679.42, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of April. If there are any questions, we can discuss those. There is no action required.

Mr. Morgan: We are going to work on that final requisition, correct?

Mr. Flint: Yes. We need to revise requisition #6 and then requisition #6 is going to have excess costs. We will revise requisition #11 to draw the balance down to zero.

**iii. Presentation of Number of Registered Voters – 0**

Mr. Flint: There are zero voters as of April 15<sup>th</sup>. No action required on that.

**iv. Form 1 Filing Reminder – Due July 1<sup>st</sup>**

Mr. Flint: Form 1 is required to be filed by July 1<sup>st</sup>. If you haven't filed it, it is done electronically now. The Supervisor of Elections isn't involved. Let us know if you have any issues.

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One item that isn't on here, there is a new legislative requirement that each District adopt a set of goals and objectives and performance measures. I don't know if you are going to do a memo on that.

Ms. Trucco: Yes, we actually already have one but it just didn't make this agenda. It will be on the next agenda.

Mr. Flint: They have to be in place by October 1<sup>st</sup> of this year and they are reported December of next year.

Mr. Morgan: So, it's an annual report?

Mr. Flint: We are working on some very general standard goals and objectives that every CDD can adopt that basically involve things that we are already required to do. We can always refine it later on and the measure would be having a meeting. It has to be done by October 1 so we will have another meeting before then and have the Board approve it. We will keep it really simple to start out with but then later on if we want to make it more complicated, we can.

#### **D. Field Manager's Report**

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

Mr. Scheerer: Last Tuesday I had an onsite meeting with Dan and some reps for Benchmark, Floralawn, Cherry Lake. The goal of that was to assess the overall condition of the property. There are some irrigation challenges that both landscapers are having. Contractors shutting off the main line and not telling anybody. Some plants have suffered because of that, palm trees mainly. I know Cherry Lake is putting together some numbers for Dan when he gets back off vacation to replace some trees at cost and all of that stuff. There was also some question about areas of responsibility between the HOA and the CDD so we ironed all of that out. I know Cherry Lake was asked by Dan to look at the lift station trash compactor area. There is some landscaping that is supposed to go in there that is also going to be maintained by the CDD, not the lift station itself but the surrounding property. I know they are putting a number together for Lennar to do that landscape enhancement in that area around pond 3 area. We did the harvesting of the shoreline vegetation in ponds 1, 2, and 4. We are still having challenges to get in pond 3 which is around all of the high-rise stuff that is going in so I am of the opinion that by the time we get that access and that construction is completed, we are not going to have to really harvest anything because it is minimal right now. We are just going to continue on the monthly treatment of all of the storm water ponds. I have been onsite. I was there last week. I did look at the pedestrian bridge and didn't

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see any issues with the bridge at that time. It looks like all of the repairs that have occurred by Bryer are holding up well. I am glad to see that we are getting some sort of vegetation on the bank of the canal there.

Mr. Morgan: The City didn't resod it?

Mr. Scheerer: No, not that I saw. They just cleaned it and whatever is growing out of it is growing out of it. No sod.

Mr. Morgan: Do we own that bank or does the City own it?

Mr. Scheerer: The City, that is their side. Our side is overgrown.

Mr. Morgan: The City asked for me to put some kind of erosion control matting on it which I did myself. They said they were going to come back and sod it.

Mr. Scheerer: I have not seen any sod. I was just there last week for our meeting but I did not see any sod. They were grading it and pulling it all back but right now whatever is growing out of it is growing out of it. Other than that, we will continue to be onsite and continue to work with the various entities, Benchmark, HOA and our landscaper. I have a good relationship with the branch manager for Floralawn, Brian Clayborn. He does a couple of other CDDs and was at our meetings recently. They are communicating between each other if there are any issues. We are changing the lock on the control box as well just because there are too many fingers. There are some issues with Henderson programming and stuff like that. We are trying to work with everybody to make sure everybody has water. I can answer any questions you might have.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.



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

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*George Flint*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman/Vice Chairman