

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 20, 2025 at 10:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Adam Morgan
Brent Kewley
Josh Jochims

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
Steve Saha *by phone*
Alan Scheerer

District Manager
District Counsel
District Engineer
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

Organizational Matters

A. Acceptance of Resignation of Teresa Diaz and Appointment of Individual to Fulfill the Vacancy with a Term Ending November 2027

Mr. Flint: We received a resignation from Teresa Diaz. Her seat has a term ending November 2027. Any time there is a vacancy during the term of office the remaining Board Members appoint a replacement. Are there any nominations at this time?

Mr. Morgan: Not at this time.

Mr. Flint: We will keep that item on the agenda and have that roll over to the next meeting.

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B. Administration of Oath of Office to Newly Appointed Board Member

C. Consideration of Resolution 2025-01 Designating Assistant Secretary

Items B and C were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 21, 2024 Meeting

Mr. Flint: The next item is approval of the November 21, 2024 minutes. Are there any comments or corrections to those minutes?

Mr. Morgan: Is District Counsel good with them?

Ms. Trucco: Yes, no comments from me.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Minutes of the November 21, 2024 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: Just a quick update on the claim for reimbursement for the cost for the pedestrian bridge and canal damage. I do have a follow up phone call scheduled with the insurance carrier for the contractor that is alleged to have caused that damage on Monday so I hope to have an update for you by then. I have spoken to the contractor's Counsel and she likewise has been in communication with the insurance carrier. I will keep you updated as that progresses but we are doing everything now to move that along. That is the only update at this time today.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Steve, anything from District Engineer?

Mr. Saha: I don't have anything to report now but I know in a couple of months it will start being time for the infrastructure annual assessment report. How early can that be started? I think it is due typically at the end of June. How early does that typically get started?

Mr. Flint: You can start that now if you want too. You would issue your report in June. You might want to coordinate with Alan Scheerer, the Field Manager, on your site visits so we know when you are going to be out there.

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C. District Manager's Report**i. Approval of Check Register**

Mr. Flint: You have the check register in your agenda. You have December's check register for \$16,590 and January's check register for \$552,924.68. The big item in January is the debt service assessment revenue that is being transferred to US Bank as the Trustee. That is \$548,000 of the \$553,000.

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 January. There is no action required.

Mr. Morgan: We have zeroed out that construction budget, haven't we?

Mr. Flint: Yes, I think there is \$6,000 in there, that is interest earnings until the project is certified complete and the interest earnings will stop flowing to the construction account and will flow to the revenue account.

D. Field Manager's Report

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

Mr. Scheerer: Yeah, just a couple of things. I was contacted by Daniel Delarosa and Mark McDonald about performing the harvesting of the pond in the center of the high-rise condos. That work has been complete. I will be onsite after this meeting to just do a follow up of what is there. We are battling some algae with the crazy weather that we are getting. One of the things I talked to Daniel about is making sure that they provide us constant access via truck and trailer because they use a small air boat to treat those ponds. If we have to do it from ATV, that only gives us a width of about 15 ft. off the bank in order to treat what is in the water. I think we are good in talking to Daniel but I will be onsite like I said today. I just want to continue to review site conditions with all of the additional palm trees that are going in around the ponds.

Mr. Morgan: As deep as those ponds are, algae is only going to grow 5-10 ft from the bank so a 4-wheeler would be fine. Those ponds are 40 ft. deep.

Mr. Scheerer: We will continue to monitor that and whatever works will work. I know the other three ponds; we have boat access but we will go from there.

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Mr. Morgan: Who is paying for the spraying?

Mr. Scheerer: The CDD pays for the treatment of the ponds.

Mr. Morgan: For the harvesting? Send me that invoice.

Mr. Scheerer: I will be happy to send you the invoice when I get it.

Mr. Morgan: If Dan and Mark requested it then.

Mr. Scheerer: You remember many months ago that was requested and we went ahead and did all of that work as well. The only pond we couldn't get to was the one in the center by the high rise. Now that is available, I will be more than happy to send that.

Mr. Morgan: The monthly pond maintenance is definitely CDD. This is above and beyond, that is requested by Mark and Dan so send it to me and I will take care of it.

Mr. Scheerer: One of the other things that we are working on and I talked with Cherry Lake, on Del Verde coming into the property, we have blue daze on the tips of those islands as a plant. They are not really performing well so they are right now recommending changing those out to maybe some dwarf ixora. Marvin, the account manager that we deal with, is looking at that and we will see how we can fit that into the landscape replacement budget but it will provide more color throughout the year anyway if it will work. For some reason, the blue daze just isn't performing well.

Mr. Morgan: Are we still able to mow on the back side of the wall?

Mr. Scheerer: We have been. I know you had some erosion issues back there that were being remedied but that is one thing I will double check again.

Mr. Morgan: Double check on that for me. Are we flying Storey Drive?

Mr. Scheerer: No, you are still TraceAir. That is what Dan and Mark were looking at when they called me on the truck.

Mr. Morgan: If you could just put eyeballs on it where we had those problem spots. Before Briar fully pulled off the site, they were supposed to have their big excavator lean over the wall and fix whatever they could on both the North side and the East side.

Mr. Scheerer: It would be the C2, C3 canals.

Mr. Morgan: Right. Now, we can't access it. We could access the North side if we had too from the Powerline side but the East side now, I think with home building it is all completely blocked out.

Mr. Scheerer: We got it through the end of Vanguard.

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Mr. Morgan: You couldn't move enough to get decent equipment in there. To fix it if its eroded again and it's a big toll and your mower can't get past it then I would have to have Verizon bring dirt back in basically a buggy at a time and fill in.

Mr. Scheerer: I would hope with the lack of rain that we have received, the repairs that were made have allowed all of that to grow in and we can just keep mowing it. If that erosion happens, you know it is going to come from underneath that retaining wall.

Mr. Morgan: They were supposed to have fixed that. That was one of the last big things the CM operator, Dixie, was supposed to do before she got pulled over to the East side. Just let me know what you see.

Mr. Scheerer: Of course, yes sir. That is all I have, thank you.

Mr. Flint: You have had some communication with the Counsel for the neighboring commercial property, right?

Ms. Trucco: Yes.

Mr. Flint: You might want to mention that.

Ms. Trucco: We spoke about it a while ago but we were put on notice of an entity that would potentially purchase a tract that is adjacent to the CDD. You may recall we brought back a funding agreement, cost sharing agreement and an easement for anything that would connect from that parcel that is adjacent to the CDD to the CDD's infrastructure system such as the stormwater system if it was going to be draining into the CDD's system then we would ask for something like a drainage easement to be completed and then also a cost sharing agreement for any special benefit that the purchaser parcel would be receiving from the CDD's maintenance, and any shared infrastructure. We asked the purchaser to pay the proportionate in share of the benefit that they are receiving because the CDD residents are paying for that cost.

Mr. Flint: There is also the roadway itself.

Mr. Morgan: The roadway itself has to be cost shared because they are going to have to discharge into pond 1 from the West side so they will be discharging directly into our pond. Our pond maintenance for pond 1 would definitely need to be cost shared.

Ms. Trucco: At the time that we had previously spoken about it, there was a potential of the CDD taking over maintenance and potentially even ownership of another roadway and two little pieces of sidewalk that are not technically owned by the CDD. There was also a concern with that roadway, other improvements that the CDD would be asked to maintain being outside of the

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CDD's current boundary which would require us to go get an interlocal agreement signed by the City in order to approve the CDD doing that maintenance outside of its boundary which is not a problem, but is required. This Board had approved that concept so long as the funding agreement was signed to ensure, basically, that residents and current owners right now within the CDD boundary would not be covering cost associated with the drafting of those documents and getting the interlocal agreement approved with the City. We had not heard back but we recently heard back about two weeks ago. We were contacted by an attorney who said they represented a prospective purchaser of an adjacent tract. I have since asked for more information. She had sent the funding agreement that we prepared and the cost sharing too and asked for more information about that. I explained to her what those documents were and the point of them as well as confirmed too as far as any cost share amount. We need more details about what is potentially going into that parcel and what they are asking the CDD to do. If they are asking for confirmation on the cost for the cost sharing agreement, we would want that funding agreement signed so that our assessment methodology consultant at GMS can work with the District Engineer and determine what costs are we thinking. We will be able to provide an approximate estimate for that cost sharing agreement. I have asked for that information. I am going to continue asking for clarification on it and I believe the Board had approved that subject to staff sign off so long that we had the funding agreement in place, etc. I don't know if it is worth maybe giving direction today or delegating authority. I can't recall exactly if authority was delegated or not at this point.

Mr. Morgan: I would make a recommendation that the Board delegates authority to Counsel to move forward to clarify this.

Mr. Trucco: Do you want to delegate authority to one of the Supervisors so a motion for Counsel to continue working with a prospective purchaser with regard to the funding agreement, cost sharing agreement, if there is a temporary construction easement that is needed, if there is a drainage easement that is needed, that motion would authorize me to continue working on finalizing the details for that and then delegate authority to one of the Supervisors to provide sign off subject to staff sign off and would include District Engineer, District Counsel and GMS sign off on those final forms. Do you want to delegate yourself as the Supervisor in that motion?

Mr. Morgan: Yes.

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On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Delegating Authority to Adam Morgan Regarding Adjacent Commercial Property, was approved.

Mr. Morgan: We own all the sidewalks, right the CDD? We don't?

Mr. Scheerer: We own Del Verde from I-Drive to the guardhouse and then there is that little sliver.

Mr. Flint: We have the sidewalks to the guardhouse too, right?

Mr. Scheerer: Yes, that is what I am referring too. There is that little notch on I-Drive that they deeded to us by the traffic signal, that is the other sidewalk.

Mr. Morgan: The big sidewalk that has the gate that is locked that goes North.

Mr. Scheerer: We own that. That is our bridge.

Mr. Morgan: So, we own that gate?

Mr. Scheerer: That is correct.

Mr. Morgan: I just want to clarify so in the future if Broc questions because he is the one who ordered to put the lock on to keep people out.

Mr. Scheerer: It kind of makes sense to me which we talked about in the last meeting that the sidewalk was now connected from the Dezerland Apartments all the way across the C2 canal where the washout was but the gate is locked.

Mr. Morgan: Okay, I thought it was a CDD gate but wanted to clarify so when Broc and Dan call me.

Ms. Trucco: That is not blocking public access, correct? we still have the main entrance road?

Mr. Scheerer: Yes, they can come in through I-Drive or Del Verde.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Morgan: Are all the permits transferred?

Ms. Trucco: Probably need to confirm with Steve. Steve, are you still on the call?

Ms. Trucco: Supervisor Morgan had a question about the permits. Do you happen to know off the top of your head if all the permits have been transferred to the CDD that need to come over yet or are there any that are still pending that you are aware of?

Mr. Saha: All of the Water Management District permits?

Mr. Flint: Yes.

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Mr. Saha: I am not sure. I will check on that to see if they have been transferred. I don't know if that is one of the things that sometimes the developer does or sometimes will ask us to do. I can check, that may be something that Teresa or Dan has taken care of but I will check into that to see if the Water Management District permits have been transferred officially to the CDD.

Mr. Morgan: Thanks Steve. If you would check on that, I will double check with Dan.

Mr. Flint: Then we would need to certify the project.

Mr. Mogan: It's not completed. The stormwater is completed.

Mr. Flint: The project for the bonds is not complete?

Mr. Morgan: No, we have a little bit more time.

Ms. Trucco: I will put that on a radar list for the community just to keep track of.

Mr. Morgan: It's soon though and might be by next week. They should have tied in the last building to the sanitary and to the water but I just want to make sure it is all done before we waste anybody's time going out there with inspections and everything.

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.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, 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