

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, November 21, 2024 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	Chairman
Brent Kewley	Assistant Secretary
Josh Jochims	Assistant Secretary
Teresa Diaz	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. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We don't have anyone here other than Board Members and staff here. There are no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 5, 2024 Meeting**

Mr. Flint: We have approval of the minutes from September 5<sup>th</sup>. Were there any comments or corrections to those?

Ms. Trucco: I have just a few things.

Mr. Flint: Can the minutes be approved subject to incorporation of counsel's changes?

Mr. Morgan: Sure.

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On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the September 5, 2024 Meeting, were approved subject to incorporation of District Counsel's changes.

**FOURTH ORDER OF BUSINESS****Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes to Provide Auditing Services for the Fiscal Year 2024**

Mr. Flint: The next item is the agreement with DiBartolomeo, McBee, Hartley, & Barnes for the independent audit for FY24. They were selected as the District's independent auditor. We enter into an engagement with them annually. Are there any questions?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Agreement with DiBartolomeo, McBee, Hartley & Barnes, to Provide Auditing Services for the Fiscal Year 2024, was approved.

**FIFTH ORDER OF BUSINESS****Ratification of Series 2022 Requisition #12**

Mr. Flint: The next item is ratification of Requisition #12 for Series 2022. The bonds are for District Counsel services for supplemental services for \$25. Is there a motion to ratify?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Series 2022 Requisition #12, was ratified.

**SIXTH ORDER OF BUSINESS****Ratification of Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services**

Mr. Flint: Item 6 is the proposal from Trace Air for drone services. This proposal is for 11 flyovers from October through March for \$7,318.74.

Mr. Morgan: Do we have any money for this?

Mr. Flint: Yes.

Mr. Morgan: Alright. Make a motion to approve.

Mr. Flint: We do not have a specific line item for this, but we can accommodate it within our general budget.

Mr. Morgan: General fund?

Mr. Flint: The construction fund is better.

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On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, the Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services, was ratified.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: Good morning. One update is on the pedestrian and canal bridge damage. As you know we sent a demand letter to the subcontractor and we received a response back from their lawyer who had confirmed that she submitted a claim against the subcontractor's general liability policy, who she believes is responsible for the drainage and took out the permit. We are continuing to follow-up with her. I called her this afternoon and I did speak with one of the litigators in our in-house litigation department too. They are just recommending we be aggressive in the follow-up. But we are not in a position right now to recommend filing a lawsuit or something like that. We are just going to get more aggressive with our follow up and hope to get this ironed out as quickly as possible. I'll continue to keep you updated on that. Otherwise, the easement with TECO gas has been recorded and I got a copy from their representative, but there is a blank in the date. So, we will fill in the date and then re-record that. As soon as we get that back, I'll submit that to GMS to hold on for the records for the CDD. That's all I have unless you have any questions for me.

**B. Engineer****i. Discussion of Pending Plat Conveyances****ii. Status of Permit Transfers**

Mr. Flint: I don't think we have the Engineer on the phone.

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

Mr. Flint: You have approval of the check register from August 29th through October 31<sup>st</sup> for the General Fund and the Board compensation totaling \$50,363.25. Any questions on the check register?

Mr. Morgan: Everything looks good.

Mr. Flint: Is there a motion to approve?

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On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Check Register totaling \$50,363.25, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through October 31<sup>st</sup>. This is the first month of FY25. If there are any questions, we can discuss those. There is no action required.

**D. Field Manager's Report**

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

Mr. Scheerer: Yeah, just a couple of things. There was some landscaping installed in and around Hero and Paradox Road out there. I'm working with Cherry Lakes on that and I'm pretty sure that's all supposed to be CDD. We'll see at what point in time if they let us do a turnover and acceptance of that. All the mulch should be completed by Friday. I think they just had some of the tree rings around some of the ponds. I also noticed it looks like Deezer installed their connecting sidewalk across the utility easement on their portion of the property. I saw that out there. There's a utility easement with power lines on it.

Mr. Morgan: It connects up to our bridge?

Mr. Scheerer: Yeah. I'm not sure how all that is going to work out, because it's a private gated community.

Mr. Morgan: Broc will have that gate locked; I guarantee it.

Mr. Scheerer: Yeah, so just a head's up the sidewalk is in.

Ms. Trucco: Is that on the CDD's property?

Mr. Scheerer: No ma'am.

Ms. Trucco: Okay, it's just adjacent.

Mr. Scheerer: It's on the backside of the seat 2 canal, the CDD. I know you mentioned you were meeting about the washouts.

Mr. Morgan: I was going to ask you to tag me. Have you checked on those? Did Briar fix them?

Mr. Scheerer: I'm going there after the meeting today. I didn't see anything while I was out there. It looks like everything is so grown over; they've not done any work out there.

Mr. Morgan: So, along the inside of the walls on the utility easement side, the north side.

Mr. Scheerer: Yeah, on the seat 2 canal side, right?

Mr. Morgan: Walk along that wall and see if they fixed that or if you see anything.

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Mr. Scheerer: Okay.

Mr. Morgan: Walk directly if you see that, stuff is washing under the walls. If they haven't fixed that, then it means they haven't fixed. They were supposed to do some utility work on the pond banks, or something on the east side where there was a huge washout, but I haven't had any confirmation on whether that's been done yet.

Mr. Scheerer: I'll be out there as soon as the meeting is over. I'll be heading that way anyway. I'll be happy to take a look at that. Other than that, I think we are geared up for the holidays. I'll answer any questions you all might have.

Mr. Morgan: Thank you.

**EIGHTH ORDER OF BUSINESS****Other Business**

Mr. Flint: Any other business or Supervisors' requests?

**NINTH ORDER OF BUSINESS****Supervisor's Requests**

There being no comments, the next item followed.

**TENTH 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