

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 19, 2025, at 11:00 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	Vice Chairman
Josh Jochims	Assistant Secretary
Rob Bonin <i>joined late</i>	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco <i>by phone</i>	District Counsel
Stephen Saha <i>by phone</i>	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: No members of the public to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Daniel La Rosa and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2025

Mr. Flint: You have a resignation from Daniel La Rosa. Is there a motion to accept the resignation?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Resignation of Mr. Daniel La Rosa was accepted.

June 19, 2025

Storey Drive CDD

B. Appointment of Individual to Fulfill the Vacancy with a Term Ending November 2027

Mr. Flint: You have two seats vacant at this time. One was Teresa's seat and one is Dan's seat. One has a term expiring in November 2025 and the other a term expiring in November of 2027.

Mr. Morgan: I'd like to nominate Rob Bonin for the seat that expires in 2027.

Mr. Flint: That would be seat 3.

Mr. Kewley: I would like to leave the remaining seat open at this time.

Mr. Flint: So, we have a motion to appoint Rob to seat 3 with the term expiring in November 2027. We'll leave seat 2, which has a term expiring in November 2025, vacant. We'll keep that on the agenda.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Appointment of Rob Bonin to Fulfill the Vacancy with a Term Ending November 2027, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member(s)

Mr. Flint: Rob isn't here right now. We'll table this item.

D. Election of Officers**E. Consideration of Resolution 2025-03 Electing Officers**

Mr. Morgan: I would like to propose myself as Chair, Brent Kewley as Vice Chair, and everybody else is Assistant Secretaries.

Mr. Flint: Other than that, I'm a Secretary, Jill Burns is Treasurer, Darrin Mossing is Assistant Secretary. Katie Costa is an Assistant Treasurer.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the March 20, 2025, Meeting**

Mr. Flint: The next item is approval of the minutes from March 20, 2025 meeting. Are there any comments or corrections on those?

Mr. Morgan: They all look good as long as Counsel is good. I'll make a motion to accept.

June 19, 2025

Storey Drive CDD

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Minutes of the March 20, 2025, Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS**Public Hearing****A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. Flint: Next is a public hearing to consider adoption of the Fiscal Year 2026 budget. Is there a motion to open the hearing?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Public Hearing was opened.

Mr. Flint: We have previously approved a proposed budget and you set today as the date, place, and time for its final consideration. There was no proposed change in the per unit assessment so there was no mailed notice. We did advertise in accordance with the statutory requirements. We've tightened this budget up some since you saw it, that doesn't impact the assessment amount. We were using carry forward to balance it previously and we've gone through and tightened up the O&M expenses to more closely match up with where we believe they need to be. We had the biggest change I think was probably landscape maintenance. We were carrying some funding in there based on some initial estimates and we've reduced that down to what the actual contractual amount is.

Mr. Morgan: We've got a lot of landscaping out there and the owner is going to be very particular about maintenance, so I want to make sure we budget correctly.

Ms. Trucco: We met with Cherry Lake multiple times. They've assured me that we have everything under contract that we need.

Mr. Morgan: Very good. We've got a little bit of contingency there too.

Mr. Flint: Yeah, \$10,000. There's \$10,000 transferred to capital reserve and then we have \$8,799.00 in contingency.

Mr. Flint: For the record, there are no members of the public here to provide comment or testimony. Is there a motion to approve Resolution 2025-04?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

June 19, 2025

Storey Drive CDD

B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next hearing is to impose the assessments related to the budget you just approved. The resolution of the budget you just approved is attached as well as the preliminary assessment roll listing all the properties within the District and the O&M and debt assessments. Are there any questions on the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS**Ratification of Series 2022 Requisition #16**

Mr. Flint: You have already approved Requisition #16 and we are just bringing that back for the Board to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Series 2022 Requisition #16 was ratified.

SEVENTH ORDER OF BUSINESS**District Goals and Objectives 8:40****A. Adoption of Fiscal Year 2026 Goals and Objectives**

Mr. Flint: As you recall, the legislature enacted a requirement that started last year that requires Special Districts to adopt goals and objectives annually and report on those in 2025. That was the first year we put together recommended goals and objectives. What we've done here is we've repeated what you all saw last year. It's broken up into three areas and under each area there's a set of goals and objectives and measures. They're yes or no's if the Board is comfortable with these.

Mr. Morgan: The unfortunate legislature voted to keep this in.

Mr. Flint: Yeah, there was a bill to eliminate it. It didn't pass.

June 19, 2025

Storey Drive CDD

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Adoption of Fiscal Year 2026 Goals and Objectives was approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chair to Execute

Mr. Flint: Part of that requirement is that we report on how we did on the goals and objectives. We've put the 2025 goals and objectives in here. We're not at the end of the reporting period yet, but assuming at the end of the reporting period, everything is fine. What we'd like is a motion to authorize the Chair to execute that report that gets posted on the website. That way we don't have to have another meeting to do this.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Authorizing the Chair to Execute the Final Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports attorney, Kristen?

Ms. Trucco: The only real update that I have for you is that we were able to recover the approximately \$24,000 that the CDD paid for the prior team to do the repair work on the pedestrian bridge and the canal.

Mr. Morgan: Yay. One year.

Ms. Trucco: Yes, it took some time, but eventually one of the contractor's insurance carriers ended up paying that. Otherwise, we're just working through the completion certificates.

Mr. Morgan: Very good, thank you.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Stephen, Anything for the Board?

Mr. Saha: Yeah, I did my site inspection this month of the infrastructure. Everything looks pretty good. There's just some of your typical sidewalk cracking. There's a decent amount of cracking along that sidewalk that runs along the canal to the southwest and then on the culverts and the canal, there's a little bit of erosion and the canal is, you know the cities. Nothing to do with

June 19, 2025

Storey Drive CDD

the CDD. It's the City's maintenance and it's nothing major but a little bit of erosion. But other than that, everything looked pretty good. I'm finishing up the report and then George, I'll send that to you.

Mr. Kewley: Hey, Stephen, that's the sidewalk that's located between the canal and the retaining wall, right? That runs from Del Verde to Vanguard.

Mr. Saha: It's the canal and it's that tall masonry wall. So, it's outside of the masonry wall for the perimeter.

Mr. Morgan: Yeah, construction has been done in there for a while.

Mr. Kewley: That may have been some work that was done after the fact, but I've witnessed that those repairs and I'll have that done myself. I'll have that taken care. I mean it's been done; we got some pieces missing out of there. I walked it with the landscaper this week during our site inspection. I know exactly where Stephen's talking about and we'll get those things.

Mr. Saha: Yeah, the worst part is towards the South end near Vanguard. The transfer of the ERP to the CDD is the maintenance. We're maintaining all the stormwater ponds surface that's not certified. They're all certified as being complete and we just need to complete the actual transfer to the CDD. It was approved; they were all approved by the District for certification as completion. But we just need to transfer them officially to the CDD.

Mr. Kewley: Okay, is that an application you need to put together and get the District to sign or Lennar?

Mr. Saha: Yeah, I think we're close to putting it together, but I believe we're working on another one with George and I believe we'll send it to you. George, is that correct?

Mr. Flint: Lennar needs to sign it or whoever the holder is and then the District will sign it, so they'll come to me.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: All right, District Manager's report. You have the check register and your agenda from March 1st through May 31st. For the general fund and the Board, are there any comments or questions on that?

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

June 19, 2025

Storey Drive CDD

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of May. There's no action required. If you have any questions, we can discuss those.

iii. Presentation of Series 2022 Arbitrage Rebate Calculation Report

Mr. Flint: We have presentation of the Series 2022 Arbitrage. Our report, that is required by the IRS. You've engaged AMTEC to perform it. It shows a negative rebatable arbitrage of \$173,589.00. There's no arbitrage. Are there any questions on the report? If not, is there a motion to accept it?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Series 2022 Arbitrage Rebate Calculation Report was accepted.

iv. Presentation of Number of Registered Voters – 0

Mr. Flint: Each year we're required to announce the number of registered voters residing within the District, as of April 15th, and you can see the Supervisor of Elections indicated there were 0.

v. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint: Each year normally with your budget adoption hearing, you approve an annual meeting schedule. We've prepared one in your agenda that follows the same that you've done in the past, which is the third Thursday at 11:00 am in this location.

Mr. Flint: At some point, we may want to reduce the frequency, but you could keep it monthly now.

Mr. Morgan: So, we'll keep it monthly for now?

Mr. Flint: Yeah.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Fiscal Year 2026 Meeting Schedule was approved.

vi. 2024 Form 1 Filing Reminder – Due July 1st

Mr. Flint: The Form 1 that's due by July 1st, if you all are aware.

D. Field Manager's Report

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

June 19, 2025

Storey Drive CDD

Mr. Scheerer: Yeah, just a couple things. Stephen touched base on the sidewalks between Del Verde and Vanguard, we'll get those addressed as soon as possible at this site. Visit with Cherry Lake. We had a handful of palm trees that are declining. We'll get those replaced under warranty. We're also addressing some juniper at the entrance coming off of I-Drive into Del Verde getting some of those filled back in. So, that'll be happening soon. The bigger thing I have is I had something I was working on with Dan before he resigned and that was the turnover of the fountains and the ponds. I believe they were waiting on one. What we're calling the Pond 3, which is the center pond between the high-rise buildings. That's in, if you guys are telling me we're good, we need to just prepare to get those transferred. My understanding is they're supposed to go to the CDD.

Mr. Morgan: Yes, they are.

Mr. Scheerer: Okay.

Mr. Morgan: Are they operational?

Mr. Scheerer: Yes sir, I was there. I've been there every week. I go out there, I check all the ponds during obviously for aquatic vegetation as well as the landscaping around the ponds and the fountains that are working. There's two fountains in every pond, with the exception of what I'm calling Pond 3, which is in between the high risers only. There's a single fountain in that one, but they all run off a single meter. We need the invoice to build the transference, our account number. Transfer the transfer the account to the CDD. Yeah, so you guys can make that happen. We'll get that done. Other than that, unless you have any questions for me, I'm good.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: All right, any other business or Supervisors' requests?

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

June 19, 2025

Storey Drive CDD

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

Signed by:

Daryl Morris

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Chairman/Vice Chairman