

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 19, 2026, at 11:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Daryl Morris	Chairman
Sunita Kalpee	Vice Chairman
Erin Majeski <i>joined late by phone</i>	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco <i>by phone</i>	District Counsel
Robert Petillo	LLEB
Art Erickson <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: Next is the public comment period and we don't have any members of the public other than the Board members and staff here, so we'll move on to organizational matters.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Resignation of Brent Kewley and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027

Mr. Flint: You did have in your agenda the resignation from Brent Kewley. Is there a motion to accept his resignation?

February 19, 2026

Storey Drive CDD

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, Accepting the Resignation of Brent Kewley, was approved.

Mr. Flint: Anytime there is a vacancy during the term of office the remaining Board members appoint the replacement. Are there any nominations at this time to fill that vacancy or do you want to operate with the vacancy at this point?

Mr. Morris: We will operate with the vacancy.

Mr. Flint: Okay, we will defer this item then to the next agenda and we can see if you're ready at that point.

Mr. Morris: Understood.

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

C. Consideration of Resolution 2026-03 Electing Assistant Secretary

Mr. Flint: We will defer action on 3B and 3C.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 20, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 20, 2025 Landowners' Meeting

Mr. Flint: Item four is approval of the minutes from your November 20, 2025 meeting and acceptance of the November 20, 2025 Landowner meeting minutes. Did the Board have any changes or comments on either minutes?

Mr. Morris: I do not.

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, the Minutes of the November 20, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 20, 2025 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Discussion of Landscape Maintenance

Mr. Flint: At the time the agenda went out we had discussion of landscape maintenance. Subsequent to the agenda going out, we did receive a proposal from Floralawn that is in your agenda. That starts on page 30. The District currently is under contract with Cherry Lake. They have a contract with a 30 day termination provision without cause. At any time, if the Board wants to make a change you can do that with a 30-day notice to your current provider.

**Supervisor Erin Majeski joined the meeting by phone at this time.*

February 19, 2026

Storey Drive CDD

Mr. Flint: We reviewed the proposal against the current scope.

Mr. Scheerer: I went through and I compared the services. There were some extra services that were in the Floralawn contract above and beyond what we currently have in Cherry Lake. Probably the biggest number is the bottom line cost using Floralawn as opposed to Cherry Lake. There are some substantial savings of about \$18,000 based on what we're currently paying. We're paying about \$99,000 a year right now with the current Cherry Lake. That includes all the palm tree pruning, it includes a one-time mulch a year, monthly irrigation inspections. If I add up all the services correctly provided by Floralawn, it comes up to \$81,227. I added up the base service plus the pine bark, plus the palm pruning, and we have no annuals. So, there's no annuals for the CDD to expense out of this that I'm aware of. I have a good working relationship with Floralawn. So, whatever direction the Board chooses to do we can handle it.

Mr. Flint: Any discussion or questions from the Board on the proposal? If not, the first action you may want to consider is terminating the existing agreement with Cherry Lake and authorizing us to provide the 30-day notice. I don't know if you had a preferred time frame on when Floralawn would start.

Mr. Morris: They can start really within two weeks. So, if we give a 30 day, they'll be ready to go in 30 days.

Mr. Flint: We'll be doing a mid-month change. We'll just have to prorate for the payments.

Mr. Morris: If you want to wait for billing period.

Mr. Flint: April 1 would be about 40 days. That way they're starting at the beginning of the month.

Mr. Morris: I'm okay with that. And that's Q2 as well.

Mr. Flint: And that makes it cleaner to have them start on the beginning of the month. We can do it either way.

Mr. Morris: April 1 is perfect.

Mr. Flint: Does that work, Alan?

Mr. Scheerer: Yes sir.

Mr. Flint: Okay. Is there a motion then to terminate the existing agreement with Cherry Lake effective March 31st?

February 19, 2026

Storey Drive CDD

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, Terminating Cherry Lake Effective March 31, 2026, was approved.

Mr. Bonin: Just quick question. Alan, what would be the turnover acceptance process? Would Floralawn come in and like identify anything that's distressed or dying?

Mr. Scheerer: Yeah, we would have to do a punch list item with both contractors and make sure Cherry Lake understands that anything that needs to be repaired, that's within the scope of their contract, we could withhold final payment for that month until those things have been resolved.

Mr. Morris: Great question.

Mr. Flint: The next action then would be to make a motion to approve an agreement with Floralawn. The proposal in the agenda would be incorporated into the District standard agreement with the standard provisions, insurance, those sorts of things that are in our standard agreement. Is there a motion to that effect?

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, an Agreement with Floralawn, was approved.

Mr. Flint: District Counsel will prepare the agreement for execution by the Chair, and we'll work on the transition effective April 1, 2026. Anything else on that issue?

Mr. Morris: Should I provide clarity really quick on that?

Mr. Flint: Sure.

Mr. Morris: They did use the adjusted site plan. Effectively, anything that was not under their current scope as HOA landscaping, they took into consideration the entire CDD envelope. And that's what the bid was based on. Inclusive of the interior, which was around the buildings, which is that sliver that CDD covers.

Mr. Scheerer: Yeah. And then we also have the tracts along the backside of all the C2, C3 canal.

Mr. Morris: The north and the east side, which the east was on question last time, or at least provision. It was always being completed by Cherry Lake, but they took all that into consideration.

Mr. Scheerer: Okay.

Mr. Morris: Just to make sure it's clear.

February 19, 2026

Storey Drive CDD

Mr. Flint: We'll have a map attached to the agreement.

Mr. Scheerer: I think I forwarded you the actual map that laid out the CDD.

Mr. Morris: Yes. That's what they used.

Mr. Scheerer: We'll make sure we get that included in the agreement.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports. Attorney report, anything?

Mr. Petillo: We have no updates to the Board today. Thank you.

B. Engineer

i. Presentation of Annual Inspection Report

ii. Discussion of Pending Plat Conveyances

iii. Status of Permit Transfers

iv. Status of Construction Funds & Requisitions

Mr. Flint: Anybody from Engineer on the phone?

Mr. Saha: Yeah, just filling in for Steve. We have nothing, but he said that if you guys need anything, I can pass it along.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register. That's in your agenda packet from November 1, 2025 through January 31, 2026 for the general fund and Board compensation. The detailed register is behind the summary. Anywhere you see Storey Drive CDD care of U.S. Bank, there's a \$547,000 check in here. That's just moving the debt service assessment revenue that we received from the county to the trustee. It's not a true expense. It's a transfer of funds. We get the money from the county, the O&M and the debt assessment revenue in one check, and then we have to write a check to move those funds to the trustee. That \$547,000 of the \$593,000 is just debt service assessment revenue. Any questions on the check register? If not, is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

February 19, 2026

Storey Drive CDD

Mr. Flint: We also have the unaudited financial statements through January 31st, if there's any questions on those. It looks like we will be transferring more money from the operating account into the State Board of Administration. The SBA is your investment account. We should be earning interest on the operating account as well. But we try to move funds into that investment account on a regular basis. Any questions on the financials? There's no action. Yes, sir.

Mr. Morris: Maybe just for clarity, I'm looking at page six of that financial and there's a \$319,000 assessment, the prior months at \$0, \$0 and \$163. Is that an annualized?

Mr. Flint: That's because we collect our assessments on the tax bill, and the tax bill goes out on November 1. We don't start getting disbursements from the county until December or January time frame. You'll see in the first couple months, there's nothing because the tax bill doesn't go out until November 1. So, there wouldn't be anything until it starts coming in from the county. We do have a special assessment receipt schedule, which is on page eight. It shows you we received \$440 in December and then \$867,000 January 15. We'll get most of the revenue in January, February, and March. You won't see much at the beginning of the year, and then you won't see it toward the end of the year either, because you have to pay your taxes by March 31.

Mr. Morris: Got it. And then clarity on the discount penalty of \$36,000. Is that a penalty or discount?

Mr. Flint: Where is that?

Mr. Morris: On page eight. January 15.

Mr. Scheerer: It's the fourth column over.

Mr. Flint: Okay, it's not really a penalty. It's what they collect for us having it on the tax bill. For us to collect \$100, we have to assess \$106. Four percent of that is allowance for early payment discount. If you pay in November, you get a four percent discount on December 3, January 2, February 1. We have to assume everyone's going pay in November and get the four percent discount, so we have to assess that. Then there's two percent the county collects for having it on the tax bill. It's basically the fee that they charge.

Mr. Morris: Okay.

Mr. Flint: You've got the commissions, and then you've got the discounts. If we did the math, we'd probably see that although we got all the money in January, they were collecting it in November and December. They like to hold on to the money as long as they can to earn the interest and then send it to us. We've fought that battle with the tax collector in the past. They hold on to

February 19, 2026

Storey Drive CDD

the money longer than they should, and they're earning the interest on it while they're holding it. And then they transmit it to us.

Mr. Morris: Understood.

Mr. Flint: We don't have a lot of ability to force them to send it. They're only required under the statutes to disperse the funds once a month and that's all they do.

D. Field Manager's Report

Mr. Scheerer: I have a handful of things for you guys. We've been experiencing this issue at the end of Del Verde. If you go all the way to the very end of Del Verde, on the outside of the community, somebody's been dumping their garbage over in that area behind the C2 pond or C2 canal. So just letting you know Cherry Lake's been cleaning up what they can. I'm not sure what else we can do to.

Mr. Morris: And the connector diverted to I-Drive?

Mr. Scheerer: No, it's the other way where it dead ends in Tangelo Park.

Mr. Morris: Oh, that direction. Okay, so the sidewalk perimeter.

Mr. Scheerer: Where the sidewalk terminates before it goes to some of the houses, there are three nine diamond signs, nine button signs that basically to tells you where the road ends and then the wall heads probably north and behind that C2 canal. And every once in a while, we're finding people's garbage back there. Just FYI. We're dealing with it accordingly. We'll continue to see what we can do to fight that battle.

Mr. Morris: Okay. I don't know if it's a side note or not. Corporal Rogers worked with me on a few times. And she submitted to the city to attempt to illuminate that walkway.

Mr. Scheerer: Okay.

Mr. Morris: Because we've had transients who are hopping the fence and are creating havoc back there. Garbage, grocery carts. If you turn a grocery cart on the side, you can easily pop over the wall.

Mr. Scheerer: Right.

Mr. Morris: And so, to illuminate it would be a nice advantage not only for the pedestrians who are going to and from Tangelo Park to the I-Drive corridor, but it would also be a little bit safer because you shine light on things that otherwise are in the darkness. I don't know if that will play into it in the future. I'm not sure I'm confident that anything will move forward because the city might not have an appetite to illuminate a space that few use.

February 19, 2026

Storey Drive CDD

Mr. Scheerer: Right.

Mr. Morris: But it's relative to what you're saying.

Mr. Scheerer: We'll just continue to monitor it and if there's, you know, any other ideas we can come up with to try to, you know, there's no signs that say don't jump, don't dump, but you never know with homelessness and transients walking around the neighborhood over there and stuff what we're going to experience.

Mr. Morris: We have perimeter cameras coming, like within a week, that are on the interior. That we can always point over.

Mr. Scheerer: Yeah, it's just that right hand corner, that northeast area.

Mr. Morris: If it's an area that we can cover to get a little bit of a better understanding of what's happening.

Mr. Scheerer: Okay.

Mr. Morris: That installation starts next week. Well, we receive them next week. It starts in like two weeks.

Mr. Scheerer: Well, let me know and I can kind of pinpoint the area. If it works out, it works out. If it doesn't, we'll come up with something else.

Mr. Morris: Okay.

Mr. Scheerer: I'll borrow one at George's trail cams. Stick it over there. We talked about this at the last meeting, the fountains have yet to be turned over to the CDD. The pond fountains. We've asked for invoice, and then we can take the invoice, verify it in the field, and then that account for the electricity can be turned over to the CDD.

Mr. Morris: That explains so much.

Mr. Scheerer: Unless there is a change.

Mr. Morris: Because it keeps turning off. Especially pond one.

Mr. Scheerer: Well, pond one is not the one we typically have the issue with. As you come in the main road, the pond four, which is at the far east, it has two fountains, one on the east and one on the west. The one on the east, I was there last week, tried to reset it, it wouldn't reset, the breaker is stripped. And I got an email from Josh Thornton, our account manager for Cherry Lake, yesterday saying he tried resetting it again. It still won't reset. I'm not sure how you guys want me to handle that since they're really not in the name of the CDD yet. Because if I call Angela over at

February 19, 2026

Storey Drive CDD

Lake Fountains, she's going send me a bill. I'm not sure how you guys want to handle that, but the easiest thing to do is turn it over.

Mr. Morris: Lake one, the OUC account, we had to chase down because I think Sharon helped me with this one. We had to chase it down because it was a power issue between the amenity turnover from OMNIA to us. The power bill didn't get transitioned.

Mr. Scheerer: Is that why it was shut off?

Mr. Morris: I thought it was in our name, the OUC connect anyway. So, I don't know if these are in CDD. I didn't even think about the correlation between the two.

Mr. Scheerer: Well, there's a meter can located at each pond. So, you have pond one. You have the pond three, which is in the middle of the high rises, it has its own separate meter can for those fountains. And pond four in the back, it has its own separate meter can. There should be three separate meters. You just need to pull the invoices for those three meters, send them to us, and we'll go ahead and send it to accounting. We'll get those transitioned in the name of the District, and then we can go ahead and start facilitating any troubleshooting calls with that.

Mr. Morris: And then the expense of those would go to the CDD?

Mr. Scheerer: They would go to the CDD. We have a line item in the budget that covers electrical for those fountains.

Mr. Morris: I'm just looking for the motivation here.

Mr. Flint: Yeah, that's usually the motivation.

Mr. Scheerer: Exactly. Get it out of your pocket and put it in.

Mr. Flint: Put it in your other pocket.

Mr. Scheerer: Your other pocket. Yeah. Since you own the pockets right now.

Mr. Morris: One's a direct cost; one's an assumed cost.

Mr. Scheerer: Yeah.

Mr. Flint: Go ahead, Kristin.

Ms. Trucco: Sorry, can I just interject for a moment? This is Kristen.

Mr. Scheerer: Yes.

Ms. Trucco: Alan, are the contracts in the CDD's name yet? Have they been deeded, do you know? Or could you send me just a map with them and I can double check that?

Mr. Scheerer: Yeah, I can send you.

Ms. Trucco: Okay.

February 19, 2026

Storey Drive CDD

Mr. Scheerer: Yes.

Ms. Trucco: Trying to get those ironed out. Anything that might come to the CDD or plan to, we want to get that conveyed by deed. That's the best practice there.

Mr. Scheerer: Well, you've got that and the wall issue as well.

Ms. Trucco: Okay, if you don't mind just sending me an email, Alan, with park I.D. And Robert and I will take a look at the plat. We have to make sure everything's conveyed over to the CDD that needs to be. Then as far as the camera footage, I know you said there is some trash dump in there, if the CDD is going to install the camera, just remember we got to retain that record for, I think it's 30 days.

Mr. Flint: Yeah. They're not our cameras. They won't be on our property.

Ms. Trucco: They're not our cameras. Got it.

Mr. Flint: They may show footage on our property, but they are not ours.

Ms. Trucco: Understood. Thank you.

Mr. Scheerer: I'll get with Cherry Lake. We'll do a punch list on all the landscape stuff prior to the turnover to Floralawn and I'll reach out to Floralawn as well.

Mr. Morris: So back to fountains. If I can go backwards. I think we jumped because we tend to try to take ownership of circumstance. Our dispatch advised them that if we have an issue with the fountain lights, fountain on, power not working, all goes through you.

Mr. Scheerer: Yes sir.

Mr. Morris: So, dispatch call goes directly to you with the details of what it is. We can send you the work order or whatever and okay.

Mr. Scheerer: Yeah.

Mr. Morris: Sweet.

Mr. Scheerer: I've talked to a couple of the guys because I've ran into him. He's going out to check the fountains. He's in his golf cart. And I'll go, hey, I got you, man. I already took care of it and introduced myself to him.

Mr. Morris: And we had them service. We had pond one serviced because the lights, half of them were out.

Mr. Scheerer: Right.

Mr. Morris: And one of them was, I can't remember the grid, but I think it's number two, pond number two was out, not on. So, he addressed the power or the breaker because the breaker

February 19, 2026

Storey Drive CDD

kept tripping. And if I've learned anything in my short period in short term rental is if it keeps tripping, just replace because it's now worn.

Mr. Scheerer: There's a problem.

Mr. Morris: You got to replace the breaker at some point. And.

Mr. Scheerer: Well, those aren't old. I'd be surprised.

Mr. Morris: No, they're not old. Our homes aren't old either, but they keep tripping and

Mr. Scheerer: There's a reason.

Mr. Morris: There's a reason. So, sometimes you just have to replace the breaker because it's not weak.

Mr. Scheerer: That's why we call Lake Fountains and let them resolve any of the issues that come whether it's cleaning the lenses.

Mr. Morris: I'll go through you.

Mr. Scheerer: Yeah, just send everything through me once we get everything verified as requested by the attorney and the account's transferred.

Mr. Morris: If I can get, and its frequency of service, the cleaning schedule as well.

Mr. Scheerer: There is no cleaning schedule unless you entered into a PM with Lake Fountain & Aeration.

Mr. Morris: I'm going to want to.

Mr. Scheerer: If you're going to want to, I'll ask for that.

Mr. Morris: Okay.

Mr. Scheerer: And we'll bring that back to a future Board meeting.

Mr. Morris: And treatment of water.

Mr. Scheerer: That's every month.

Mr. Morris: The treatment's already every month.

Mr. Scheerer: Yeah, we already have an agreement.

Mr. Morris: So, the cleaning schedule would be like the float on top and skimming and things like that, that'd be separate from the treatment.

Mr. Scheerer: They don't skim the top of the pond. So, if you have algae or stuff growing on top of the pond, they come out and they spray it, and it usually dies off and floats into the bottom of the water.

Mr. Morris: That's what I'm looking at. Is that part of the current service?

February 19, 2026

Storey Drive CDD

Mr. Scheerer: That's part of the current service. And the thing about Applied Aquatic is if they can't retreat until after 14 days because depending on the chemical they're using, there's some restrictions on how often they can put that chemical in the water. So, when they come in for their monthly service, you'll see them, they're on airboat, you can't miss them. Little mini airboat. They'll come in, they'll spray from the water out to the edge of the lake, and they'll spray that, and they'll move to the next one and do the same thing. If for some reason I come out there a couple weeks later and it doesn't look like we're getting the results we want, I'll send pictures over to the manager and I'll just say, hey man, this is pond one, this is pond four, whatever it is, and he'll send another crew back out and I'll retreat it in between. But there's typically the contract is once a month, but there's a 14 day delay due to the chemicals being used.

Mr. Flint: They'll retreat at no additional cost.

Mr. Scheerer: Yeah. No additional cost. Doesn't cost you a dime.

Mr. Morris: Okay.

Mr. Scheerer: Because I know we had harvested most of those ponds mechanically before you guys came on Board. They came in, they had a bunch of cattail and stuff that came over and harvested and took it all off property and they've been spraying it that way ever since. Please understand, as plant material dies off, it creates this biomass which usually produces algae. That's just a direct result of one thing happening as a result of that. But if it's ever an issue, whoever you have, they can send me an email and you know, I'll address it as quickly as possible with the aquatic vender. And then speaking about that, I've been very interested in your new security system. As I go in there, apparently you have a license plate reader. And if I'm stuck in some place and I'm not a registered guest, after a couple hours I get some sort of a warning, a ticket or something. Is there a way around that for staff?

Mr. Morris: I just need any license plates.

Mr. Scheerer: Okay.

Mr. Morris: And contact number for that license plate so that we can register you with Metropolis is the provider.

Mr. Scheerer: Okay. Do I send that to you or is there somebody else?

Mr. Morris: Yes.

Mr. Scheerer: Okay, I'll just shoot you a picture of my plate and my cell phone will be attached.

February 19, 2026

Storey Drive CDD

Mr. Morris: Right now, it's on a four hour. Now the construction's done, I'll probably drop it down to one hour without payment.

Mr. Scheerer: Yeah

Mr. Morris: But it's easy to overcome.

Mr. Scheerer: Yeah, they told me. They said if you're in here after that. Because I'm with Cherry Lake, we're doing a site visit. I'm going. Wait a minute. I'm with the landscaper.

Mr. Flint: Wait a minute, we own the ponds.

Mr. Scheerer: Yeah, and we own the ponds, too, by the way. I'm going to give them Rob's information.

Ms. Trucco: Actually, can I. This is Kristen. Sorry, can I just ask a follow up on that question? So, are you saying that there's a portion of the roads that are private or could you explain that?

Mr. Flint: Yes, they're all private except for the entranceway and they're gated. And we've got stormwater facilities behind the gates.

Ms. Trucco: Okay. Okay. We'll have to. I'll take a look at that. We'll have a conversation offline about that.

Mr. Flint: Okay.

Mr. Scheerer: That's all I have unless you have any questions for me.

Mr. Morris: Thank you.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: All right. Anything else? I did the math also on your question. \$36,000 is exactly 4 percent of the \$903. So that's that four percent discount. This \$903 was assessments that were paid in November. They have the four percent discount. The reason it says penalty is at some point it goes from being an early payment discount to being a penalty if you don't pay by March 31. So that's why that column captures both. It captures the four percent, three percent, two percent, one percent based on when the tax bills are paid. And then it captures the penalty after March if you don't pay your bill on that. So anyway, to circle back on that, anything else the Board wanted to discuss wasn't on the agenda.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

February 19, 2026

Storey Drive CDD

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morris, seconded by Mr. Bonin with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

B61B5DF431644AD...

Secretary/Assistant Secretary

Signed by:

Daryl Morris

C0FB35BCCF1C44D...

Chairman/Vice Chairman