

MINUTES OF MEETING  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held Thursday, July 12, 2018 at 1:04 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Carlton Grant	Chairman
Mark Greenstein	Vice Chairman
Steven Goldstein	Assistant Secretary
Don Harding	Assistant Secretary

Also present were:

Jill Burns	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
Rob Stultz	Yellowstone Landscape
Josh Suriano	Yellowstone Landscape
John Cruz	CWS Security
William Viasalyers	GMS
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:04 and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Staley: I have noticed speeding becoming more of an issue in the last couple of years and it has become dangerous for pedestrians and cyclists. Who is accountable for helping to solve this problem and who gets sued in the event of an accident?

Mr. d'Adesky: This is a comment we hear in all our communities because speeding is always an issue. I think every Board takes this very seriously in trying to do what they can. Obviously, you are on the West and no one on this Board will speak to the West. As a District

we have very limited things we can do, we don't have a police force and by law we can't direct the police and tell them what to do and say come here, come right now. We rely on Osceola County police force, they are the ones with police power and the ones that we rely upon. If we need to call the police we call Osceola County to come in here and enforce the speed limit. That being said, there are certain things the District can do if it wants to, to deal with influencing speed. As an example, you can put in speed bumps. Speed bumps are always controversial, cost a lot of money and once you put them in we have to maintain them. There are certain other things you can do, we could contract with the Osceola County Sheriff's Office to provide service to the community. That is extremely expensive, we do it in one District I represent and it is debatable whether or not it gets actual effects. In Celebration we have a full-time officer we pay over \$100,000 a year and every taxpayer in the District is paying for that individual and you can say it helps but does it prevent everybody from speeding in Celebration, unfortunately not. The sad thing is there are a lot of vacation rentals, visitors and guests in Central Florida. In terms of who is going to get sued, as a lawyer a lot of them will sue everybody but that doesn't mean we are going to ultimately be held liable for that. Obviously, we carry insurance to deal with that situation but at the end of the day it is up to the Osceola County Sheriff's Department that has the authority and police power to actually go in give people tickets, arrest people, stop them and if they are reckless driving they put them in jail. We can ask them to come in politely, we can make a call but we can't tell them what to do.

Mr. Harding: I have asked the Sheriff to step up patrols in the past and they have done so and I can contact them again. They have been very responsive and these are public streets.

Mr. Staley: There should be a 24-hour solution such as the flashing lights that tell you what your speed is. I strongly recommend the Board consider introducing flashing lights that flash your speed. You can have the police as well.

Mr. Greenstein: Who makes the decision as to the placement of signage of the operational speed limit sign?

Mr. Boyd: That would be at our discretion.

Mr. d'Adesky: The only thing they would weigh in on is likely the speed limit because I know they won't enforce it if we just picked an arbitrary speed.

Mr. Boyd: They approved the speed limit when they approved the original development.

Mr. d'Adesky: It would have to be consistent with that. We will probably bid this together with the West.

Mr. Greenstein: I sit on the West Board and I will bring this issue to the West and this is something we can do.

Mr. Bissoos: There are people joy riding in golf carts. I want to thank you for the job you are doing, however, this goes to the issue of the management companies who are having issues with garbage. People check out at different times and they just put their garbage out there. The game room and bathrooms that they open on time, the pool is open but the bathrooms are not open. Many days the bathrooms by Carolina Way, Excitement Drive are not open. The gate is open but not the bathrooms.

Mr. Scheerer: I think we took care of that.

Mr. Bissoos: This week it happened again. The one by the game room is not open on time.

Ms. Crossland: Is there any way you could ask for more powers to enforce the speed limit?

Mr. d'Adesky: It is hard to explain but we have very limited powers and what we can do is very restricted. We don't have the same powers as a city that can do a lot more under Florida law. We are very constrained in what we can and cannot do.

Mr. Staley: Can I understand what the action point is?

Mr. d'Adesky: This is a dual situation where you have an East and West CDD and we want to address it together. We will present it to the West CDD for consideration, we will have to go out and get quotes because we are a government we have to do everything through the public bidding process to make sure we are receiving fair, low cost, transparent bids. Something of this magnitude would definitely trigger our bid threshold. We have to bring it back to the Board, we don't have an action we can take today on this.

Mr. Staley: Can you agree as a Board that this is an issue that you need to act upon and you cannot delay any further?

Mr. d'Adesky: They can agree it is an issue and they are concerned about it, but we work in partnership with the police department and everybody else regarding speeding. We will do as much as we can do as a Board.

Mr. Greenstein: This is a public comment period and we are supposed to sit here and listen. We invite discussion because we feel it is productive and we have deviated from normal procedure by allowing this to occur. We will take this information, get past the public comment period and when we get into the agenda at the end of that agenda we will get to Supervisors requests and anybody on this Board can bring up the issue about signage and create what Don recommended which is put it on the action items list so that we will move forward with it and do what we need to do and then at the West meeting I will put the subject on the agenda and we will be ahead of the game because the East side action will fall into place. Steve will get us an update when we get to the agenda. The traffic signal we thought was going to be installed, in place and operational in May is still sitting, there are some poles up and some cable but there is still no light. We can get things to a certain point but we have to rely on contractors, the County, whomever to get it to the next level.

Mr. Crossland: We are experiencing issues at the Terraces pool.

Mr. Scheerer: I apologize for the issues you are having at the Terraces. I am the Field Operations Manager at both Reunion East and Reunion West CDD. Your pool is my responsibility. Yellowstone does the day to day pool care of that pool and if we get word of any issues then we can correct those problems. We are not there 24/7 so if you have a problem I will give you my card and you can contact me directly. I was out last week on vacation and I got a call as soon as I got back that there was an issue with trash and the cans being locked. There apparently was a miscommunication with housekeeping that particular week. I was there this morning, all the doors are unlocked, trash cans are clean, all the garbage is gone. I don't know why that happened while I was gone and I apologize but I spoke with Enrique with housekeeping and he apologized. I will take a look at your issue with the jacuzzi. I have a contractor starting this week and we will be totally repainting all the pergolas, gazebos, arbors, buildings and all that.

### **THIRD ORDER OF BUSINESS**

### **Approval of the Minutes of the June 14, 2018 Meeting**

Ms. Burns: There has been a correction made on page 4 for the spelling of the Deputy Sheriff's name.

Mr. Greenberg: There are a couple instances of Mr. Greenberg on page 4 and that should be changed.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the minutes of the June 14, 2018 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Consideration of Management Services Agreement (MSA)**

Mr. d’Adesky: In speaking with George and thinking about it holistically this is the Management Services Agreement regarding this community center as well as the horse stables between LRA and Reunion East. At this point it is very preliminary. The most important thing coming out of this meeting is actually commentary but not really approval. There is still some discussion of costs and capital contribution. We also have to do a tax analysis and the bond lawyers are working on that now. Some language needs to be changed to comply with tax law. The most important thing is, everybody on this Board right now is comfortable with the general structure of the agreement and we will bring it back at the next meeting for approval in substantially final form.

**FIFTH ORDER OF BUSINESS**

**Discussion and Consideration of Actions Related to Unallocated Debt**

Mr. d’Adesky: The update is we haven’t heard much from either party. We have had some communication with the Trustee and LRA and their respective counsels regarding that unpaid debt. There were questions on one of the HOA parcels that I had Steve do some work on to confirm his finding that tract was not developable for residential purposes and not part of the overall development plan. We prepared a short addendum for Brian Crumbaker, but he has not responded or given us written direction to proceed and we haven’t had any further discussions with LRA. I am not recommending any particular action regarding the O&M because of the timing. Right now, we are at the end of the road to put it on the roll but if we did ultimately need to put O&M against the LRA parcels we can always amend the budget and do that off the roll and direct bill those parcels.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Boyd: I want to give an update on the signal. Right now they are telling us that the mast arm will not be delivered until September 1<sup>st</sup> and the signal will not be operational until mid-October. There are only two providers that provide these mast arms and they are dealing with 24-week delivery dates. This goes back to our original delay with the County when the County Engineer left and it delayed the approval of the original shop drawings. They are doing what they can and were out earlier this week working with Duke Power to make sure the power is there and ready to go. They have pulled all the underground conduit and there is some sidewalk work that needs to be done that he said would be starting next week. They will have all the other work out of the way so when the mast arms come in they can put those up quickly and get done with the signal. It was surprising to see the signals going up in front of the fire station because at the time we started this process the County told us there wasn't a signal planned for that location that the County Engineer was aware of. Those are cable stay signals so they apparently avoided the whole issue of mast arms to expedite getting the signal up, which I imagine had a lot to do with being in front of the fire station. In our case we were limited to the mast arms because the poles were there and we had to get waivers from the County to allow us to use mast arms that work for those poles that were installed under an older code.

**C. Manager****i. Action Items List**

Ms. Burns: There is the punch list for Seven Eagles Cove with those ongoing items as well as the Reunion East and Reunion West items listed as well.

Mr. Scheerer: The only thing left from the CDD perspective was some landscape upgrades at the Cove, which we may hold off on until September/October.

Mr. Harding: I want to confirm that the MSA was changed regarding Linear Park.

Mr. d'Adesky: I will confirm if it was done.

Mr. Harding: There was a sign at the Sinclair entrance that has been knocked down.

Mr. Scheerer: The sign was apparently hit by a car and is at the bottom of the hill in pieces.

Mr. Harding: I'm not sure the sign was in the right place anyway. When you come off the ramp it is way over to one side. I thought it would be better on the other side of the road where it might be more visible. We may not be able to do that.

Mr. Greenstein: Unfortunately, the preferred location was not available.

Mr. Harding: I think the other side is a great location. If you put another sign up put it a couple feet beyond that so that it faces the traffic coming off of Old Sinclair Road.

Mr. Scheerer: We can't put it between the sidewalk and curb, but I will find a location.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor staff was authorized to replace the sign that was destroyed and add another sign facing the Sinclair traffic using the same funding mechanism.

Mr. Scheerer: While I was on vacation I did get one quote back from ACT, the current provider of the gate arms. The Excitement Drive gate at 545 had a tailgating issue. There were two arms put in as you come in and it was suggested at the last meeting that people are now going through the exit gate to gain access because we have bi-parting gates and it takes longer to close. ACT provided me with a quote to install two lift masters so it will be two gate arms that will work in conjunction with the swing arm gate, and the cost is \$11,585. I wasn't able to get a second quote in time for the Board Meeting. They also suggested that instead of putting it in front of the gate put it on the backside of the gate so the swing arm opens, then the swing arm closes then you hit the barrier gates, they open and close so it doesn't give people a lot of time to navigate through there. If you make a motion not to exceed a certain amount I will get one more proposal and proceed to move forward.

Mr. Goldstein: Can we get John's comment on it?

Mr. Cruz: I think it is great idea. It will definitely cut down and make it more difficult for folks to try to skirt around and go in the exit gate.

Mr. Scheerer: There was also a question if there was enough room to stage on the entrance between the barrier gate and the bi-parting gate and there is but there is a huge concern with the gate company. If you get these open and then closed and for some reason the swing arms don't function, you are stuck. They were not in favor of that suggestion, but they did tweak

the closing speeds. It is not a lot, but they did tweak the closing on the barrier gate to get it to close a little quicker.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor staff was authorized to proceed with the new gate on the exit side of the Excitement Drive entrance in an amount not to exceed \$12,000.

**ii. Approval of Check Register**

Ms. Burns presented the check register in the amount of \$723,549.56.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the check register was approved.

**iii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iv. Status of Direct Bill Assessments**

A copy of the direct bill assessment report was included in the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Harding: One thing I would like to mention to the audience is there is something called a Reunion Entity Document that is posted on the website of the Resort. I'm not sure if it is posted on the Aegis website but I want to make sure it is. It gives you information as to who owns what in here, who owns what pools, who owns what facilities and so forth and gives you insight as to what the CDD is all about, and the Neighborhood Watch. I think it is helpful when people don't know what to do or who to contact relative to certain issues.

Mr. Greenstein: One additional item we have to take care of is to recognize based on the discussion we had during the public comment period concerning radar speed signs. I think it would be appropriate that staff get us bids for the signs, identify power sources and hopefully at the next meeting you can provide us with proposals.



Mr. Scheerer: The speed signs are already in place and I think we can access those posts and install a solar powered digital speed limit sign. I saw the guys shooting radar this morning by the water park. I will get with John and we will identify spots and get some quotes with installation included and bring that to the next meeting.

A resident: People double park on streets and security can't help us.

Mr. Greenstein: We have spoken about double parking and security has a policy that when they see cars parked on both sides of the street they will knock on the door and try to get people move their cars. The roads were not built for parking on both sides of the street.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date**

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting adjourned at 2:25 p.m.

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/Vice Chairman