

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, September 13, 2018 at 1:00 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 Treasurer
Don Harding	Assistant Secretary
John Dryburgh	Assistant Secretary by telephone

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Clayton Smith	GMS
John Cruz	CWS Security
Mark Yahn	Sunscape Consulting
Daniel Baker	ACP Communities

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 8,  
2018 Meeting**

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the minutes of the August 8, 2018 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

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

Mr. Greenstein: Over the past several months we have been looking at bringing in this building and the stables under a management services agreement and yesterday we received a proposed management services agreement that we need to have reviewed by legal to know exactly what our options are as to flexibility. This is structured differently than our current agreement that covers Seven Eagles and the Cove. Once reviewed by legal we should have a draft to present to the Board.

Mr. d'Adesky: I haven't had a chance to look at it and more importantly Bond Counsel hasn't had an opportunity to look at it. If they come and say this structure has to change, we may have to go back to the drawing Board. Now that we have the business terms and the numbers we can get that to Bond Counsel to review.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: We received a response from Counsel for the Trustee regarding the un-exchanged bonds and we are analyzing those claims that have been sent over to the landowner and Landowner's Counsel for them to analyze and perhaps have a response to that. We should gather more information and come back to the next meeting or the following meeting with comments or proposed action on that letter but for now there is no action.

Regarding action item 3, allocation of the 532 costs, I have the form language for the letters that are going to go out to landowners as well as the numbers. I wanted to confirm each of the landowners to make sure none of them have changed or been modified before I send out the letters. They will go out tomorrow or Monday.

**B. Engineer**

Mr. Flint: I provided a revised action items list and the only change in regard to the signalization is that the mast arms have been received by the contractor. The timing of installation is still anticipated to be the same that they would be operational by mid-October.

**C. Manager**

**i. Action Items List**

Mr. Flint: I provided a revised list. Mr. Harding had brought up a couple additional issues he wanted to see tracked. We talked about the signalization, the 532 cost Andrew covered, the MSA we discussed. Item 5 is the new rapid arm gates on the exit side of Excitement Drive, you approved the proposal and a deposit has been issued to the vendor and they are estimated to be installed within the next 60 days. The replacement sign at the Sinclair entrance has been completed. Evaluating the installation of transponder system for the Reunion property owners we have added to the list and indicated that Mr. Greenstein is to meet with representatives of the POA to talk about how that effort might be coordinated.

Mr. Greenstein: I met with David Burman and Maureen Williams over at Aegis on a number of different issues and one of them was the transponders. They are doing an overall security upgrade and our desire to have an RFID transponder based access system in place to replace the Prox cards for residents is part of that upgrade. They are going to obtain additional bids and when it gets to the point of funding if CDD funding is needed and determined to be appropriate they will come back to us. It is basically an HOA/master association project. While we own the guardhouse, the personnel assigned to it are covered through the HOA, through the Master.

Mr. Flint: You had approved five LED radar speed feedback signs and those have been ordered and will be delivered and installed in the next 30 to 60 days. The additional signage for non-residents at the Terraces pool and gazebo has been ordered and will be installed next week.

Mr. Scheerer: I got the proofs approved this week and they are in production now and when they come in we will install them right away. It is the same user fee sign we have on the pools in both English and Spanish.

Mr. Flint: The next one is in Andrew's and my court we owe the Board some examples of amenity policies and haven't distributed those yet, but we will get those out as soon as we can.

Mr. Harding: One other action item I mentioned is I have a concern with the situation with the house with all the trees leaning towards it and I have been over there and Yellowstone has been over there as well. If that were my house with those trees tilted towards the house I would be very concerned as well. Alan and Yellowstone's input was that it would be \$2,500 to cut them down. We couldn't remove them, but we could cut them down for \$2,500. I think we should do it or it could be a liability for the CDD.

Mr. Flint: I think the issue is if the Board believes it is a health safety issue then it can be addressed otherwise it is a conservation area that we have to be hands off on.

Mr. d'Adesky: Is it encroaching onto their property?

Mr. Scheerer: Not yet but they are leaning in that direction. Yellowstone went in and trimmed some branches that were on the property line but there are several trees in that location. We had a proposal to cut them and leave them in place for \$2,500.

Mr. Greenstein: They built right on top of it and there is no backyard. If you believe in your experience, these trees could possibly cause property damage in a storm, would we be liable?

Mr. d'Adesky: No.

Mr. Flint: Not unless we were aware that they were not healthy or they were leaning as a result of a prior wind event. If it is a healthy tree and there is no issue with the tree, we don't have liability but if we are aware of the fact that it may be diseased, dead, leaning because of a wind event pushed it over then we might have some liability.

Mr. d'Adesky: Even if it is dead in that area it would still have to be a danger, health, safety, welfare and we would have to know that. If someone comes to the conclusion that this is a danger then we have to remove that.

Mr. Scheerer: A lot has happened since the last time this subject came up and we received a price. Chris Arnold is here, Chris and I chatted briefly and he had input from Enviro Tree about the possibility of the trees drying out and rotting because of the way they were blown over. Based on that new information I think we cut them and leave them and call it day. Enviro Tree does all the tree work out here, I'm not a tree expert but they certainly are. They have a concern long term as to how that tree could respond.

Mr. Flint: Our initial conclusion was that it wasn't a concern but with that information it sounds like we should do that.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor Enviro Tree was authorized to cut down the trees in the conservation area in the amount of \$2,500 was described above was approved.

Mr. Dryburgh: Are we setting ourselves up for more requests like this?

Mr. Flint: I don't think so because in this case the trees were leaning because of a prior wind event, there is some concern that they may be diseased or it is a problem. Once we are on notice of that we have to act otherwise we are liable if those trees ultimately fall. This is a conservation area and we go in those areas as little as we can.

**ii. Approval of Check Register**

Mr. Flint presented the check register for August in the amount of \$258,139.15.

On MOTION by Mr. Greenstein seconded by Mr. Harding 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. No Board action required.

**iv. Status of Direct Bill Assessments**

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

**v. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: We have the arbitrage rebate reports for the Series 2015-1 Bonds with a negative rebate requirement of \$74,000.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the arbitrage rebate calculation report for the Series 2015-1 Bonds was accepted.

Mr. Flint: We have the report for the Series 2015-2 Bonds with a negative rebate requirement of \$77,612.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the arbitrage rebate calculation report for the Series 2015-2 Bonds was accepted.

Mr. Flint: We have the report for the Series 2015-3 Bonds with a negative rebate requirement of \$1.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the arbitrage rebate calculation report for the Series 2015-3 Bonds was accepted.

Mr. Flint: We have the report for the Series 2015A Bonds with a negative rebate requirement of \$30,212.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the arbitrage rebate calculation report for the Series 2015A Bonds was accepted.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Harding: I'm concerned with the number of potholes on Sinclair Road.

Mr. Scheerer: I will take a look at them and if it is a County responsibility I will notify the County.

Mr. Flint: We will take a look at it and if all it needs is a cold patch we will take care of it and if it is more than that we will contact the County.

Mr. Greenstein: There are a couple on Traditions before you turn onto Sinclair.

Mr. Flint: We will add it to the Action Items List and follow-up with you next month on that.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date**

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting adjourned at 1:28 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman