

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 on Thursday, November 9, 2017 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 (by phone)
John Dryburgh	Assistant Secretary
Don Harding	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Mark Yahn	SunScape Landscape Management
Darrin Mossing, Jr.	GMS
Rob Stultz	Yellowstone Landscape
Daniel Baker	ACP Communities (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Baker: Thank you for the opportunity to speak to the Board, we received our permit from Osceola County to build the clubhouse. The site work has been going on for some time, and construction and surveys are under way to get ready for the foundation. I wanted to ask the Board for several considerations. As you know, the clubhouse site is going to be in close proximity to the West gate, and I think the Board's policy for all the gates regarding contractors and vendors coming to the gate is that they don't allow access until 7 a.m. We want to try to deliver the clubhouse before next year's Member Homecoming Event. So, it would be helpful if the Board could authorize the security team to grant access to the clubhouse site. The

subcontractors are seeking to be given access at 6:30 a.m. and they would not commence activity until 7 a.m. I just wanted to raise your attention to this subject and see if you had any comments. Our contractor is a very good contractor, they work at Disney and Universal. They are very used to being very detailed.

Mr. Flint: Because that is the West gate, it is not a Reunion East CDD Board issue. I'm not sure it is a West CDD Board issue either, I think we can work with the POA and Community Watch Solutions to hopefully address that issue. Since you're not right beside any homes, that 7 a.m. deadline shouldn't be a problem.

Mr. Harding: I think if you tell people, and they can expect the noise, you won't have a problem.

Mr. Flint: Yes. And I think it is a POA issue because we don't set the times for contractor construction. That is a private property issue, but we can get with David Burman and Gerald and see how we can address that.

Mr. Greenstein: I would definitely endorse it if it were a West problem.

Mr. Baker: Thank you.

### **THIRD ORDER OF BUSINESS**

### **Approval of the Minutes of the October 12, 2017 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to those? Not hearing any, we need a motion to approve.

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the minutes of the October 12, 2017 meeting were approved.
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### **FOURTH ORDER OF BUSINESS**

### **Consideration of Proposals for Roofing at Seven Eagles Cove**

Mr. Flint: We are in the process of getting a proposal from a roofing company. I think the resort was successful in getting a proposal, do we have those yet?

Mr. Yahn: No, we don't.

Mr. Flint: Okay. We are working on getting a roof from a company that we have worked with before.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Painting  
at Seven Eagles Cove**

Mr. Flint: We were able to get 2 proposals, and they were significantly different in terms of price. We've also got the name of another contractor.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: I've got a couple of items, some more minor than others. We finished and recorded the deed, correcting the mistaken conveyance of the golf course property. We approved that last meeting and we just got that recorded so that is cleared up. Daniel was very happy about that. We received word from the Trustee's Counsel, Hopping Green & Sams, that the negotiations between LRA and the Trustee regarding the Series 2002A and 2005 Bonds that were not exchanged has come to an end. There was no resolution there between the parties. We expect to receive comments on our proposed methodology. About a year ago we put out a proposed methodology looking at it from the Districts perspective. It looked at which properties are assessable under Florida Law. Steve Boyd spent a lot of time on that, as well as George and Darrin from GMS. We never received comments on that so I think the Trustee's Counsels next step is to send us comments on our proposed methodology. I know this is an old issue that died and went away and we were hoping it resolved itself, but it looks like it didn't. Once again, these parcels would also be susceptible to O&M Assessment. The last thing I have, we did not hear anything from any of the landowners, but we do have a call in to the County later this week regarding the costs of the landscape on the median. Alan did an amazing job, and Yellowstone too, getting together a quote for the conversion to Bahia. They also pulled together costs on what it would cost to remove all the enhanced costs. It is a pretty penny, it is over \$370,000.

Mr. Dryburgh: And that's a legal requirement?

Mr. d'Adesky: Yes, we would have to take everything out and flip it over to Bahia.

Mr. Dryburgh: Why is that? That does not make any sense.

Mr. Flint: They don't want to maintain enhanced landscaping.

Mr. d'Adesky: That's the bad news. But I have good news and that is the cost of Bahia. The County would have to pay for \$87,000 annually if we were to convert it back. So, we will go back to the County and ask them if they would rather give us some money to maintain it

rather than paying that annually and us ripping it out. That would be a happy median, and we anticipate the County being reasonable on this.

Mr. Flint: Are there any more questions for Andrew?

**B. Engineer**

Mr. Boyd: I have updates on a couple items. We have been in contact with the District regarding getting signage. The signage would be at the 429 off ramp at Sinclair Road. We have been engaging in conversation with the Turnpike District, and we think we know who the right decision maker is. We are still working on that issue. We were told that there may be a reason the sign wasn't installed, but that's all the feedback I have at the moment. We are getting closer to a final decision on that. However, I think the decision will be about whether they will allow it not if they will provide it. It would have to be something that the CDD would do. The other big item is the entrance signals. We did get the final approval from the County. We have 2 contractors bidding that right now, there have been a lot of questions going back and forth. Basically, I told them to have bids back to me on December 1<sup>st</sup>, which is a Friday. I can forward them to you George and they can be on the agenda for the next meeting.

**C. District Manager's Report**

**i. Action Items List**

Mr. Flint: The first item is the irrigation turnover, I believe Daniel had provided a report at the last meeting. The irrigation committee convened, and I have not heard anything since that time. Steve provided you an update on signalization. The horse stables and community center are pending discussion with the resort and the ongoing renegotiation. Andrew discussed the allocation of 532 costs and Steve discussed the signage of 429. Alan, do you have something for the Board regarding the landscape restoration?

Mr. Scheerer: Yes, I provided the Board with a handout before the meeting. It had the schedule I received from Mark and Yellowstone to give everybody an idea of what the schedule was for the enhancements that were approved by the Board at the last meeting. The same schedule was provided to David and his staff in case there are questions from some of the residents. I have had a lot of positive feedback. Starting on Monday, Yellowstone is starting on the removal and installation of the landscaping at the Homestead pool. It has been suggested that we close that pool for the 4 days while that work is going on. We will have signs that say

pool closed Monday through Friday for landscape enhancements or something like that. They could probably do an email blast to the residents as well.

Mr. Greenstein: Were there any discussions about the Heritage Crossing Community Center lease expiration?

Mr. Flint: The current lease expires on December 31<sup>st</sup> and at a prior meeting the Board had indicated to place these on hold on the action items list. You and I have spoken with Daniel and what we are waiting for is Daniel to come back with some recommended modifications to the MSA that might incorporate these assets into the MSA.

Mr. Harding: So, we just revised the current MSA?

Mr. Flint: That was the discussion, that we were considering amending the MSA to include the horse stables and this facility. There would have to be a discussion about the financial arrangement. Right now, we phased out the financial obligation on behalf of the CDD. Hopefully the resort will come back with some suggestions.

Mr. Greenstein: One thing I'm concerned about, the future use of this facility could have an impact on the arrangement that we try to reach with Encore.

Mr. Flint: I don't know that there is any hard construction that would need to be done, it may just be condition issues like painting and repairs.

Mr. Harding: Are they covering those costs?

Mr. Flint: Yes, they have to.

Mr. Greenstein: They have to return it to the condition it was in when they occupied it. We could bring those things up, as well as the long-term financing issues with Daniel.

Mr. Scheerer: There would definitely be some extra language in the MSA regarding the use of this building.

Mr. Goldstein: I have something to add, I noticed that the yoga instructor using this building is bringing in people who are not residents here. We might need to check that out, because I'm not sure if we have insurance for that.

Mr. Flint: We have liability insurance, I don't think the resort pays her. A lot of times these things are just misunderstandings. Carlton indicated that he will look into that Steve.

Mr. Boyd: Thank you Carlton.

**ii. Approval of Check Register**

Mr. Flint: You have the Check Register for October that totals \$250,425.99 are there any questions on that?

On MOTION by Mr. Greenstein, seconded by Mr. Harding, with all in favor, the Check Register for the month of October was approved.

**iii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements. Are there any questions on that?

**iv. Status of Direct Bill Assessments**

Mr. Flint: You have the status of direct bill assessments for Reunion East. Those are all up to date. On the next agenda, we will show the new direct assessment schedule.

**SEVNETH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business that we did not get a chance to discuss?

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Harding: The sign at the back gate, off of Old Lake Wilson, has been restored. Alan took care of that and I think it looks great. I'm always getting requests about things that are CDD related, but I'd like to make a distribution list to let people know what is going on. Hopefully there are no legal issues with that.

Mr. Flint: Just don't send anything to anybody else on the Board.

Mr. Harding: I do not.

Mr. Flint: I suggest you get the Board's blessing even though there is nothing legally preventing you from doing that. Sometimes you have a message from the Chair or the Board Supervisor. I would be happy to review anything before you post it.

Mr. Harding: Most of the time it is just small things. For example, I had residents asking me when the sign was going to be fixed, and I want to let them know it is fixed now. People complain about not getting information even though we send things out and we have a website.

Mr. Flint: They want it in a way that is convenient for them.

Mr. Greenstein: The information that Don puts together is very comprehensive. Moving on, the item I brought up earlier talking about the variance for a property owner in Reunion, is that something we have to do as Board business or is it something that can be done administratively?

Mr. Flint: It would need to come back to the Board because staff does not have the authority to do that.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Flint: The next meeting is December 14<sup>th</sup> at 1:00 p.m.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, the meeting was adjourned at 1:55 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman