

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, September 14, 2017 at 2:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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| Carlton Grant | Chairman |
| Mark Greenstein | Vice-Chairman |
| Steven Goldstein | Assistant Treasurer |
| John Dryburgh | Assistant Secretary |
| Don Harding | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Andrew d'Adesky | District Counsel |
| Steve Boyd | District Engineer |
| Alan Scheerer | Field Manager |
| Darrin Mossing, Jr. | GMS |
| Garold Williams | CWS - Security |
| Rob Stultz | Yellowstone Landscape |

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 not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 10, 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 August 10, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Old Lake Wilson Road Gate Sign Lighting

Mr. Flint: Mr. Harding asked for a couple items to be included in the agenda. The first is the Old Lake Wilson Road gate sign lighting.

Mr. Scheerer: I've already ordered the replacement sign because the sign was not usable. We did install a solar powered flood light temporarily until we can get an electrician out. We'll move forward with the electrician to get that lit. We are going to ground light it with a higher wattage light fixture. We have to deal with the gas company, as you know, because we are not supposed to put anything over or on that, but I don't think he is going to be too upset. It is something that can be disconnected and removed if there is an issue. We have been discussing mounting the sign a different way. It was glued and there were only 4 bolts that held it on, so it ripped off and flew across the street.

Mr. Dryburgh: Was that the only damaged sign?

Mr. Scheerer: I don't think any of the directional signs were damaged. Those are all intact and in place. We'll get the sign issue resolved as quickly as possible.

FIFTH ORDER OF BUSINESS

Discussion of Condition of Storm Drains

Mr. Scheerer: This came up a little bit last month, I know you had asked what we do in advance of the storm, and we check all the inlets and get any of the surface debris out. This question also came up during the West meetings. I did not see any standing water or any issues related to the storm drain. Once we get all the debris cleaned up from the storm, we may have to take a closer look.

Mr. Harding: Did you say there is an annual inspection of the storm drains?

Mr. Scheerer: Prior to hurricane season every year we go through all the CDDs that we manage and inspect them. We pull the pool covers and get any debris that is in there. I know

Steve is scheduling a more detailed exam of the storm water system here. But, to my knowledge there are not any issues with the storm drains. We do have a lot of debris on the road, and Yellowstone is doing a great job of getting things cleaned up as quickly as possible.

Mr. Harding: Where do they drain to?

Mr. Scheerer: Various storm water ponds and wetlands throughout the community, they also go to Davenport Creek. I think the storm water system functioned well. I ran into Mr. Glasser early Monday morning and I asked him if there were any flooding issues and he said no. Mr. Glasser is a good resident and he has some legitimate concerns.

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Management Agreement with Applied Aquatic Management, Inc.

Mr. Flint: Applied Aquatics is our existing lake maintenance contractor and we are asking the Board to consider if you want to extend from October 1, 2017 to September 30, 2018, which totals \$1,548. Are there any questions on the resolution?

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| On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the Aquatic Management Agreement with Applied Aquatic Management, Inc., was approved. |
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SEVENTH ORDER OF BUSINESS

Additional Discussion Items

A. Status of Seven Eagles Cove Resort/CDD Action Items Punch List

Mr. Flint: On the revised agenda I handed out, there is a new item 7. This was the result of an email from Mr. Harding asking for some additional items to be included on the agenda for discussion. I have copies of the punch list and I can hand them out, Alan, do you want to address anything on that list that is ours?

Mr. Scheerer: Some of the CDD items that were raised during that inspection were the painting of the building and repairs to the roof. I know we are in the process of getting quotes for that and replacing the hot water heater. Several years back we received a proposal for painting the building. That's going to change dramatically, there are some recommendations for

some paint that will last longer. We recently replaced the AC unit, that was one of the punch list items. It took a little time because we had to change cranes to get a bigger one, but to my knowledge that is all working well. We will come back with some roof quotes. As far as the CDD goes, I don't think there are any other items.

Mr. Boyd: Just to update you, the music system is currently being installed. Another item was exterior lighting, much like the sound system the exterior landscape lighting is deteriorated. The fixtures and the wiring is deteriorated, so that is something that we will need to put on the list too.

Mr. Scheerer: Carlton do you have anything to add?

Mr. Grant: I was out there the morning after going through the entire resort, and we fared very well. There's nothing very serious and the resort itself sustained minimal damage and we are certainly not going to meet deductibles to file a claim.

B. Repair Damage to Reunion West Side Guard Gate Building

Mr. Flint: This item is really a Reunion West issue, and we talked with them about it. Alan would you care to explain?

Mr. Scheerer: Of course, a resident with a F250 and a trailer with a backhoe decided to go through the Reunion West gate off of Sinclair and Tradition Boulevard, completely ignoring the 10-foot height limit sign that is on the face of the building. Estimated costs right now are about \$7,500 and we have already received a proposal for the repair. We have also submitted and opened a claim with Allstate which is the insurer. I spoke with the driver of the vehicle and he has also contacted Allstate. We are just waiting for any further questions from them prior to moving forward with the actual repair. There's nothing really structurally damaged, it's mostly cosmetic.

Mr. Harding: It was a resident?

Mr. Scheerer: It was a member.

Mr. Harding: Who was driving the truck, correct?

Mr. Scheerer: Yes, he was driving the truck with a trailer and a backhoe on the back of it. Security did a great job, they notified me later on that evening and provided a report with full photo documentation and driver information. They had pictures of his driver's license and his

insurance card. I spoke with him and he acknowledged that he should have been paying a little closer attention.

Mr. Harding: Nothing happened to the side poles?

Mr. Scheerer: Not that we are aware of, and not according to the bid we received.

C. Addressing Osceola County Transportation Department Regarding Old Lake Wilson Road Expansion

Mr. Flint: We have been discussing how we can raise it as a higher priority for Osceola County.

Mr. Goldstein: Steve, is this something we, as a CDD, can push?

Mr. Boyd: There's not a real procedure you can use to push it. From my experience and knowledge, the only way is to continue to meet with commissioners and maybe even appear at commission hearings and speak during the public forum of the meeting and address it. I will say that there are factors that could come up when the commissioners do direct staff to look through this. We've discussed this in past meetings, but it has been a while so I will recap the situation. The developer was obligated to place the fill from I4 to I32 that would allow for the four-lane to occur when the County was ready to do it. The Developer is not obligated to do the four-lane, just the fill. There was a gas pipeline installed that interferes with the future placement of the fill. That issue from I4 to the overpass is something that still needs to be solved. The easement language needs to be revised to allow the fill or the gas line needs to be physically. The County unofficially made a statement that they didn't believe 545 would need to be widened, but obviously I think that has changed.

Mr. Harding: Who would be paying for all that, the CDD?

Mr. Boyd: The developer would, and maybe partially some CDD. The fill was being provided by the developer. The roads would be widened by the County, because it is a County roadway project.

Mr. Flint: In my experience with issues like this, the HOA or the Master Association are typically better vehicles for pressing political issues versus a CDD which is another government entity. Also, like Steve said, individual residents showing up at Commission meetings or speaking with Commissioners hold a lot of weight. This board really doesn't have any standing in widening a County Road that is not within the District.

Mr. Greenstein: I talked about this briefly at the West meeting, but about a month ago I brought up some issues in writing to a commissioner. I basically got the political or bureaucratic response which is to invite me to the next Commissioner's Budget meetings and make a case. I think our emphasis has to be more than the outcry of the community, but some substantive data. We need to present some data to them then get into their planning cycle which is a March review.

Mr. Boyd: I can certainly have unofficial conversations with County staff.

Mr. Greenstein: The big challenge is widening the bridge. The response I got talked about a project that is being approved. It has to do with some improvement adjacent to the bridge. What could they possibly be doing from Sinclair to the bridge? Then the hurricane hit and we really didn't look at it again.

D. Hurricane Irma Impact/Damage Report

Mr. Scheerer: First, I want to let everybody know that I think staff did a really great job. Yellowstone Landscaping, Aquatic Services, the security and resort staff, all prepared well for the hurricane. Yellowstone went through and they made clean-up efforts prior to the storm. They made every effort to get all the loose debris out of the way and off the property. Joe, the aquatics manager with Yellowstone, was instrumental in prepping all the pool decks. We removed all the pool furniture on Friday and stored them in the restroom area and vending area at every single pool. We removed the life rings and shepherd hooks as well. The pools were well prepped prior to the storm. Gerald's team manned the gates Sunday night until about 7p.m., so we had security presence here at Reunion for quite a long time. Post-storm, Yellowstone Aquatics had the task of cleaning out all the debris from every single pool. The CDD pools were ready to go by Wednesday. GMS had three additional employees here Wednesday and they distributed all the pool furniture and all the pools were open by the end of business on Wednesday. All the hot tubs are working, we only had one slight issue with the spa over at the Terraces but that has been repaired. I handed out to you a report, a majority of the damage was landscape related. There was no structural damage to the pools, and the gates are all operational except for one. The exit gate at Excitement Drive is not working, and we have already called for that. From that report, you can see that we have a lot of mature trees down and there is a lot of

damage in respect of the mature trees. We are basically going to flush cut a lot of these trees and get the debris off the property. The stables didn't withstand any damage whatsoever.

Mr. Dryburgh: This building is good too?

Mr. Scheerer: Yes, I came in here Monday and checked everything. AC is all working and we did not lose any power to my knowledge. We did, in preparation for the storm, turn off all gas to the pool heaters. Obviously at this time in the year we are not heating the pools anyway but the spas are all working properly with their gas heaters as of today. We are going to have a whole new look. If you're coming off of Excitement Drive heading towards Liberty Bluff, I think the Elm trees probably did the worst. Moving forward, once we get the cleanup done, we may want to look at what we want to replace if we want to do that.

Mr. Dryburgh: If the trees are really tipped, can they still be saved?

Mr. Boyd: We don't ever recommend that.

Mr. Scheerer: Maybe in the West we could get away with that because they were just planted but these are very old. Again, I think everybody did a great job preparing for the storm. I think the cleanup is going well post-storm. I'm sure we are going to be in the \$15,000 to \$20,000 range for dump fees and cleanup and things like that. We will bring those numbers back to the Board. We are tracking that. Like I said, Chris did a great job and documented all the trees that are on CDD property that will be gone by the end of the week if not sooner.

Mr. Harding: Are you going to come with a plan?

Mr. Scheerer: That's a good question. I've talked with Rob and once everything has been removed and we can get to that point maybe you could appoint someone like Mr. Greenstein, who did a great job on the West, to work with us and Yellowstone and come back with an idea of what you want to see going forward. Some of these trees I don't think you need to replace. I think working with a Board member, whether it is Mr. Greenstein or any of the other four Board members, would be a good idea. We can come back and present some conceptual drawings.

Mr. Greenstein: Visibility has been an issue. You really have to take it easy around the turns. If it turns out that we replant something that gives us more visibility at eye level that would probably help.

Mr. Scheerer: I'm glad Reunion held up well, and you didn't lose power.

Mr. Grant: One big area in preparation recommendations from Yellowstone was Linear Park. We did not lose a single Oak tree in Linear Park. The fact that we pruned the trees, thinned them out, and thinned the canopies out in advance to storm season was very smart.

Mr. Scheerer: All the trees that were maintained the proper way did extremely well, that's a good point. The Board allocated enough to do the same thing next year. For the next meeting, we will try to have the Board some recommendations and pricing.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Civil Suit Dismissal

Mr. d'Adesky: Normally these are very short for me, but I actually had to explain this to three different people so that takes a little bit longer. I eventually got it dropped, which is good because it keeps us from actually doing a legal filing. This is just one example, it happens quite frequently, where there is a residential foreclosure and they add everyone they can think of to the complaint. They are trying to close out any outstanding amounts that might be held against particular residents to foreclose a particular home. Typically, I can call and convince them to drop it. I will get with the County soon in terms of following up on the allocation issues. I expect them to get back to me quickly on that.

B. Engineer

Mr. Boyd: We addressed the signal at the West meeting, but I can address that again if I need to. I have another item that the Board asked me to look into related to the water park. After the meeting, I went out and took some pictures and went back to the office and considered all the options. This drawing is the design drawing at the time, which shows that the water park was there before the parking lot was. The water park was built as an amenity in anticipation of developing units around the back of the water park in a horse shoe shape and directly across the street. Because the water park finished early, there was a need for temporary parking. The parking lot that is there was a temporary parking lot that allowed people to park and use the water park while the development around the water park proceeded. Unfortunately, that has become a permanent situation. There is a long diagonal pedestrian movement from the parking lot to the point of entry at the water park. So, I don't know what kind of signage you can add or

what you can do to keep people from wanting to take a shortcut to that point of entry. I think the most effective means of controlling pedestrians would be to install a fence on the south side of the road between the sidewalk and the street. That would require people to walk along the sidewalk to get to the appropriate crosswalk. In the future, when the development does proceed directly across the crosswalk there is going to be a need for a new major crosswalk there. In that case, these other two would probably go away.

Mr. d'Adesky: I will say this, it really is not the CDD's responsibility to totally control pedestrian traffic and foot traffic. That is actually beyond the CDD's scope of powers.

Mr. Boyd: The suggestion I will make is that we speak with the developer of the property and see what their plans are. It's my understanding that they do have a development plan for that side and they are probably not going to want to reengineer it.

Mr. Greenstein: I would think whatever they do to the area they would want access to be as easy as possible.

Mr. Boyd: That's all I have.

C. District Manager's Report

i. Action Items List

Mr. Flint: Item 1 is the irrigation turnover, I don't have any further updates on that. We heard from the District Engineer on the signalization issue. We are still waiting on the County's response to the 90% plan. Next item is the horse stable and resident use of Heritage Crossing. Mr. Greenstein and I need to get back with Mr. Baker on that. We haven't had any communication with him since the last meeting. Andrew and I will follow up on the 532 costs. The signage for Reunion in the 429 Sinclair Road area, Steve were you evaluating improvements that could be made by the County right away?

Mr. Boyd: I have not done that yet, it is still on my list.

Mr. Flint: Okay. Item 7 we have already discussed. We are going to add in landscape restoration to the action items.

ii. Approval of Check Register

Mr. Flint: You have the Check Register, are there any questions on that? It is for July 1st through August 31st.

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, the Check Register for the months of July and August was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through July 31st.

iv. Status of Direct Bill Assessments

Mr. Flint: You have the status of direct bill assessments for Reunion East.

v. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the arbitrage rebate calculation report for the Series 2015A bonds. We have a negative rebate requirement of -\$21,180. There are no arbitrage issues.

On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the Arbitrage Rebate Calculation Report was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Greenstein: Alan, are there any concerns about mosquito control? Should we be concerned with the standing water and retention ponds. Do we have any feel for how long it's going to take before it drains?

Mr. Scheerer: The District doesn't currently have a mosquito control program in place. I know the pond in the West is being done. The county sprays the community.

Mr. Flint: Yes, the county has the mosquito control authority. If there is a concern we can always reach out to them and ask.

Mr. Scheerer: Some of the ponds have already evaporated since Monday. They've absorbed well.

TENTH ORDER OF BUSINESS

Supervisor's Request

There not being any, the next item as followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: I know at the last meeting the Board changed the meeting time to 12:30. I think Mr. Greenstein would probably like you to consider moving it to 1:00 instead.

Mr. Greenstein: Yes, I would like that. Thank you.

On MOTION by Mr. Dryburgh, seconded by Mr. Goldstein, with all in favor, the Board meeting time changed to 1:00 p.m. was approved.

TWELTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the meeting was adjourned at 3:32.



Secretary/Assistant Secretary



Chairman/Vice Chairman