

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, December 14, 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
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
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**

Mr. Flint: This is an opportunity for any members of the public to provide comment to the Board on any agenda items or anything that is not on the agenda that they would like to bring to the Board's attention.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 9, 2017 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to those?

Mr. Harding: My only comment is that sometimes the names are mixed up with who is saying what.

Mr. Greenstein: I found the same issue. On page 2, the “no, we don’t” comment I believe is from Carlton, not Mark Yahn.

Mr. Flint: I agree, Mark wouldn’t have said that.

Mr. Greenstein: On page 4, where our Engineer Steve Boyd is speaking, I believe he was saying entry or entrance signals, not I-4 signals.

Mr. Flint: I will take a closer look at these.

Mr. Greenstein: The transcriptionist really does a good job considering they are only listening to voices and can’t see us.

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, the minutes of the November 9, 2017 meeting with amended changes, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Review of Proposals and Selection of a Contractor to Install a New Signal at CR 532**

Mr. Flint: Steve, are you going to cover the proposals for the signal?

Mr. Boyd: Yes, would you like me to do that now?

Mr. Flint: Yes, it is next on the agenda.

Mr. Boyd: In your package, we included the two bids we received. They are basically the only two companies that do this type of work. The proposals are from Traffic Control Specialists and Traffic Control Devices. Traffic Control Devices has a bid price of \$205,712 and Traffic Control Specialists is \$199,892. Traffic Control Specialists, the lowest bidder, did make a substitution on one of the line items, they noted that the pull box that was shown on the bid plans were larger and more expensive than what is required to meet County specifications. For that line item, they are at \$325 per box whereas Traffic Control Devices is \$691 per box. That alone does not make up the difference. Even if you had to buy the more expensive pull boxes that only adds about \$2,200 to their price. Both of these firms are qualified to do the work and have good reputations.

Mr. d'Adesky: In our rules, since there are only two bids, we usually will not send this out if there are other potential bidders. Are these the only two in the area?

Mr. Boyd: Yes, these are essentially the only two in the area that do this type of work.

Mr. Harding: Steve, who do you recommend?

Mr. Boyd: Traffic Control Devices is the firm that installed the signals at I-4. So, if there was a problem or issue with trying to interconnect with that, they would probably have a better way to do that more quickly. Right now, that is not a requirement. I have no reason to recommend you to go with the higher bid. I do not have clarification yet on when either firm can start. They originally gave me some dates but I need to verify what those are. I apologize, I should have had that for you today.

Mr. Flint: We can structure the motion so that if they cannot commence prior to 90 days, it automatically reverts to the number 2 bid.

Mr. Harding: That would be good.

Mr. Boyd: Let me see if I can get them on the phone while the meeting is going on.

Mr. Flint: Okay, let's defer this for now and let Steve try to call them. We will take this item back up under the Engineer's Report.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of License Agreement with Reunion Resort & Club of Orlando Master Association, Inc. Regarding Mailboxes**

Mr. Flint: There are some mailboxes that are located on CDD property but they are the responsibility of the Master Association. The Master Association has been maintaining them and recognizes that they own the mailboxes. The issue is a cleanup issue, because the underlying property on some of these mailboxes is CDD owned. The license agreement would basically formally entitle the Master Association to own and maintain the mailboxes on CDD property. The License Agreement is preferable over an easement agreement.

Mr. d'Adesky: It is revocable, and all the power is on our side. This is common in other communities with similar set ups.

Mr. Greenstein: I read through it and it's all legal stuff.

On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the License Agreement with Reunion Resort & Club of Orlando Master Association, Inc. regarding mailboxes, was approved.

## **SIXTH ORDER OF BUSINESS**

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

Mr. Flint: Alan, do you have proposals to discuss?

Mr. Scheerer: Yes, I do. They should be in your agenda package. As the Board is aware, the Seven Eagles Cove is a CDD asset that is being operated under the MSA with the Resort. There was an inspection a few months back and we were asked to present a punch list of items, along with Carlton and his group, that they would like to see repaired. A number of items on that list have already been completed. In your agenda packages are proposals for painting. I'll start by saying that we did not budget for painting in 2018 so should the Board take action on this, it is a non-budgeted item. We received two quotes from the Resort's, John Reed's group. We also reached out to three different companies. In your agenda packets, we have a quote from Heritage Service, Mike's Painting Co., APDC Cleaning Services, Orange County Painting, and Anchor Coatings. I meet with John Reed and a lot of these vendors. We walked and discussed the specs and what needed to be done. Basically, we need pressure washing, fill cracks, repair stucco, and paint all the exposed surfaces only. The Resort has used and highly recommend Heritage Services. They have done a number of jobs here for the Resort and POA on the property. I have heard nothing but good recommendations from everybody about Heritage Services. Orange County Painting is way out of line with everybody else. The other two I am not familiar with. If the Board is interested in moving forward with this project I believe we have the funds to undertake it. It would be our recommendation that you look at the Heritage quote.

Mr. Harding: It definitely needs to be painted.

Mr. Flint: Does it include the bar area?

Mr. Scheerer: It does, it didn't make sense to exclude the bar.

Mr. Flint: We will have to prorate it with the Resort, because the Resort owns the bar area.

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the Proposal for Painting at Seven Eagles Cove from Heritage Services, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Installation of Traffic Calming Devices on Euston Drive**

Mr. Flint: There were a couple of items that Supervisor Goldstein had asked to be included on the agenda for discussion.

Mr. Goldstein: I wanted these to be talked about because there have been a number of people that have come to me asking about these things. The mailbox one is probably the easier one to fix. As far as the traffic calming devices go, Euston Drive has become a cut through street because so many people come through the Excitement gate. They don't follow Excitement because there is a roundabout so they all come through Euston Drive 35 to 40 mph. I almost got hit two weeks ago while I was walking my dog, the driver was off the road. It's getting worse and I've talked to the Sheriff, he has been in a couple of times and they give tickets when they come but they can only come one day a month. I've talked to most of the residents on the street and most of them feel like they are in favor of it. I talked to David Burman about it and he said to bring it to you because it is a CDD matter.

Mr. Flint: The options that you have is that you could put the speed limit sign with radar on it so people can see how fast they are going. There is a lot of debate about the effectiveness of those. Another option would be speed tables or speed bumps, and the CDD owns the roads so we can do that. But, once you put those in then everyone in Reunion will want them on their street and they are not cheap. Another option that ChampionsGate and Baytree have is supplemental patrol with off duty law enforcement. They can actually write a ticket where security cannot do that. The supplemental patrol is probably \$40 an hour.

Mr. Greenstein: Steve brings up a good point, this is an issue that we have discussed many times and it will continue. I think we have a substantial amount of security compared to other communities.

Mr. Flint: Yes, they just don't have traffic enforcement.

Mr. Harding: I think our first step should be to reach out to law enforcement and let them know we are having an issue with speeders.

Mr. Greenstein: I agree.

Mr. Flint: When you talk to the Sheriff's office, they do have a trailer mounted speed gun that they can set up.

### **B. Regulation of Parking at Mailboxes on Euston Drive**

Mr. Goldstein: There are five parking places designated in front of the mailbox station and a no parking sign so that they don't block the spot for the mailman. I guess he got in a disagreement with one of our residents about 6 months ago and the police were called. Now security is tagging any car that parks in any of those spots overnight. I think we need to have the strips repainted that are faded and put no parking where the sign is. Then there are four usable parking spots that are being wasted right now.

Mr. Greenstein: Steve, what is the current parking limitation now?

Mr. Goldstein: There is no parking where the mailman pulls in and parks.

Mr. Grant: Maybe one spot could have a 15-minute limit sign in front of it and the rest could be regular parking.

Mr. Goldstein: I like Carlton's idea.

Mr. Flint: We'll have two spots then, one 'No Parking' and one '15 Minute Parking'. We will take care of that.

### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Third Amendment to the Lease Agreement with EHO Reunion, LLC**

Mr. Flint: I received an email from EHO who leases the 3 quarters of Heritage Crossing. Their lease is up at the end of this month on this building and they have asked if the Board would consider extending their lease on a month to month basis. They are not ready to vacate.

Obviously, if you don't agree, they are going to have to get moving pretty quickly. Their request is that it be temporarily extended. One of the things on our action items list was talking about a potential amendment to the MSA where the Resort would take this building under the same agreement as Seven Eagles. I'm not sure the Resort is ready for a proposal on that. My recommendation is to allow them to lease the space month to month with a 30-day notice provision. That way, at least we are getting revenue for this space while the resort is continuing to work on the issue.

Mr. Harding: We need to get with the yoga people and let them know what is going on.

Mr. Flint: I believe at the last meeting Mr. Harding asked that we look at the stables and get with Yellowstone to see if there is any potential for the stables to be used as a landscape maintenance facility. Alan and Rob with Yellowstone have gone out there and looked at it and they think there is a possibility. There are some questions that we can't answer so I reached out to the design architect who Don and I had met with probably a year ago. He is going to give a couple dates next week for Yellowstone and Alan and I to meet over here and look at the facility before he gives us a proposal.

On MOTION by Mr. Harding, seconded by Mr. Goldstein, with all in favor, the Third Amendment to the Lease Agreement with EHOFF Reunion, LLC, was approved.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky: I'll give you a minor update. You all saw the letter we sent, it was a formal letter to the County so they could pass it up the chain and run it by the applicable Commissioners if they needed to. They are a little slow but I do expect something from them soon. Other than that, we have not heard anything.

#### **B. Engineer**

Mr. Boyd: I left messages with both of them requesting schedule information. They haven't gotten back to me yet. I would recommend a motion that would be for TCS assuming

that they are not 30 days beyond the next bidder schedule wise. When I get dates from them I will send them to George which he can direct to the Board.

Mr. Flint: So, the recommendation would be for the low bidder assuming their time frame is not 30 days longer than the time frame from the second bidder.

Mr. Boyd: Correct. And the long wait item is going to be the manufacturing of the two arms. That time frame will probably be about the same for both.

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the Proposal from Traffic Control Specialists to Install a New Traffic Signal at CR 532, was approved subject to the timeframe not being 30 days longer than the second bidder.

**C. District Manager's Report**

**i. Action Items List**

Mr. Flint: We've already discussed the horse stable options; the Resort is going to be providing something and we will be meeting with the architect next week to talk about a potential maintenance facility. Resident use of Heritage Crossing falls into what the Resort is working on. Allocation of 532 costs, Andrew mentioned the letter that we sent to the County per their request. The signage for the 429 Sinclair Road area, who can speak on that subject?

Mr. Boyd: The response we've gotten from the Turnpike District/FDOT is that they sent us their standard policy. I will hand that out and explain it. Bottom line is, they are saying no. The bottom of page 4 is the table of facilities that are not allowed to have a sign. At the bottom, it reads Country Clubs, Golf Resort Communities, and above it they list community facilities. They are basically saying that Reunion falls within the category that they do not allow for signage at the right away. The first page lists what is allowed signage. I wish I had better news on that.

Mr. Flint: Let's move on to the next item, Alan do you want to give an update on the landscape restoration?

Mr. Scheerer: Yes, I do. In your agenda packet is a schedule that has been provided to us by Yellowstone for the December enhancement schedule. I can tell you that the Homestead, Carriage Pointe, and Heritage Crossing A and B pools are complete. The mulch was sprayed in today at both A and B. We checked both of those pools out and I think Mark will be back on



Tuesday to look at that again. They are on schedule. The pools look really good and we are doing some other things as well. We are making sure all the landscape lights are working and a couple other things as well. At the last meeting, it was requested that we look to Resort housekeeping to provide janitorial services for this building. We are using them at the pools, and Steve gave me a price via email regarding how much it would be for this building. It would be \$125 per service which would include; blowing the parking lot, cleaning the glass doors inside and out, emptying the trashcans and ash trays, sweep or wet mop the wood floors, high and low dusting up to 12 feet, high dust air vents once a month, cleaning and dusting counters and glass, clean and disinfect restrooms. We are already under an agreement with the Resort, and I'm not sure if we just need a consensus from the Board, to at least do it once a week in this building because it is only getting it once a month right now.

**ii. Approval of Check Register**

Mr. Flint: You have the Check Register for November for the General Fund and payroll that totals \$124,133.35 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 November 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.

**TENTH ORDER OF BUSINESS**

**Other Business**

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

There being none, next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Request**

There being none, next item followed.

**TWLETH ORDER OF BUSINESS**

**Next Meeting Date**

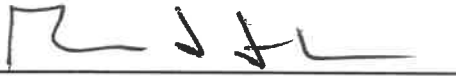
Mr. Flint: The next meeting is January 11<sup>th</sup> at 1:00 p.m.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the meeting was adjourned at 2:04 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman