

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, May 9, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Don Harding	Vice Chairman
John Dryburgh	Assistant Secretary
Steven Goldstein	Assistant Secretary
Trudy Hobbs	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Xabier Guerricogoitia	Boyd Civil Engineering by phone
Alan Scheerer	Field Manager
John Cruz	CWS Security
Yellowstone Representative	

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: Are there any comments from the public on anything on the agenda or not on the agenda that you would like to bring to the Board's attention?

Resident, 7474 Excitement Drive: We were talking about that fence that is an eye sore and also a matter of security. For the first time I met with John who is the liaison for the owner. His name is Andrew, out of Bonita Springs. It's not owned by Feltrim, it's owned by a company called Reunion Land Holdings. They are trying to sell it for \$2.7 million dollars. So, I had them come out and take a look at what's going on there. Right now we have the ball moving. They confirmed that it should come down, but they wanted the HOA to pick up the fees for cutting the

grass. So, we are at a standstill right now because we said we are not doing that because it's your land, it's your property, it's your liability.

Mr. Flint: Okay, thank you.

Mr. Greenstein: Thanks for letting us know.

Resident, 7474 Excitement Drive: I appreciate you having me here today.

Mr. Flint: Okay, any other public comment? Hearing none, we will move on.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 11, 2019 Meeting

Mr. Flint: Any comments on the minutes from April 11th?

Mr. Greenstein: I just had a question on page 4 where Steve Boyd and Alan were talking about looking at a storm water pond on the South side of and it says Heritage Landing Community. Are we talking Patriots?

Mr. Scheerer: Patriots Landing, yes sir.

Mr. Greenstein: Okay, change that to Patriots. Because I didn't know if it was Heritage Crossing or Patriots.

Mr. Flint: Yes, it's Patriots.

On MOTION by Mr. Harding, seconded by Mr. Goldstein, with all in favor, the minutes of April 11, 2019 meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Discussion of Unexchanged Bond Methodology and Hearing Status

Mr. d'Adesky: We've spoken to both Counsels for the Trustee as well as Counsel for Kingwood now. It seems that Kingwood hasn't provided a direction as to the changes they plan to make to the methodology. Obviously, according to news, they plan to develop in a different way and there are going to be changes it seems to the methodology. We haven't gotten more detail on what that is exactly. We are pushing them to resolve this. Our deadline which we want to meet, is we want to get this all cleaned up before the end of the fiscal year. So, we are going into the next fiscal year with this issue resolved and moving on without having to come back to this. Both Counsels are aware of that and we should see some movement here in the next hopefully 60 to 90 days. Certainly, we are pushing for that and their Counsel is pushing for that.

He sent me an email as early as this morning saying, "He is following up to make sure that they understand that this is timely and they need to get back to us as soon as possible." That's where we are at with that.

Mr. Harding: Is there any ownership responsibility on the prior developer's part?

Mr. d'Adesky: I don't want to open too much on that. There's possible responsibility and I'll leave it at that.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-02 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing

Mr. Flint: The Board is required each year to approve a proposed budget by June 15th and set the date, place, and time of a Public Hearing for its final adoption. We indicated the budget would be provided under separate cover and I do have a version of the budget today, but we'd like some additional time to work on that. We would ask if the Board would defer the Consideration of the Resolution until your June 13th meeting? That still allows us to meet all of our statutory timeframes. In Reunion East and Reunion West, with the development of the pieces along I-4, the sale, the construction of the hospital, exchanged bonds, the split of costs between both Districts based on number platted plots, all those issues come into play when we are preparing budgets. So, we prefer some additional time with it if the Board is okay with that.

Mr. d'Adesky: George, just as a note, the shift in the balance with the cost shared will probably move in the favor of the entities in the introduction because of the development of the other side.

Mr. Flint: Reunion West may be looking at an increase in their per unit assessment. So, we're still reviewing all that and analyzing it. We'd appreciate it if we could delay the consideration of the resolution.

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, Tabling the Consideration of Resolution 2019-02 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing to the June 13, 2019 meeting, was approved.

SIXTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: The Districts, every 3 years, would bid out the independent auditing services. The statutes describe the process that has to be used to do that, as well as appointing an Audit Committee and designating a Chair. When I say Audit Committee, the purpose of the committee is limited to the selection of an auditor. It has nothing to do with auditing the District's financials. The roll of the committee is to approve the form of the RFP and selection criteria in the notice. Then once the responses are received, the committee would review and rank the responses and make a recommendation to the Board. In the past, the Board has served as the Audit Committee. You can appoint non-Board members to be on the audit selection committee if you chose to do that. From an efficiency stand point, we tend to recommend you appoint yourself, but you do have that option.

Mr. Greenstein: Well, in line with what was done on the West side, I would like to recommend that the entire Board participate in the extensive process. Since we have, I'd like to nominate one of our Board Members to serve as Chair. Since anyone of us I think could do a great job at steering this committee and so I'm going to nominate Mr. Dryburgh to serve as our Chair based on your background and your overall knowledge of the area.

Mr. Dryburgh: Sounds good.

On MOTION by Mr. Greenstein, seconded by Ms. Hobbs, with all in favor, Appointment of Audit Committee and Chairman as Mr. Dryburgh, was approved.

Mr. Flint: Immediately after the Board meeting, we'll convene the Audit Committee meeting for a brief meeting to approve the necessary items.

SEVENTH ORDER OF BUSINESS

Staff Report

A. Attorney

Mr. d'Adesky: I have a couple of items. Obviously, I reported on the Bonds and we are going to keep following up on that. We sent over the recorded easement to Alan, so that's all moving along. That's a West issue but really, it's signage overall which we are all happy with. Kingwood and the MSA, we made some small edits to the MSA, sent that over to Kingwood and they have it. The ball is in their court to come back to us with any edits. I don't believe their attorneys have looked at it yet, but whatever they come back with no matter what, has to go for a final review through our Bond Counsel. Once again, this has to meet tax rank so it doesn't

impermissible private use of this property. It falls under Management Service Agreement Exception. The other thing is, I distributed to you two examples of Parking and Parking & Towing enforcement policies. Essentially, since this is something that's going to be forced and you can guarantee that somebody is going to be mad about it, we have to go through the rule making process. Which means we have to come up with rules and lay them out, set definitions, have terminology, and go through that process. We have to allow for public comment, and allow for notice so the public has the chance to comment and say, "Don't do this," if they want to. Also, to designate the area. I just distributed these 2 examples. Ones I found on the Internet that had nice maps. One of them is a different area that had color and the other one is done by Boyd Civil Engineering. So, it would be really easy to get that map from them. If there's any questions or if the Board wants me to move forward with the process and put something on the agenda for next meeting, I'm more than happy to put together a policy that kind of looks like this for next meeting if that is what the Board is directing me to do. There wasn't a clear direction, I think it was just an investigation.

Mr. Goldstein: I think we want to proceed in that direction.

Mr. d'Adesky: I'll need to work with Alan and perhaps Steve and Sean. I think everybody will get together and we will have a nice chat and then we will come up with a map. It doesn't need to be fancy. This one uses high lighters.

Mr. Dryburgh: Has the Board discussed whether or not there will be signage up for those new parking areas marked on the sidewalk?

Mr. d'Adesky: Yes, you do have to put signage that needs statutory requirement for it.

Mr. Dryburgh: Also, parking beside of the parking area, the streets, the curbs.

Mr. Flint: You don't have to mark the curb, but there is signage that you have to put up.

Mr. Dryburgh: What about those dangerous areas for people to park?

Mr. d'Adesky: We can designate that as a No Parking area.

Mr. Flint: Well, if we are designating the entire thing it is going to require painting. Those would be included in. If we're not doing that, we'd have to have the signage more defined.

Mr. Greenstein: We're trying to move in a direction that gets us started. We're not doing this solely to get everybody upset. I'm not insinuating that what you were saying was going to get anybody upset.

Mr. d'Adesky: Inevitably, somebody will be upset when their car is towed.

Mr. Greenstein: Or even before the car, when they just see the signage and they know they can't park there and they have to go around the corner or they have to make some other arrangement. We definitely want to get the ball rolling on this.

Mr. Dryburgh: We will rely on John's expertise as far as what he says.

Mr. Flint: One of the communities we manage, they've got those stickers. They are annoying because they go right on your car. They make you get them off basically with a razor blade.

Mr. Dryburgh: Oh, they go on the windshield?

Mr. Flint: Yes, where the driver side window is. In Montecito, they have a process where someone receives one warning and then after that they're towed. Now, they haven't towed anybody yet. It does have a description of the process. Remington's towed a lot of people.

Mr. d'Adesky: It would depend on how the Board wanted to set the policy up. I'll try to come up with something fairly standard. If you did want to give somebody warning first, that's something we'd need to discuss.

Mr. Greenstein: Absolutely.

Mr. d'Adesky: And incorporate it because it's got to be very clear the process has to be very clear before.

Mr. Flint: So, you've got two examples for them?

Mr. d'Adesky: Yes.

Mr. Greenstein: Thanks for sharing that with us.

Mr. Flint: Xabier, did I hear you join?

Mr. Guericogitia: Yes, I'm on the line.

Mr. Harding: John, do you work with our police as far as that's concerned too? Talking to Joe Winston as far as getting his input too?

Mr. Cruz: No, so far, we've just had to identify some of the problem areas, but I can reach out.

Mr. Harding: Because he's always more than willing to help with that sort of thing too.

Mr. d'Adesky: This is one of the few things that we can do independent of the County.

Mr. Flint: Yes, they would be involved with enforcing the District's rule, but they may have good input.

B. Engineer

Mr. Flint: We have an Engineer's report, but we may hit on a lot of the items that he needs to address as we go through the Action Items. I'll just go to the action items list and then we can skip back if there is something that is missed.

Mr. Greenstein: Sure.

C. District Manger's Report**i. Action Items Lists**

Mr. Flint: The books that we handed out to you, the action items list has been updated. It reflects some additional items that Don had brought up that were mentioned at the last meeting that were not on the list. Irrigation Turnover, that issue is still on hold. However, we have reached out to Daniel Baker. He's been retained by Kingwood to work on certain issues, one of which is a serious issue. We understand the HOA or POA Master Association is moving forward with some indication that there's going to be adjustments in the Master Association fees related to irrigation. We're trying to find out from Daniel and I'll reach out to the Master Association as well to see what's driving and what cost they're anticipating to recover. Because the CDD is going to be right in the middle of that. We don't have any information. So, we don't know if there's something we don't know or if the Association is just moving forward on the anticipation of that information. The Allocation of 532 Costs we've put on hold. The MSA, Mark, Andrew and I recently have followed up with Kingwood. Mark, if you want to address it?

Mr. Greenstein: Well, basically we had the last meeting in March and there was all kinds of stuff going on around the Resort. Because we had not heard in preparation for this meeting, we reached out to them. As Andrew eluded to, there were some difference of opinion as to whose court the ball was in. But beyond that, we've made some initial decisions as to what we are proposing to them for the terms. So, just to give you an idea and we did share with you at some point the draft that we had and it was an annual fee for managing the facilities which we push for a 4-year term. There are risks involved that we recognize in a new start up using the stables. Basically it will phase out over 3 years and for year 4 there will be no fees and no payments proposed from the CDD to the management company. The fees that would be charged for use of the facility, which we have to set, would be basically a 50/50 split from day 1. It was leverage where they would get more of the fee and we're just saying 50/50 cut. So, long term,

assuming both facilities are liable and everything works out well, it would be 50/50 on the fee side with no coverage of cost for us. The only exception would be our capital expenditures which is still identified as \$2,500 and above. If it's a significant item, we own it. If the roof goes, something goes, we'd have to take care of it. But the normal small under \$2,500 repair and maintenance item, they would have to take care of. I know they want the facilities. They definitely want the stables, so I'm hoping within the next few weeks we're going to get some indication as to their desire to enter into the agreement with those conditions. Then we can discuss as a Board whether we are getting any counter proposals from them on those conditions.

Mr. d'Adesky: I'll say one thing and thank you Mark, that was a very good summary. This agreement is actually 3 years, the contemplation is it would go down to \$0 on the 4th year, but that going down to \$0 hasn't been funded by our Tax Counsel yet.

Mr. Greenstein: We did put 4 years in the draft though.

Mr. d'Adesky: We did, but we changed it. It was 3 and then it went to 4. They haven't seen that yet. So, it may come back that they want us to keep some amount, a very minimal amount so that it's payment. We don't know yet. That was a change that we made they haven't reviewed yet. Now that they are actually billing us, I'm trying to only send it to them when there's significant changes that they really need to look at, not minor tweaks. At the beginning I was able to kind of get them on the phone and do it very casually, but after the 2nd time I'd sent her the MSA, she goes okay, now we are putting this on the books and going to send you guys a bill. That's where that's at.

Mr. Greenstein: Well, hopefully the next time they see something it's based upon the agreement.

Mr. d'Adesky: We are waiting for their attorneys because they haven't looked at it. I'm sure they are going to have some comments.

Mr. Greenstein: Both parties are in agreement we are just waiting for Bond Counsel concurrence.

Mr. Flint: That's right.

Mr. Greenstein: It's taking a little longer than what we wanted, but I think we are going to get there.

Mr. d'Adesky: And it's a long-term agreement. So, once we get the structure set up in a way that's legally forceful, we won't have to go back each time and do this. It's only because it's the first time we're doing this. This is pretty novel and a new area, so it's taking a little longer.

Mr. Harding: They're going to wind up investing money, right? Capital, possibly?

Mr. d'Adesky: We are doing the capital. We actually have to because of the structure, we have to take the risk for the large capital investments. For example, redoing the structure or fixing the roof, that has to come on us. But in terms of interior decoration, all that sort of stuff that they put on the inside they can do that.

Mr. Harding: So, if we have to close it in and create air conditioning for the entire building, that would be up to us, right?

Mr. Greenstein: No, that's on them.

Mr. Flint: We're going to bring it up to standards in its current condition. Then we will discuss with them any modifications that they need. Our only obligation is we are going to give it to them structurally sound.

Mr. Greenstein: We did talk about removing one wall.

Mr. Scheerer: Yes, two block walls in the middle between the wash down stations. As you walk in the stable, those are non-load bearing walls. So, we didn't think that would be an issue. We would just have to make that happen.

Mr. Greenstein: So, we're trying to make it compatible. Transform it from stables that they were designed to be to some contiguous space that they can use. They can then design for their purposes. So, we will see do a walk through. Once we get past the initial agreement stage, then I think we are going to do the walkthrough and discuss exactly what we're doing to make it clear.

Mr. Harding: So, the plan was to put horses in there to begin with, wasn't it?

Mr. Flint: Okay, the speed limit signs.

Mr. Scheerer: We received the 3 speed limit signs and they should be going in next week. Two of them on Traditional Blvd. and then one at Excitement Drive.

Mr. Flint: The repainting of signs is complete.

Mr. Scheerer: He was painting color today on or putting stickers on them. They are putting the 3 palm tree logo stickers on there.

Mr. Goldstein: Those look good. I noticed them right away. They look really nice.

Mr. Flint: Is Heritage doing that?

Mr. Scheerer: Yes, sir.

Mr. Flint: Old Lake Wilson Rd. gate signage.

Mr. Scheerer: I think Steve was tasked with maybe looking at something similar to what was done on Reunion Blvd. I also know that one of Don's comments, or there was a comment about removing the keypad signage there. There is an existing sign underneath that keypad. The keypad was removed, so it's no longer there. There were a couple other signs. A stop sign that basically says the same thing as you get up to the gate lane. We're in the process of enlarging that and using the same language and we will install those same with the sign that's underneath where the keypad was. We are just going to make it wider and make the font a little bit bigger. I saw a lady pull in today and she looked at it, made a U-turn and out she went into the main gate.

Mr. Dryburgh: Somebody tore down a sign that were up there. It was laying on the ground maybe a week ago. If you go through it, the gate goes up. Someone ripped that sign out of there.

Mr. Scheerer: Okay, I'll take a look at it today.

Mr. Dryburgh: Yesterday, I had to weave my car through about 4 cars. We would get up and of course the gate comes as soon we get near it. Everyone revs their engines up and blast through.

Mr. Goldstein: That's one of the problems with the RFID is, as you pull up you have to stop almost at the street because as soon you turn in that arm is coming up. So, if there's people there.

Mr. Scheerer: Well, realistically I think they can lower the range on that. It just depends on what you want. You could probably reduce the range.

Mr. Flint: And then people would be running into the gates.

Mr. Scheerer: Yes, it's kind of hard to determine.

Mr. Greenstein: We will continue to see what we can do to keep non-residents from using that entrance.

Mr. Flint: The Watson Court Park.

Mr. Scheerer: The Watson Court Park, we've already done some preliminary work. We removed some excess concrete; we've replaced one of the panels there. I did get a proposal from

Yellowstone to install some butterfly friendly plants in the amount of \$6,519.25 and that includes the irrigation.

Ms. Hobbs: That's all we are planting, right? Does that include the grass?

Mr. Scheerer: That's everything as far as I know.

Ms. Hobbs: That's everything.

Mr. Scheerer: It was \$6,500.

Ms. Hobbs: But that wasn't just on the butterfly plants?

Mr. Scheerer: No, it's not. It's the entire park area that we looked at.

Mr. Greenstein: So, basically the landscape design and implementation is \$6,500 plus whatever else.

Mr. Scheerer: Yes.

Mr. Greenstein: Okay, I say we go forward with this fiscal year right now.

Mr. Dryburgh: So, \$6,500 with irrigation.

Mr. Scheerer: The proposal is for \$6,519.25 and includes irrigation parts.

Ms. Hobbs: Does that also include benches.

Mr. Scheerer: No benches.

Mr. Goldstein: You can have him bring back a quote for that at the next meeting.

Mr. Greenstein: Yes, get a quote for the benches.

Mr. Goldstein: Or if you want to, you can delegate if he's got a number in his head, you can delegate.

Mr. Flint: Do you have the concrete pads down?

Mr. Sheerer: We have the pads already there, so we would just need to. They are probably about \$800 a piece. Those are the commercial benches, the recycled plastic benches.

Mr. Goldstein: If you want two, I would delegate up to \$2,000. If there's 3, up to \$3,000.

Mr. Harding: Not to exceed \$2,000 for two benches.

Mr. Dryburgh: We're not going to have maintenance on those benches, so that's going to save us money.

Mr. Goldstein: Well, you are going to have some maintenance. If something looks broken or something is wrong with it.

Mr. Scheerer: I'll bring you some pictures. They are very nice.

Mr. Greenstein: One question about engineering. At one point someone said that the irrigation line was on the other side of the street and we may have to connect.

Mr. Scheerer: We don't have to.

Mr. Greenstein: Very good. I wanted to make sure.

Mr. d'Adesky: For the motion you could do it in one go to approve the \$6,519.25 and then an additional \$2,000 for benches.

On MOTION by Ms. Hobbs, seconded by Mr. Dryburgh, with all in favor, Action Items New Benches and Landscaping not to exceed \$8,519.25, were approved.

Mr. Flint: Steve was asked to look at the possibility of a 4 way stop at Tradition Blvd. Also, to look at a location in Reunion West as well. I spoke with Xabier earlier today. He did confirm that the County requires a warrant study to install 4 way stops. Xabier, can you hear us?

Mr. Guerricogoitia: Yes, I can.

Mr. Flint: Do you want to give the Board an update on the information you have regarding the 4 way stop?

Mr. Guerricogoitia: Yes, absolutely. The County does require a warrant study to change the configuration of the intersection to a 4 way stop. The same as they would for a signal. It's a simpler process, but it still has to go through the analysis process to get County approval.

Mr. Flint: Do you have an estimate on what?

Mr. Guerricogoitia: I'm working on that. I requested one and I've not gotten a ball park number yet. As soon as I have that, George, I'll forward it to you.

Mr. Flint: Without that, I'm not sure that the Board can take action. We can bring it back at the next meeting.

Mr. Greenstein: Quite honestly, I think the conditions are a little different right now on the West side. I would start to process and they have to have two separate studies anyway.

Mr. Flint: You're not going to get a better price if you do them both together. You would still need to have the two separate studies.

Mr. Greenstein: Okay.

Mr. Flint: The parking issue, I think that expands into the larger issue of what Andrew covered under his report regarding a towing policy. Unless the Board wants to discuss a specific

issue, I think it falls under the towing policy that we are going to be bringing back. So, we will keep that as in process and bring back a proposed rule at the next meeting addressing parking and towing. Alan indicated that the keypad has been removed at the Old Lake Wilson Rd. gate.

Mr. Harding: Did they also remove that little round camera thing?

Mr. Scheerer: Yes, we will have to maybe paint that to make it look a little prettier. But that sign should cover where the holes are from the camera.

Mr. Flint: The Patriots Landing's small retention pond clean up, Alan.

Mr. Scheerer: Yellowstone, myself, and Steve Boyd went over and we've looked at that particular pond. There is an outfall there that drains into an adjacent wetland. Steve's recommendation on that is make sure that the outfall and the subsequent pipe that enters into the wetland are free and clean. Yellowstone took care of that at no cost to the District. They just cleaned it all up and it's all exposed. We really never had a drainage problem there to begin with. Then Steve recommended that we go in and remove any of the invasives and we do have some Willows, Pepper Trees and some dead Wax Myrtles that are around there. I got with Jarvis estimating, they've done work for us in the past, just waiting on a cost from them. They told me as recently as yesterday that they need to make another site visit to make sure that they walk the whole thing one last time to get me a price. Steve didn't say that we need to do anything more than that at this time, but I'm sure the homeowner will have something to say. I think it's a good start and we will get a lot of that brush out directly from behind their home. I'll bring a number back to the Board.

Mr. Greenstein: You had mentioned the possible cost might be?

Mr. Scheerer: I'm conservative, so \$5,000 to \$10,000 maybe. It's all hand work. They do have a mulching device that they can bring in on a piece of equipment and it will just grind that stuff up, but we want it removed as well. Then we need to have any stump treatments so it doesn't come back.

Mr. Greenstein: I don't think we could have been any more responsive. Do you know what the adjacent area was when they bought the property?

Mr. Harding: I can't remember right now.

Ms. Hobbs: It's always been there ever since I've lived there in their area.

Mr. Scheerer: That's what I said, it's always been there.

Ms. Hobbs: It's kind of been a messy conservation wilderness area.

Mr. Scheerer: We will continue to work on it.

Mr. Flint: The dog park.

Mr. Goldstein: We had to push 30 days on that. I canceled the meeting with them two weeks ago because I had something come up. We will go for next month.

Mr. Dryburgh: Tying into that, I've got a question for you. A couple meetings ago I mentioned that we have plenty of dog parks, but we have no playgrounds in the East side for the children.

Mr. Goldstein: He's going to do a dog park and play ground. We've actually changed it because that's what I'm going to ask him to look at.

Mr. Flint: So, we will change it to dog park/playground.

Mr. Greenstein: Steve, who are you talking to?

Mr. Goldstein: Tim Campbell, he's the original architect designer. We were going to meet and then he was going to make some other suggestions. We will go from there, unless you guys have anybody else that I should meet with that you've worked with anywhere else?

Mr. Flint: Well, I can tell you playground installers because we've installed playgrounds.

Mr. Goldstein: I'll get with you next week.

Mr. Flint: Just take whatever you think it's going to cost and multiply it by 10.

Mr. Scheerer: Then if you want to sound structure. It's a lot of money.

Mr. Flint: We have a lot of dog parks in our communities too, we can provide information. Item 13 Master POA advised vehicle to designate at main gate. I don't know if that's John or who is following up on that. Contacting Google to try to get them to re-designate the automated gate as restricted access, that falls out of our court. It really shouldn't be on this list, but we put it on here. The repainting, I think that's complete. The speed monitor sign pole is black.

Mr. Scheerer: Then there was a request to get a price to replace the galvanized sign post that remains throughout Reunion. I sent Mark this as soon as I got it. There are approximately 44 poles. So, you would have to remove and install 44 poles then you have to have the pineapples that go on top. You have to buy the decorative street ID markers for each one for a total of \$34,158.

Mr. Greenstein: You pointed out the street IDs. Why would there be any street connection to it if it's just this traffic pole?

Mr. Scheerer: Well, there isn't any when it comes to the speed limit or directional signs like that we have currently in place, but every corner has a post and then a minimum of at least two street IDs that need to go on it. The street comes to a total of 28.

Mr. Greenstein: So, 28 are actually corner significant.

Mr. Scheerer: Yes, the galvanized posts.

Mr. Greenstein: Okay, what we will do it when we get a chance, we will drive around and see how big of a problem this is. Because this was strictly an aesthetic thing.

Mr. Goldstein: I knew when you guys brought it up last time it was going to be this.

Mr. Greenstein: That's crazy.

Mr. Flint: That's standard for these decorative poles.

Mr. Scheerer: And know that this is installed. So there is a cost in here of a \$100 to remove and install of \$185.

Mr. Greenstein: A street corner, people see it. I drive around now and they really look great, they shine. You put up new traffic signs, stop signs, yield signs and the gold pineapple thing at the top. It's very nice. That's what the developer put in here and it's tough. You want uniformity. It's like on the monuments on the West side. We are doing the same thing that we did on the East side. So, maybe we can prioritize it.

Mr. Scheerer: Well, if you've been to the Terraces for example. When the Terraces were built it renigged on their payment to Fausnight with the decorative poles. So, Phil took them all out and put in the galvanized posts because the contract never paid them for them. So, that's what happened. I can't speak for the West, but I know for a fact what happened at the Terraces because all that happened right after I was brought on board and I got to meet Phil then. That's kind of what happened and that's why the Terraces have galvanized posts and not the decorative posts. So, that takes care of that, but I don't know why it was done that way on the West.

Mr. Greenstein: But there weren't that many on the West.

Mr. Scheerer: Phil is a great guy. He really does good work. But they never paved it, so he pulled them out.

Mr. Greenstein: On the West, I only noticed one pole and it's in Tradition.

Mr. Scheerer: We found every galvanized pole, that's East and West combined.

Mr. Flint: So, that would be a shared cost.

Mr. Greenstein: Yes.

Mr. Scheerer: A majority of these are on West side.

Mr. Greenstein: I would think street corner poles should be uniform. It wasn't street corner poles that first caught our eye, it was the traffic sign poles. We could possibly find another alternative. I'm sure if I went to Home Depot or Lowes, I'd find something.

Mr. Flint: They have round aluminum pole 3-inch diameter.

Mr. Scheerer: Yes, that is what I was going to suggest.

Mr. Flint: Then paint it black.

Mr. Greenstein: They will blend in better. I just don't like construction quality or construction sign perforated with the holes so you can stick a bolt in at any height.

Mr. Scheerer: We can talk more.

Mr. Greenstein: Next item.

Mr. Flint: We lost Andrew, I was going to talk to him about the crosswalk in front of Heritage, but I can call him after the meeting. So, that's all we have in the action items for the East. We'll add also the request from the Resort on the crosswalk and I'll get with the District Engineer on that.

Mr. Greenstein: Sounds good.

ii. Approval of Check Register

Mr. Flint: I can answer any questions on the check register. If there are no questions, I would ask for a motion to approve.

On MOTION by Mr. Greenstein, seconded by Mr. Harding, with all in favor, Approval of Check Register in the amount of \$579,878.82, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statement through March 31st. If there's any questions, we can discuss those.

iv. Status of Direct Bill Assessments

Mr. Flint: We have a couple that are due in May that have now been paid. I need to check on EHOF. I think we have received the balance.

Mr. Greenstein: That would tie in with the hospital bill, right?

Mr. Flint: Yes, we got it before. I believe we got it in before May 1st, but it's just now reflected in here. Because they were closing on the hospital park and they wanted to hold off on payment to closing and ended up paying the February fees separate. Then the balance was paid at closing. I'm fairly confident that we have gotten the rest of that paid. You can see they paid the February on April 25th, but the closing kept getting pushed. Any questions on the direct bills?

v. Presentation of Number of Registered Voters - 444

Mr. Flint: The number of registered voters is at 444. That doesn't have a lot of relevance for the District. We are required to announce that each year.

Mr. Dryburgh: What is the West side?

Mr. Flint: They are at 101, I believe.

Mr. d'Adesky: If you guys ever get up into the thousands then we can talk about incorporation.

Mr. Dryburgh: With new apartments coming on the West side, they would be registered voters. Would they not?

Mr. Flint: They can be, yes. That will push it over. The issue is they needed to be at 250 this year to be on that transitional seat next year because of the timing with the Supervisor of Elections and getting seats on the ballot.

Mr. Greenstein: Then it will be 2021.

Mr. Flint: We've had in other communities when apartments are constructed like West side and number of registered voters sky rocket.

Mr. Goldstein: Of course, the issue is then you have to make sure that you find or have folks who are willing to come in and perform that role. It's hard to find folks that have the time and dedication.

Mr. Flint: In November of 2020 you will still have a landowner election. You won't have any general election seats. So, it will be 2022 before the first recess at this point.

EIGHTH ORDER OF BUSINESS

Other Business

Hearing none, moving to next item.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dryburgh: One thing, the safety of walking around is still in the same compacity as it was when Anna fell and broke her tooth and cheek bone. I think we've addressed our issue, but we continue to have a very lackadaisical approach from both Reunion as well as from the Master HOA. Can we at least reach out to them and say, "Hey, just a reminder, you guys have not been fixing the cement in the areas people walk?" I know we've had people come in here and complain about it. We've always dusted it off because it's not our problem, but it is our problem. Those of us that live here have to deal with it and someone else is going to get hurt. Whether it be us that gets sued or whether it's the HOA, it's expensive. The cost of repairing it is minimal and we've got a guy here who knows a guy who can fix it.

Mr. Scheerer: We've been doing it on our property.

Mr. Dryburgh: I've mentioned it to Kevin and it has not happened. I've mentioned it to the golf course where there are broken areas where people are going to get hurt and they are very significant.

Mr. Goldstein: Well, that's on the record for them. So, they are exposed.

Mr. Dryburgh: We should reach out.

Mr. Flint: One of those associations may hold more weight than the CDD would to compel them. The trip and fall you are referring to is the CDDs.

Mr. Dryburgh: I know, we fixed ours.

Mr. Flint: We repaired that one. Right next to it you have another issue that's not ours and we did have the conversation with Kevin.

Mr. Scheerer: We did a bunch on the West and we are working on the East.

Ms. Hobbs: The path that is behind Heritage Crossing, that runs along Old Lake Wilson Rd, that path? Then there's a golf cart path next to the walking path.

Mr. Scheerer: There's a unique line of separation by Seven Eagles, is that the one she's referring to?

Ms. Hobbs: Yes.

Mr. Scheerer: Where the Seven Eagles last condo unit up to the bridge is CDD, but everything on Old Lake Wilson Road is the golf course. That was addressed at the time of the fall when Mr. Dryburgh's friend fell. We addressed it with the golf course and everybody at that time. I can't tell you if it's still that way.

Ms. Hobbs: Yes, it's still that way.

Mr. Scheerer: I've had a conversation about the Terraces and they have sidewalks that they haven't repaired. We will continue to fix sidewalks. It's expensive, but we do a lot of them.

Mr. d'Adesky: In another community I will not name that's near here, it's gotten up to \$30,000 in settlements just in the last four cases, and that's settling it.

Mr. Scheerer: Just a request to talk with your fellow homeowners, tell them to put the umbrellas down at the swimming pools when they leave. During that storm that blew through here Sunday night I lost about a dozen umbrellas and they are not cheap. I know it was a nasty storm, but I didn't realize until Monday morning and all of the pools were a mess. We are all on clean up duty and I saw Yellowstone taking care of the boulevard. We had pool furniture in the pool. The big thing is you are dropping \$200 or \$300 on an umbrella and you've got a dozen umbrellas and they don't close them. So, I did talk with Yellowstone and their staff to make sure that they are closing them in the mornings. But in the afternoons and the evenings when everybody is enjoying them, that's usually when we are going to get these storms.

Mr. Dryburgh: Would it make sense to put a sign up?

Mr. Scheerer: We could glue a sign on the table. It's kind of tacky, but we've done it before.

Mr. Dryburgh: We're paying for maintenance by Reunion now, why could they not?

Mr. Scheerer: We're not, we use Yellowstone. They provide our pool cleaning services.

Mr. Dryburgh: How often do you guys go to the pools.

Mr. Scheerer: Every day.

Mr. Dryburgh: What would be the possibility to have them go out?

Mr. Goldstein: Reunion is doing the pools themselves now. Yellowstone's not been doing it.

Mr. Scheerer: But that's their pools.

Mr. Greenstein: A little card, a little sign that's laminated plastic. Nothing fancy. Go to a UPS store and just attach it to it. I think most people would follow the directions if they know.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting adjourned at 1:58 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman