

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, February 11, 2021 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
Don Harding
Trudy Hobbs
Steven Goldstein
John Dryburgh

Chairman by phone
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary by phone

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd
Alan Scheerer
Victor Vargas
Zoryliz Ramos
Mike Smith
Michael Ezekial
Residents

District Manager
District Counsel
District Engineer by phone
Field Manager
Reunion Security
Reunion Security
Yellowstone
Creative North

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. Supervisors Harding, Hobbs and Goldstein were present in person and Mr. Greenstein and Mr. Dryburgh were present by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: This is an opportunity for anyone in the audience to make a statement to the Board of Supervisors regarding anything that's on the agenda or not on the agenda. We ask that you please state your name and address for the record and limit your comments to three minutes. Is there anyone who would like to make a public comment? Do we have any callers who would like to make a public comment? Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 14, 2021 Meeting

Ms. Adams: I will note that any approval of the minutes is subject to a couple of minor non-substantive corrections. Did any Board Members have any comments or corrections?

Mr. Harding: No.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor, the Minutes of the January 14, 2021 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Installation of Entry Monuments

Ms. Adams: This is an item that the Board has been discussing for several months regarding entry monuments. Your Operations Manager Alan Scheerer has been working on this issue with Supervisor Goldstein. Alan, are you ready to present this issue?

Mr. Scheerer: Yes, it's self-explanatory. The documentation in your agenda package is for a wayfinding sign made of foam for the entrance to Spine Road. They are obviously not the stone and brick monuments that we had. Mr. Goldstein and I met with Mr. Darren Uner with Onsite Industries and we came up with a pretty good plan for a two-sided sign that is similar in design to other wayfinding signs. It will have a 6x6 post with caps. I thought the price was extremely reasonable. Something else that the Board may not know is we also have lighting in that center island on Spine Road. We replaced all of the lights that are there now and extended the lighting down to the location of this particular sign that is approved by the Board. It will have lights on both sides to illuminate the sign.

Mr. Goldstein: This sign is double the size of existing ones and are much wider.

Mr. Harding: They are on aluminum posts. Right?

Mr. Scheerer: That is correct.

Mr. Harding: They look like they are going to last a long time.

Mr. Goldstein: Yes, I think so.

Mr. Scheerer: If there are any issues with the signs, we already have someone under contract that we used in the past. They already have the brackets, dimensions, everything.

Mr. Greenstein MOVED to approve the proposal from Onsite Industries for the Spine Road entry monument in the amount of \$2,950.95 and Mr. Harding seconded the motion.

Mr. Greenstein: Are we basically following the direction that we discussed at the last meeting?

Mr. Goldstein: Yes.

Mr. Greenstein: Okay. You are talking about Spine Road. Right?

Mr. Goldstein: Yes, it is far enough back that we don't have to worry about the widening of the road.

Mr. Greenstein: Is there any location other than Spine Road?

Mr. Goldstein: No, we are just putting the one entrance marker we have been talking about. It is a back-to-back sign.

Mr. Harding: It is two sided.

Mr. Greenstein: That's fine.

Mr. Goldstein: You saw the pictures didn't you, Mark?

Mr. Greenstein: Yes, is Anthony aware that we are doing this? Not that we need his approval, but just an FYI type of thing.

Mr. Goldstein: I don't think we need to involve him in this.

Ms. Adams: We can provide an FYI.

Mr. Goldstein: We can send it to him and let him see it, if we do it.

Mr. Harding: I don't think he will have an objection.

On VOICE VOTE with all in favor the proposal from Onsite Industries for the Spine Road entry monument in the amount of \$2,950.95 was approved.

Mr. Harding: Thank you Steve and Alan.

Ms. Adams: Yes.

FIFTH ORDER OF BUSINESS

Consideration of Access Reader for Seven Eagles Fitness Center Door

Ms. Adams: At last month's meeting staff was asked to investigate the cost to add an access reader to the Fitness Center door at Seven Eagles because the keypad on the Fitness Center door was no longer providing adequate security. Residents and guests who were issued access cards

would be able to use the same access card to gain entrance to the Fitness Center. Because of the narrow door frame and the specific location, the Reunion Resort team looked for various options and found something that was suitable. The total amount for parts and installation is \$4,325.17. They provided the proposal for the parts, which was over \$3,000. So that is where a majority of the cost is. There are also some labor and incidental tie ins for IT purposes.

Mr. Harding: I was surprised at the cost.

Ms. Adams: I agree.

Mr. Harding: There has to be a cheaper way.

Mr. Scheerer: I believe that is so we can utilize the same key card system we currently have and integrate it. The Board didn't want 10 different access cards.

Mr. Harding: I understand.

Mr. Goldstein: Is this the only company that can do it? Was this the only bid?

Mr. Scheerer: Yes, that is who security and the resort uses. We are using the same people.

Mr. Harding: As far as the cards you swipe to get in now, can we use the same ones to get in the main gate too?

Ms. Adams: Yes.

Mr. Dryburgh: I had the same question.

Ms. Adams: It would be the card that you were issued to gain access at the pool gates as well as community entrances.

Mr. Harding: Correct. Resort visitors would be able to use their cards as well.

Mr. Scheerer: It will keep random people from getting the code. If you don't have a card, you can't get in unless someone lets you in.

Mr. Goldstein: It is a good option if we want to get away from using codes.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor, the access card reader for the Seven Eagles Fitness Center door in the amount of \$4,325.17, was approved.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Possibility to Sell District Roads to Private Entity

Ms. Adams: This is to discuss the feasibility to sell District roads to a private entity. At last month's Reunion West CDD Board of Supervisors meeting, the Supervisors received a memorandum that was provided by Bond Counsel that lined up the steps necessary to determine

the sales price and the cost required to retire the debt. There was discussion that before the District incurs any additional professional fees for engineering and District management analysis of the bond issuances it would be good to get a formal position from the Master Association in terms of their willingness to acquire the property and presumably enter into a Purchase and Sale Agreement. Because of David Burman's position and access to the Master Association, he was delegated that task and there is a Board Meeting coming up in March for the Master Association. We don't yet have an update from the Board regarding the Master Association's position. So, I want to make the Board aware that depending on the timing for that Master Association meeting in March, it may occur before your Board meeting or after. If this Board wants to consider continuing your March meeting to another time in order to address any issues that are on the agenda, you have the ability to do so.

Mr. Harding: So, we have to wait and see.

Ms. Adams: Yes.

Mr. Goldstein: When will we know?

Ms. Adams: We don't yet know when their meeting is. David will be reporting that information.

Mr. Goldstein: Okay.

Ms. Adams: At Reunion West the discussion was that they would plan to meet on their regular meeting date, which is March 11th. Then if necessary, there would be discussion about continuing the meeting to consider any other items such as this issue.

Mr. Harding: Just to clarify, this wouldn't be a decision regarding the privatization of the roads by the Board. It would have to be made also by the Reunion property owners too. Right?

Ms. Adams: Yes. Kristen and I don't represent the Property Association, but my understanding is that for a significant financial undertaking, a vote of the membership was requested.

Mr. Harding: Yes, a certain percentage.

Ms. Trucco: Right. It depends on what their formation documents state, but the District owns the roads.

Mr. Harding: Then there's nothing we can do.

Ms. Trucco: Exactly.

Mr. Harding: I would say let's go with our regular meeting and then if we feel the need to have a continuance we can.

Mr. Goldstein: Right.

Ms. Trucco: The advantage of having a continuance is we don't have to pay for an additional publication.

Mr. Goldstein: We can cancel it.

Mr. Harding: Okay.

B. Consideration of License Agreement with Seven Eagles Condominium Association Regarding Mail Kiosks

Ms. Adams: The Board actually reviewed the Licensing Agreement with Seven Eagles back in December and approved it; however, the Property Owners Association requested a provision that rather than the District being able to provide a 30-day notice to terminate the agreement, they requested a 90-day notice. The reason is if they need to relocate their official USPS address, that process would take longer than 30 days. Legal counsel thought there was merit to the request so we drafted the new agreement with the 90-day provision. We would be seeking a motion to approve.

Mr. Harding: That sounds fair.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor, the revised License Agreement with the Seven Eagles Condo Association for the mail kiosk, allowing for a 90-day termination, was approved.

C. Sinclair Road Gate Traffic Issues

Ms. Adams: This is a discussion item primarily for information purposes only, which was added to the agenda at the request of Supervisor Goldstein. It was also added to the Reunion West CDD agenda. There was a robust discussion regarding the problems that residents and visitor traffic experienced at the Sinclair Gate during peak traffic hours. Ultimately the Reunion West Board of Supervisors made a motion and directed staff to facilitate a 30-day trial of scheduling additional security officers during peak traffic hours in order to expedite visitor and resident traffic. The resort kindly offered to fund the additional security staff during a 30-day trial period. During the trial period security staff will be gathering information such as the number of visitors and

residents coming through during peak hours. We will also keep an eye on how many visitors attempt to encroach into the resident lane and be able to focus in on challenges in that operation.

Mr. Harding: Right.

Mr. Goldstein: It sounds like a good plan.

Mr. Harding: It sounds like a great way to go. It will give us some more information. I know we all talked about wanting to be closed that day to the outside. That was the initial discussion and this is a great way to start. Maybe later on, it will give us some better data to work with what we should be doing. Did the Board approve it?

Ms. Adams: Yes. The Board took action, approved it unanimously, and I'll be communicating the official action to the Resort who will be funding it. Mr. Victor Vargas who was in attendance at that meeting is aware this should be implemented as soon as possible.

Mr. Harding: Okay. Thanks, Victor.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: Kristen?

Ms. Trucco: There are no new updates from Jan and I.

B. Engineer

Ms. Adams: Do we have Steve on the line? Steve planned to call in.

Ms. Boyd: I'm on the line.

Ms. Adams: Do you have any report?

Mr. Boyd: No, but I would be happy to answer any questions.

Ms. Adams: Thank you.

Mr. Harding: Everything that Steve is doing along with the traffic light at the main entrance and waiting for the development across the street is all moving along.

Ms. Adams: It's all completed.

Mr. Boyd: I haven't heard back from the group since we agreed to do it and work through the easement issues.

Mr. Harding: So that will be a four-way traffic intersection.

Mr. Boyd: Correct.

C. District Manager's Report

i. Action Items Lists

Ms. Adams: Included in your agenda package is the Action Item List that includes projects in process for Reunion East and well as Reunion West. I would be happy to answer any specific questions regarding the status of any of these projects. There is one item that I need to have further discussion on, but first I would like to take any questions or comments from the Board.

Mr. Harding: I would like to discuss a few things with the Board regarding Seven Eagles as far as the management. Maybe we are going to be okay, but I paid a visit over there the other day, as Alan knows. They were in the process of doing a lot of things as far as removing all of the games from the Game Room and cleaning it, which was already part of the plan. Alan reassured me that was going to happen and in fact it did happen and they locked up the Game Room to keep people from going in. The kitchen was a mess. They have a stove and refrigerator. I think you wound up disconnecting all of that too. Right?

Mr. Scheerer: I was trying to figure out what the rest of the Board wanted.

Mr. Harding: We have to decide what to do with the Game Room, but in the meantime, it has all been cleaned up and we turned off all of the equipment in there. Right?

Mr. Scheerer: Correct. There are some safety issues in there. Some plugs were exposed.

Mr. Harding: What also concerned me, to some extent, and what I wanted to have some discussion during our meeting about was there was a "Filming in Progress" sign out front. I don't know if Margarita or Bill put that up. People coming here had to agree to be filmed while they were there. We didn't know who posted that sign, but it has been there for a while. In fact, some woman came up to ask me, "What is this all about?" I said, "I have no idea." I contacted Bill and he didn't know anything about it either, nor did the Resort. The fact that it was there bothered me a little. I also walked around the facility and ran into our maintenance man, Jose, who doesn't speak English. I took him over to the Game Room and he told me that things were going to be cleaned up there. He used his cellphone to communicate with me. However, when I walked around to the back, the door to the Fitness Center was ajar to where people could get in easily. I don't know if anybody got in that way. I actually talked to some people about why the door was unlocked and nobody knew. I noticed that the picnic table didn't have any balls. The bocce court had balls spread all over the place and looked in disarray. I was looking at the TVs and wondered if that facility would be a little different than our other CDD facilities as to the management responsibility from a CDD standpoint. I'm wondering whether or not the maintenance person could have more

responsibility for monitoring and ensuring that things were done right and reacting immediately to any issues. With Jose, it would be a difficult kind of situation. It made me also concerned about our responsibility and to some extent, our liability relative to not having any management there during the day. I think we have, "Swim at Your Own Risk" signs. I'm wondering if we should have somebody there full-time to do the maintenance and also manage the facility. We should have a specific job description on what he is responsible for. Maybe Alan and Tricia already have plans in place on how that is going to be managed. I will just open it up for discussion purposes, especially to discuss what I found out that particular day. It seems like things were inactive and we are going to take care of some of the issues that I was concerned about.

Mr. Scheerer: If I may, Don. A lot of the items that you included in your email had already been addressed. I don't know if you saw it, but underneath the ping pong table is a ball holder.

Mr. Harding: I noticed.

Mr. Scheerer: When I got there, there were already balls there. I don't know if Jose replaced them. There were balls there the next day when I showed up.

Mr. Harding: Is that one of Jose's responsibilities?

Mr. Scheerer: I think he cleans and organizes throughout his day. I had the same issues and I had to use a translator. When I got there the next day I sent some pictures to Tricia. There were balls underneath the table tennis. The bocce balls were arranged in a nice triangle. The issue with the door is it was getting caught up. Chad was there doing the roof work for me because we had some issues with the roof. So, his guys went in and made some adjustments to that door. When someone went out the door it didn't close, but it closes now. It is now all self-closing with latches. The outdoor side is locked, so you can't get in that way. That was a great question about the TVs. I spoke with Anthony and they think that may have remotes for those. I'm trying to locate those for the TVs to make sure that they are operational. I asked if the resort installed the two in the common area. At some point down road, maybe Carlton installed them when he was here. We are trying to work through some of that. I don't know that would be an issue. Tricia and I are working with Anthony just to make sure there are some additional steps in place for the ping pong and bocce balls. They put bags out for the bocce court. I set up two tables underneath the overhang with chairs. So, if people want to sit there and enjoy bocce they have a place to put their drink. We may look at modifying some of the turf areas alongside the existing bocce courts between the pool deck and bocce court. Because the turf is in bad shape, I'm working with Yellowstone to come up

with an idea as opposed to just replacing the grass. Maybe we can have a small patio there or something with existing brick pavers.

Mr. Harding: Are bar staff going to give out ping pong balls?

Mr. Scheerer: I've never seen the bar staff do that.

Mr. Harding: Okay. That was closed.

Mr. Scheerer: It has been closed. I don't know if they open it on the weekend. I'm not here on weekends. If they don't, we can reach out to the Resort and speak with Anthony about it. As far as I know, right now, that facility is closed.

Mr. Harding: Okay, so they must have taken care of all of those things. Right?

Mr. Scheerer: It's possible.

Mr. Harding: He would be the only one to do that. Right?

Mr. Scheerer: Well, the MSA was in the name of the Resort at the time. So, yes, they took care of everything.

Ms. Adams: Currently, there is a Janitorial Services Agreement that includes a scope including straightening furniture, straightening items. So that's contracted with the Resort. They provide staff and the District pays for the janitorial services including straightening furniture.

Mr. Harding: Staff is now reporting to the CDD management company, right?

Ms. Adams: They report to the Resort, but any issues we bring to their attention. They have been very responsive in correcting them. When items are brought to their attention, they are consistently making operational changes.

Mr. Harding: Is there an agreement stating that Jose handles the entire facility as far as maintenance?

Ms. Adams: The agreement includes a specific scope that the Board reviewed and approved perhaps at your December Board meeting. It includes things like general straightening of the facility as well as some custodial duties.

Mr. Harding: We no longer have an MSA with the resort. Right?

Ms. Adams: Yes.

Mr. Harding: What documentation binds that together?

Ms. Adams: The Board has the Janitorial Services Agreement with the Resort and a Security Services Agreement. Security staff is helpful to notify when there are issues that require

maintenance attention. Alan is onsite as Field Operations Manager and does routine inspections of that facility.

Mr. Harding: And security too.

Mr. Vargas: Correct.

Mr. Harding: Security has to check off a security device noting that they were in there at certain times during the week. We will see how it goes. Does Jose have a job description that we are aware of so we know what his job description is?

Ms. Adams: The position is not specific. He may have a job description with his employer, but our agreement is with the Resort to provide custodial services, janitorial services and straightening services. That scope is what the Board reviewed and approved at an earlier meeting. I would be happy to circulate that agreement again if it would be helpful for the Board.

Mr. Dryburgh: Are you asking whether or not Jose had a complete list of items he should be checking every day and perhaps have that list in Spanish?

Mr. Harding: I would like to see what his job functions are through the Resort.

Mr. Dryburgh: Because if you are finding signs that security didn't find, such as bocce balls that were left out, then perhaps they didn't know you were supposed to put them away. If you are not finding ping pong balls, Jose may not know that he should've had them out there. It sounds like a perfect storm for things not happening.

Mr. Harding: I guess to Alan's point, he did take care of some of this stuff without being told to take care of it. So that's good news in itself. We will see how it goes, but I am a little concerned about if something goes on at that Fitness Center. It's not like our other CDD facilities. The other CDD facilities don't require any monitoring, but that facility is a little different.

Mr. Dryburgh: Does security go into the Fitness Center?

Mr. Vargas: There is a camera in the Fitness Center that security monitors.

Mr. Scheerer: I notified housekeeping that there is a concern.

Mr. Harding: Okay. I know that you are very attentive to that

Mr. Scheerer: There is a team out there. We just have to get some of these questions answered. We need to get the space used and determine how we do that. There's a lot of good things. The place looks great.

Mr. Harding: Okay. Do you understand some of my concerns though?

Mr. Scheerer: Yes sir.

Ms. Trucco: I think it's very important so we can monitor it. If we need additional people in there, we can do that. We can pull the agreement to see what the scope is.

Mr. Harding: Okay. We will see how it goes. I think Board Members should go over there a couple of times.

Ms. Adams: Supervisor Dryburgh, did you have a comment?

Mr. Dryburgh: No. I'm agreeing with the conversation. We need to make sure that we have some system in place so we can minimize people being potentially injured, any potential liability and we need to have a written understanding step-by-step of what we expect Jose to be doing for us. I think Don adequately described his concerns and I'm following along those same lines.

Mr. Harding: I guess the other concern is if someone goes to Jose and communicates something, there might be a communication problem. Anyway, let's see how it goes.

Ms. Adams: Just to clarify, I know Don was considering reviewing the job description. That would not be part of District record. The District record is the agreement with the Resort. We would not be privy to the Resort's personnel files.

Mr. Harding: I understand.

Ms. Adams: But I can circulate the agreement.

Mr. Dryburgh: Could we go back to the Resort to ask them for a comprehensive list of what they are asking Jose to do because it has a direct impact on the CDD facility?

Mr. Harding: It is exactly what Tricia says.

Ms. Adams: We have an agreement.

Ms. Trucco: As a management service, we updated the fee. So, if we had a question under that agreement, we need to communicate that.

Mr. Dryburgh: Okay.

Mr. Harding: Thank you. Enough discussion.

Ms. Adams: On the Action Item List, the area that I did want to focus on was Seven Eagles and the transition. I wanted to bring to the Board's attention that at your last meeting, there was discussion regarding Reunion Resort removing the arcade games from the Game Room. They scheduled that for this past week. Don walked into the Game Room as they were removing those arcade games. Right now, the plan is to clean up that space and keep it secured. There was discussion last month that rather than addressing the purpose of that space right now, the Board would like to defer the issue until COVID-19 is a little more under control.

Mr. Harding: Very good.

Ms. Adams: I wanted to confirm that, that is still the Board direction that you would just like to see the Game Room cleaned, maintained and closed for the time being and the Board would consider the best use of that space at a future meeting.

Mr. Harding: Sounds good.

Ms. Adams: Alrighty. Are there any other questions?

Mr. Greenstein: I agree with that approach. If anybody comes up with an idea, write it down. We will make use of that space in a productive way.

Mr. Harding: I had some other questions about the Action Items List.

Ms. Adams: Yes sir.

Mr. Harding: So, the security cameras are installed?

Ms. Adams: Yes, they are installed. They are still working with their IT team to fully implement the system and get good connectivity, but the bulk of the work is done and they hope to be operational by the end of the month.

Mr. Harding: Okay. We talked about the new signs at Spine Road. As far as putting in the new fence and gate at Seven Eagles, that's underway.

Ms. Adams: Yes. It's being fabricated. They are estimating installation towards the end of March.

Mr. Harding: Okay. Where are we as far as the landscaping on the south side of 532? Have we heard anything?

Ms. Adams: Staff is reviewing the Interlocal Agreement with Osceola County and determining the impact of amending the Agreement. There is a certain provision that the County may require the District to uninstall any improvements and install Bahia sod. So, we are reviewing that and will be consulting with legal counsel on that issue. We are also reviewing information from previous communication with owners on the south side of 532 and updating records in terms of property ownership. Tentatively, the plan is to amend the agreement with Osceola County to relieve responsibilities of maintaining the south side of 532.

Mr. Harding: Okay.

Ms. Adams: As well as notifying the property owners on the south side of 532 regarding a date and time that property will no longer be maintained by the Reunion East CDD, amending the

contract with Yellowstone, capping the irrigation and the amount. The estimated amount is \$27,733.

Mr. Harding: There is \$170 that we have paid out.

Ms. Adams: Yes. About \$173 was spent to maintain that general area. The bulk of that expense was for the median.

Mr. Harding: Okay. What about the Terraces signs?

Ms. Adams: They are done. The poles are going in.

Mr. Harding: Trudy, you had an issue with regard to conversation times.

Ms. Hobbs: Yes. They are done.

Mr. Goldstein: I have a question on the status of FDOT inspections on the bridge. We put that on hold. Has anything more about the bridge come up?

Ms. Adams: No because it's not time sensitive at this point. Are you talking about renewing the inspections for the bridge?

Mr. Goldstein: In talking about what they are going to do as far as gate access. You have restaurants already getting ready to open on the front side. They are supposed to start building model homes in there. Do we have a schedule for that? Do they know?

Ms. Adams: I don't have a schedule in front of me, but we can reach out to the developer for a general timeline.

Mr. Harding: That entire section is going to be separate from Reunion Village as far as access is concerned. Isn't that going to be closed off as far as the Villages?

Mr. Goldstein: There is going to be a gatehouse on each end.

Mr. Harding: Exactly.

Mr. Goldstein: So, at some point, that road is going to be drivable as soon as they start pouring concrete.

Mr. Harding: I know, but there aren't any homes built yet.

Mr. Scheerer: They are not there yet. If you want, I'll take you with me and we will go over there. They are doing a great job.

Mr. Harding: They are doing all of the infrastructure.

Mr. Scheerer: Yes.

Mr. Harding: My point was anybody going to restaurants won't have access to Reunion Village.

Mr. Goldstein: They will if they don't have a gate up. The road is done, Don.

Mr. Harding: But that's the front gate.

Mr. Goldstein: If they pour the roads, they will be able to drive from the restaurants through that entire area and right into Reunion.

Mr. Scheerer: They need to be able to get down into that area. For some reason, they still close at the end of each business day and they can park there.

Mr. Goldstein: Okay.

Mr. Scheerer: We did talk about the estimated cost of installing a gate on the Sinclair side.

Ms. Adams: It was put on hold.

Mr. Scheerer: I will keep an eye on it for you.

Mr. Goldstein: Alright. Thank you. We appreciate it.

Ms. Adams: Is there anything else on the Action Item List? Hearing none,

ii. Approval of Check Register

Ms. Adams: Under Tab 2, you have a summary of the Check Register from January 1 to January 31, 2021 in the total amount of \$852,489.48. Are there any questions on the Check Register? If not, staff will be seeking a motion to approve.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the Check Register for the month of January was approved as presented.

iii. Balance Sheet and Income Statement

Ms. Adams: This item is for informational purposes. These are your unaudited financial statements through November 31st. It includes the Combined Balance Sheet as well as an overview of your General Fund. No Board action is required, but we would be happy to answer any questions.

iv. Status of Direct Bill Assessments

Ms. Adams: There was some discussion last month regarding the direct bill assessments for Kingwood. They are not yet current on their November payment. They have also been issued their February payment. Those are still outstanding as of today. There has been communication.

Mr. Greenstein: That is the one thing I look at. There are two billing cycles in arrears.

Ms. Adams: Yes. Our accounting team was reaching out this morning.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Hobbs: I contacted Alan the first of the week to ask about the possibility of getting a bike rack at Seven Eagles. The issue is where to put it. The two areas residents talked about putting a bike rack at the Clubhouse, which of course is the Resort and Seven Eagles. So, I asked Alan to look into this. That is the perfect spot. They actually poured concrete for the area near the entrance.

Mr. Harding: Great.

Ms. Adams: Is there any other business? If not, Mr. Chairman, I have a procedural question for you.

Mr. Harding: Okay.

Ms. Adams: We had a member of the audience who indicated that they would like to speak. Would you like to add a public comment period before we adjourn?

Mr. Harding: Yes.

- **Public Comment Period** *(Added)*

Ms. Adams: If there are any members of the audience who would like to speak to the Board, this is the opportunity to do so. The Vice Chairman added a public comment period. Please state your name and address for the record and limit your remarks to three minutes.

Ms. Diane Davis (Corolla Court): Regarding the miscommunication with the landscaping issues, there should be a rule that supervisors must speak English to help residents. Miscommunication is one of the largest problems. My concern was looking at the pools at the Terraces. Is that a part of the CDD?

Mr. Scheerer: It is a CDD pool.

Ms. Davis: At the Terraces pool, there were children. They had to go to the bathroom, but both bathrooms were locked. So, the pool was open and the bathrooms were locked. Their mother told them to go in the bushes. That is not great for our landscaping, but also the sanitation. Where else do you think those kids are going to go?

Mr. Scheerer: They shouldn't have been locked. If they were, I apologize. Security unlocks and locks that facility.

Ms. Davis: We swim there almost daily.

Mr. Scheerer: It is heated.

Ms. Davis: I frequented Seven Eagles for the past two months. It just seems like someone should have a checklist to make sure things are in place because I go there sometimes and things are closed. It looks discombobulated, not in the right place. They are also broken hand soap dispensers. I was told all of the machines were broken. These are ongoing issues. Who has accountability? As a manager, you should make sure that this place looks the way it should. I'm shocked at the disarray and simple things that are not taken care of. I have been in leadership roles and I think if you are a supervisor, you need to speak English.

Mr. Scheerer: We will take care of any deficiencies and anything that is broken during my weekly site visits. I will take ownership and get it corrected immediately.

Ms. Davis: Thank you.

Ms. Adams: Just for the Board's information, one item that we noted on our transition checklist, which is still pending, is review of the signage, including contact information for notification of issues. We need to address that, which could be an additional helpful tool.

Mr. Goldstein: I actually have another issue. Every time I go over the bridge from the west side to the east side I see a pile of junk sitting there. The builders are all piling dirt, dead trees, and wood. I wonder why we can't get a screened fence put up there, so builders don't pile dirt there. It has been that way for two years at least. We put the green fence further down that occasionally they keep up, but we need another fence in there. I don't know whose attention we need to bring it to, but it looks terrible.

Mr. Harding: I think we have to bring it to Encore's attention.

Mr. Goldstein: We have to do something. They are going to be neighbors of ours. We are doing things for them and they need to do the same for us.

Ms. Adams: Noted.

Mr. Greenstein: I agree.

Mr. Harding: Who else?

Ms. Michelle Traynor (Corolla Court): I find that there is inconsistency with the landscaping. On Hole 18, there are weeds in the flower beds.

Mr. Goldstein: That is not a CDD issue. That is a Resort issue.

Ms. Adams: If you notice an issue with any of the CDD common areas, medians or other District property, please let us know because we want to address that.

Mr. Goldstein: You may want to get with Anthony, the Chair of the HOA.

Ms. Traynor: Is the sidewalk to the road the CDD's?

Mr. Goldstein: No.

Mr. Scheerer: The area between the sidewalk and the road is the responsibility of the owner. If there is a safety deficiency or a trip hazard, come to me.

Ms. Traynor: Do the new developments have that?

Mr. Scheerer: When the road was built, the sidewalk was put in, so if you have 10 vacant lots, you are not going to have any signs up.

Mr. Goldstein: When all of the concrete and construction trucks come in to build a house, they crack the sidewalks. Who is going to pay for them?

Ms. Traynor: If a car is in a driveway and are blocking the sidewalk, is that illegal?

Mr. Scheerer: That is a code enforcement violation.

Resident (Not Identified): Isn't that the CDD's responsibility?

Mr. Scheerer: The CDD does not have any police powers. They must have it towed.

Ms. Adams: It is not on District property. It is on private property. If they are on a District road and encroaching onto the sidewalk, that's when security can enforce it with issuing parking warnings and towing vehicles. They can't tow a vehicle from private property. So, if it is on a District road and encroaching onto the sidewalk, that's when they can take action.

Mr. Scheerer: Security makes contact with residents and tries to address that, but it is a code enforcement violation.

Mr. Harding: Victor, can you tag those cars?

Mr. Vargas: Every time we make contact with the homeowner, they will always move the vehicle.

Mr. Harding: Most people don't know that it is against the law.

Mr. Dryburgh: Supervisor Harding, one of the issues that I have been running into is security is not aggressively tagging cars or trying to correct parking violations unless someone calls and complains.

Mr. Harding: Victor said he is going to take care of that.

Mr. Dryburgh: I think we had the same conversation last month. Maybe we could step it up.

Mr. Goldstein: It seems to me that one of the officers at one point said that he doesn't have to clean the sidewalks. We can find out. Victor, find out if it is a code violation to park on

sidewalks. I think you guys didn't allow more violations than you had in the past, but it's getting better.

Ms. Traynor: Do we give our comments to Alan and the Board?

Ms. Adams: To security.

Mr. Vargas: Homeowners have an App that they can use to contact security.

Ms. Traynor: Do you keep a record of all the reports?

Mr. Vargas: When we put a violation on a vehicle, we have a record.

Mr. Harding: One thing that we might want to consider with the HOA's help, is to put out a notice to all of the residents in Reunion regarding who to contact and what CDD issues we have. Alan is always so responsive to people's needs. It's unbelievable. I think we need to send a notice to all property owners reminding them about our CDD meetings, a contact list of people and their responsibilities and maybe work with Debbie to get something out to everybody.

Mr. Goldstein: Emily publishes something in the Reunion newsletter. A lot of people I know see it and respond to it. It is a good place to get the word out to people.

Mr. Harding: Yes, but even a one-time notice and periodically doing it.

Ms. Traynor: Quite a few homes turned over this last year, so there are probably new homeowners.

Mr. Harding: Okay.

Ms. Honey Sherman (Excitement Drive): I was talking to a guard and I noticed that the bench was moved from where it was under the tree. I thought it was replaced.

Mr. Goldstein: No. We didn't feel like there was any reason to keep three benches over there. We moved one bench over by the playground so parents could sit and face their kids. Another bench was placed in the dog park. We didn't think we needed to put anything in there, unless someone feels there is a reason. We need a bench under that tree. I never saw anyone sitting on that bench.

Ms. Sherman: I suggest that we get another bench.

Mr. Goldstein: I have no problem getting another bench.

Mr. Scheerer: Benches aren't cheap.

Mr. Goldstein: Two people already said that they missed the bench there. We said we would put one in if we needed to.

Mr. Scheerer: I don't know the exact cost, but if the Board wants to, they could authorize an amount.

Mr. Goldstein: Why don't we set a not-to-exceed amount of \$1,500.

Mr. Goldstein MOVED to purchase a bench in a not-to-exceed amount of \$1,500 and Mr. Harding seconded the motion.

Ms. Adams: Do we need to take public comments since it was not on the agenda?

Ms. Trucco: Yes.

Ms. Adams: Do we have any public comments regarding the purchase of a bench in a not-to-exceed amount of \$1,500? Hearing none,

On VOICE VOTE with all in favor purchase a bench in a not-to-exceed amount of \$1,500 was approved.

Ms. Sherman: There are two places that are really bad. One is from Excitement Drive to the Terraces, where there is litter. I don't know what's going on.

Mr. Scheerer: Which entrance? Across from Corolla?

Ms. Sherman: Yes. When I'm walking on the sidewalk with my dog, there is always poop. It's disgusting.

Ms. Adams: Are there any other public comments?

Mr. Ezekial: I am Mr. Michael Ezekial from Creative North, the landscapers. We did all of the landscape installations at Reunion West through the POA and now we are under a maintenance contract with the Reunion West CDD Board. We already installed landscaping in Eagle Trace, Spectrum and Bear's Den. We are looking forward to working with the Reunion East CDD. That's all.

Mr. Harding: Thank you.

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Harding: Is there any other business? Hearing none,

TENTH ORDER OF BUSINESS

Next Meeting Date

Next meeting scheduled for Thursday, March 11, 2021 at 1:00 PM.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Goldstein seconded by Ms. Hobbs with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman