

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, March 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:

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

Also present were:

| | |
|---------------|-----------------------|
| Tricia Adams | District Manager |
| Jan Carpenter | District Counsel |
| Alan Scheerer | Field Manager |
| Victor Vargas | Reunion Security |
| Nicole Ailes | Yellowstone Landscape |
| Rob Stultz | Yellowstone Landscape |
| Mike Smith | Yellowstone Landscape |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:15 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: Do we have any members of the public who came to make a public comment?
I just checked the public call-in line. We had no callers so that line was disconnected.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 11, 2021 Meeting

Ms. Adams: Included in your agenda package is a draft of the minutes from the February 11, 2021 meeting. Are there any questions or comments? Otherwise, we need a motion to approve.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the minutes of the February 11, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-09 Providing for Removal and Appointment of Treasurer and Appointment of Assistant Treasurer and Assistant Secretary

Ms. Adams: A staff member in our Accounting Department is no longer at GMS. So, we are looking for a motion to appoint Ms. Jill Burns as Treasurer. She is with GMS. This is for the purpose of processing accounts payable. Are there any questions or discussion?

Mr. Harding: That person reports to George or you, right?

Ms. Adams: Yes, all of the accounts payable are processed with accounting. District management staff also reviews the payables.

Mr. Harding: This person has done accounting prior to this job?

Ms. Adams: Yes. It is Ms. Teresa Viscarra. You may have interacted with her before. She has been with GMS, serving as District accountant for many years. Ms. Jill Burns would serve as Treasurer and Teresa would serve as Assistant Treasurer. This Resolution also contemplates appointing me as Assistant Secretary in order to attest the Chairman's signature. Ariel who had been with GMS for many years, recently resigned due to health reasons but he actually recruited and mentored Teresa for many years. We want her to be able to sign checks.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2021-09 Removing Ariel Lovera as Treasurer and electing Jill Burns as Treasurer and Teresa Viscarra as Assistant Treasurer and Tricia Adams as Assistant Secretary was adopted.

FIFTH ORDER OF BUSINESS

Ratification of E-Verify Memorandum of Understanding

Ms. Adams: As Supervisors recall from recent discussion, there is a new Florida Law, requiring the District to enroll in the E-Verify System. This is the actual certificate of enrollment that is included in your agenda package. We are just seeking to ratify the actions of District management staff to enroll the District in the E-Verify System. Are there any questions regarding the E-Verify System? This is the one tied to the Department of Homeland Security to confirm employment status and eligibility related to immigration law.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor delegating authority to District management staff to enroll the District in the E-Verify System and handle all administrative matters was approved.

Mr. Greenstein: We have to approve the Memorandum of Understanding (MOU), if we are going to comply with the law.

Ms. Carpenter: You adopted a resolution allowing the District to perform tasks.

Ms. Adams: Almost all of the E-Verify tasks are administrative related. The only time that you may see this pop up again is with agreements moving forward. There will be some new language requiring vendors to also enroll and comply with the E-Verify System.

SIXTH ORDER OF BUSINESS

Review of Reserve Study

Ms. Adams: As the Board Members recall, staff was directed to engage Reserve Advisors. An engineer was onsite for several days, meeting with staff and looking at all of the District's assets as far as condition. This report is not in final form. It is subject to Board input as well as staff input. What we are asking is that Board Members provide any comments or input in the next 21 days so we can bring back a final copy of the Reserve Study for acceptance at your April meeting.

Mr. Harding: The one input that is probably the most important is the man in the corner.

Ms. Adams: Alan reviewed a copy of it.

Mr. Harding: They recommended five major items for priority in 2022.

Ms. Adams: Alan and I discussed that. That is one item that we have some staff input on. It is more related to how this District has chosen to fund capital projects in the past. Rather than doing all of the sidewalks in one particular year, there is a designated portion of the capital reserves for sidewalk replacements. The sidewalks are replaced annually based on the sections that are needed. Likewise, with the recommendation for new fitness equipment, we are going to

request that the Reserve Study reflect that a few years down the road based on recent Board actions and the appointment of Seven Eagles. So, there will be a couple of minor changes.

Mr. Harding: They are recommending \$525,000 to cover projects coming up in 2022. Right?

Ms. Adams: Right. It's 2022 that you will probably see that as the biggest change the Reserve Study because based on the current condition of either the sidewalk, pool equipment or fitness equipment, staff believes that we can do this.

Mr. Dryburgh: In 2028, you know your balance, if you take the money and run. There are other projects that drive our balances down. Say there's \$500,000 in the reserve, we have to pay \$600,000 over that duration. You might as well assume that at the end of this study, we are going to continue to get contributions.

Ms. Adams: That depends, because you will notice that a significant portion of the reserves are dedicated to repaving.

Mr. Dryburgh: Yes.

Ms. Adams: The Reserve Study is based on the current conditions. If the conditions change, such as selling the roads to a different organization, your reserve needs would also change. So that is why the recommendation is to update the Reserve Study every 5 to 10 years or as needed based on the District's needs

Mr. Harding: You are going to start to think that we are going to need to have massive increases to rebuild your reserve, assuming nothing else changes. You are still on hook for the roads.

Ms. Adams: Yes, at the end of the useful life of major components, is when you start to see those big draws out of reserves, but typically the recommendation is to keep that assessment level steady and consistently contribute. So, some years you will have much more than is needed for that particular year contributed to the Reserve Study, but then when you come to a road replacement, you will be taking out all that you had saved up in your capital reserve.

Mr. Dryburgh: You know that we are going to have extreme inflation coming down, thank you very much. With these expenditures that are going through the Federal government that will turriculate down to us, you have to repair the road in five years and you might be stunned that the price for cement increased to 100% every year. You are not going to be able to do it for the price you expected.

Ms. Carpenter: Can you explain the process that this is a draft and you are going to go through and pull out the Operations and Maintenance (O&M) type things that we are entitled and then have the amounts so you can plan for budgeting. Then the Board can decide if you want to start pulling out of this budget cycle.

Mr. Greenstein: If you look at it through a higher level and you don't assume major roadwork being required or whatever, if you look at all of the assets, they are talking about maybe a \$20,000 in the reserve amount for next year if I recall. That doesn't mean we will do it, but again, when you look at total, on a percentage basis, it's not a lot of money. It's a planning document and that's the reason why. Some things are more significant than others, but we ultimately make the decision as to what that priority is and how we budget for it.

Ms. Adams: One thing that's really nice about having this updated Reserve Study for Reunion East, in particular, is that it considers your recent amenity development with the dog parks, the playground, any changes that were made. So that inventory is now accounted for in terms of budgeting for long-term planning. So, if you have any comments or input on the Reserve Study, please send that to me via electronic mail in the next few weeks and I'll send Board Members a reminder when that date is approaching.

Mr. Dryburgh: Okay.

Ms. Adams: Also, I would be happy to provide an Excel copy of the spreadsheet if anyone would like to have that. So, I will just make that available to all Board Members.

Ms. Carpenter: We also find that once this gets finalized, we will confirm that the insurance company has all of the deposits. Some insurance companies are very good about coming out and some just require that they don't.

Ms. Adams: That's a good point.

Mr. Harding: At this point in time, we don't anticipate any major increases in assessments or anything like that,

Ms. Adams: Ultimately, that's up to the Board, but in terms of your reserve funding, I have had some preliminary discussion with Theresa, the District Accountant regarding this District. I am not anticipating an increase at this time with your Proposed Budget.

Mr. Harding: Okay.

Mr. Dryburgh: For this next year.

Ms. Adams: For this next year. That is something that Board Members decide upon. If staff starts to sense that there is stress on your O&M fee assessment in terms of budgeting needs, we will make the Board aware so you can determine the best approach for increasing assessments.

SEVENTH ORDER OF BUSINESS

Discussion Items

A. Feasibility to Sell District Roads to Private Entity

Ms. Adams: This is to discuss the feasibility to sell District roads to a private entity, which has been discussed for several meetings. Jan, would you like to provide an update?

Ms. Carpenter: Sure. If you all recall, at the last meeting, the Board wanted an analysis of whether the roads could be sold from the CDD to a private entity. The next step is the Master Association or someone interested in purchasing them. Mr. David Burman was the representative. He is on the Board of Reunion West and the HOA. At the meeting, the Master Association was so-so about the idea and are going to discuss it again at their meeting. I think the developer is potentially interested in it. So, in order to get the process going and to make sure that they understand some of the issues associated with it, our first step is some of their representatives will meet with GMS to go through the basics. George and Tricia understand how that works. They are available by phone if there are any questions. I think they just need to go through some of the mechanics for how the bonds will get paid down, how there are different bond assessment areas in different areas and different years. So, it would be a mathematical issue. I think the next step is to see where that meeting is, find out if there is interest and then we can decide whether additional research is necessary. That's it unless you have questions or anything else.

Mr. Goldstein: So, there is some interest on the HOA Board to do this?

Mr. Greenstein: It's not dead. Let's put it that way.

Ms. Adams: They did take action in terms of our continued exploration. They chose to not expend any funds towards feasibility or take any other steps at this time other than signaling a willingness to explore the issue further. In particular, to participate in the preparation of perhaps pros and cons, understanding that the Master Association would be in a position to convey that information to constituents.

Mr. Greenstein: Okay. To be continued.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: Jan?

Ms. Carpenter: The ongoing bond issue is still on hold. We have gone through some work on that. We are getting close. The developer had some issues on transportation and development issues with the County. They are still working through that. Their hope is to have it resolved by now. They have not. I did hear from the county that they thought the issues were close to being resolved. So as soon as we know anything on the bond issue, we will come back. I believe that we are in pretty good shape and are fairly close to be able to issue, once they get through their development approvals. Other than, everything else is routine. We are working on an easement or two and responding to questions with the engineer and working with them on some longer-term projects. That's it for us until we get to action items.

B. Engineer

Ms. Adams: Mr. Steve Boyd is not attending today's meeting. If there are any questions for him or input for him, I would be happy to convey that.

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. The first item is the irrigation turnover.

Ms. Carpenter: I had a call with the other Counsel. They had given us a proposal. I am looking through it with some comments and I will schedule a call with George; hopefully, in the next couple of weeks to get our comments back to them. If you recall, we had an issue on the outstanding assessments that were not allocated to property that the Trustee had. That kind of died and was put to rest when Kingwood acquired the assets of LRA. Trustee's Counsel called us at the end of the year and said, "*Hey, don't forget, we want this to come back to life.*" So as part of our irrigation, we informed them that we still had this out here and the Trustee would like to look at it. It all depends on what issues they have to get that resolved. I reminded them that there was an offer on the O&M from Mr. Daniel Baker on behalf of LRA that the District would like to get that resolved as well. So those are out there. We are still pushing them along, but I think from the District's perspective, we might get that irrigation worked out first and let the Trustee deal with the other issue. The irrigation is what is most important at this time.

Mr. Greenstein: So, are we closer?

Ms. Carpenter: Yes. The fact that 90% did something, shows that they are standing behind their concept of wanting to work this out now. Again, if you have any questions, we can talk about those, but because it could end up in litigation, I'd rather not get into the details.

Mr. Greenstein: I understand.

Ms. Carpenter: So far everything has been smooth. Apparently, they want to work them through.

Mr. Greenstein: It's tough to formulate questions that don't infringe on potential litigation.

Ms. Carpenter: It's very difficult. When a lawsuit is filed, you can have a closed session. If anything big ever comes up, we will be certain to send an email asking if anyone wants to talk before a meeting or after a meeting. I think the biggest timing will be when we send comments back and lay out the open issues and get a response. Then we will know whether we are going with this document or not.

Mr. Greenstein: Because the issues has been going on for so long and it's had impact in other ways, it's one of those things that we would like to see put to bed.

Ms. Carpenter: I agree.

Mr. Greenstein: Thanks Jan.

Ms. Adams: The next item on the Action Items List is regarding that new Encore development and how residents who live there will access other areas in Reunion. The Board directed the engineer to present a Preliminary Plan, which was reviewed back in July 2020. At that time, the item was put on hold until they were in the right time in the development phase for the new Encore sections. This is an item that we will probably start to see emerge as a more immediate project over the course of the next few months as development progresses in that area.

Mr. Greenstein: I think that I read, maybe in the minutes from the last meeting, that Supervisor Goldstein had some issue relative to Reunion Village and you were going to do a drive around, which may never have happened, which is fine. It's nice to see. It's almost like seeing a new amusement park being put up. You have the right poles and the right signs and it looks high class from the highway. There is some kind of structure, I can't tell if it's an arbor or an entry to the community from the bridge area. I was too far away from it to really see what it is. It looks like a guardhouse. At one time we were told it was going to be on the hospital side, like after you leave the hospital at the entrance, because Reunion Village basically fronts to 532. So, from the 532 side, they were supposed to put up with CDD funding, the full-blown guardhouse. Then at

the back, what we agreed to, but didn't fund or take any further action on was the resident only access gate, which would actually be on the villa side or the other side of the bridge.

Ms. Adams: Right.

Mr. Greenstein: I was surprised to see a structure on that property.

Mr. Dryburgh: The guardhouse looked like it was finished when I drove by last week.

Mr. Scheerer: It's getting close. They still have a lot of work to do there. I looked at that after the last meeting. The progress has not gone as well as I hoped. It requires checking some ponds. They are moving along.

Mr. Dryburgh: I looked at that guard shack. Is it just past the entrance where you would use your keycard to get in and then you drive to the guard shack?

Mr. Scheerer: No. It is before the homes.

Mr. Greenstein: I would like to do a drive through with you to see how it comports to what we were originally shown as being the layout.

Mr. Dryburgh: I will look at it.

Mr. Greenstein: I just want to see how it comports to what was originally proposed because if they are going to have another guard shop inspection point at the back of the resort, if it's leaning towards the residential, that's different, but I didn't expect it to be where it is.

Mr. Dryburgh: We thought it was going to be similar to the resident only entrance.

Mr. Greenstein: Like Liberty Drive. Revisit it and see where we are with that.

Ms. Adams: We can look for an updated site plan from Encore that we can provide for informational purposes.

Ms. Carpenter: That would help a lot. Looking at it, it's hard to tell.

Mr. Greenstein: Yes.

Ms. Carpenter: It also might be explained in the changes due to the county. Sometimes things look great until the county reviews it.

Mr. Greenstein: Sounds good. Thank you.

Ms. Adams: The next item is an ongoing item, but with the development of additional vaccination opportunities, this is really starting to thankfully wind down. Right now, all of the amenities are open per Florida Phase III guidelines. There are some limited capacities. I sense that all of this is going to unwind fairly quickly. There is additional interest in rental events, large gatherings, planning for the future, etc., so I'm anticipating that Reunion will start to see more activity and things will get back to pre-Covid levels fairly soon.

Mr. Carpenter: The supposed talk is that once Spring Break is over, Florida will reopen fully, but with Spring Break, there were a lot of concerns about the number of people coming here. So, I think it will stay like this at least through March or April.

Ms. Adams: Next is the Seven Eagles management transition. There are some administrative items that are still pending including updates to the Amenity Policies. Included in the Amenity Policies is a contact list on who to call on various issues, which runs in tandem, with a request from last month's meeting regarding a who to contact sheet. You will be seeing some of these items over the course of your next couple of meetings to finalize this. One particular item that is on hold is how the Board wants to designate the purpose for the former game room. All of the items were removed from that space. It has been cleaned up and basically locked down. The last direction that staff had was once COVID winds down and we get past that pandemic, was to bring this back to the Board's attention. We will continue to have that on the Action Item List.

Mr. Dryburgh: I have a question about the installation of access card system. Could you provide an update?

Ms. Adams: We notified the resort that was an approved item. They placed the order with the vendor for the materials. I believe the manufacturer may be in Texas or the distributor is in Texas. The last that we spoke, they had not yet received that equipment. So, it's in process. Accounting staff was notified that was approved.

Mr. Dryburgh: It seems every time we approve something, it doesn't work.

Ms. Adams: It was just getting parts here. I don't know if it always takes a certain amount of time or there's a particular period because they are in Texas. Speaking of Internet issues, the next item is the security camera installation. The installation started back in January and there were numerous Internet issues in a couple of areas. The cameras are fully functional. The challenge is getting them with an IP address that can be viewed from anywhere. Victor, do you have any update on the technology to get that system fully functional.

Mr. Vargas: So, what is happening right now is very distressing. Century Link installed internet in the buildings and pool area. So now they are asking, I guess, to allow them access. Yesterday, I was told they are working on it. By next week, everyone should have internet access in every townhouse we have sold.

Mr. Dryburgh: So, we absorbed the cost?

Mr. Vargas: I don't have that information.

Ms. Adams: The District has not been asked to provide any funding for running those data lines.

Mr. Dryburgh: So, it should work. Thank you.

Ms. Adams: The installation of the entrance monument at Spine Road is pending. The vendor was notified that the project was approved. So that is presumably in production.

Mr. Scheerer: The week of the 15th.

Ms. Adams: So, it's still on track for mid-March.

Mr. Greenstein: Next week.

Ms. Adams: It does say mid-March.

Mr. Greenstein: I expect a picture with Steve at the installation.

Mr. Scheerer: We are supposed to have a little sign that says, "*Sign Goes here.*"

Ms. Adams: For the bond issuance, you already received an update from Jan. This is still in process. The bonds have not yet been issued, but as far as actions that the Board would need to do, you have done everything that you need to do. It is just a matter of that final issuance. Another item that is in production is the new security gate and fencing at Seven Eagles. That is cast aluminum powder coated. It's custom fabricated for this location. The vendor has been interacting with Alan and the security team here in order to get the proper template for the card reader.

Mr. Scheerer: It is in process. We anticipate the installation by the end of March.

Mr. Harding: Mid-March.

Ms. Adams: The end of March is what I wrote on the Action Item List. You are more optimistic than me, Don. I said the end of March.

Mr. Harding: Are we waiting until the completion of the other pools?

Ms. Adams: Yes.

Mr. Harding: I see people just basically unhappy with the current one.

Mr. Scheerer: It will be a lot easier once we get through this. We will have the initial template for the gate and the locks. That is just two big sections of gate. It is just a little complex with Seven Eagles.

Mr. Harding: The other gates should be easier.

Ms. Adams: Less expensive.

Mr. Dryburgh: The sign should be inside of the gate to not let people in who do not have access cards.

Ms. Adams: John, that's a good point. There are a number of other pool gates that need to be teed up once we determine that the solution at Seven Eagles is good and effective and is doing what the Board wants it to do in terms of access control.

Mr. Dryburgh: We don't want anyone to be injured by someone else who comes in and shouldn't be there. We want to make sure that they are safe.

Ms. Adams: Right. We had some discussion regarding selling the roads to a private entity, but this will continue to be on the Action Item list. FDOT performs inspections on the Davenport Creek bridge. I just need to have a conversation with Steve. At one time, DOT was removed from the list because it was not in use, but now with the new development in that vicinity, that needs to be on a regular inspection list.

Mr. Greenstein: It will be a bridge to somewhere now.

Ms. Adams: The contact sheet for Reunion East will be done in tandem with updating the Amenity Policies and presented for Board consideration next month. The new bench that was approved last month in order to replace benches that had been relocated to either the dog park or playground was ordered. It should arrive by the end of April. Regarding County Road 532, District management staff conferred with legal counsel regarding the Interlocal Agreement with Osceola County. I believe that Jan is working on an addendum to that agreement to present to the county. The request is to relieve of responsibilities for maintaining the south side of 532. That is also an opportunity to again request that the county contribute to maintenance of the median.

Ms. Carpenter: We did that once before. There are staff with the county who understood the situation that this was done before the county had plans and agreements with this type of work. We talked with him and I suggested that we didn't want to terminate the agreement. We wanted to keep doing our side of the median regardless of the contribution and will likely be relieved from the south side. The way they did this draft, is we could terminate, but we have to get their cooperation. I have to be put in touch with the right person to put it together. So, we will submit it as per request funding, which we will get obviously, but I think it's only fair to ask for it at this point.

Ms. Adams: Once we get a sense of where we are with that and the comfort level of communicating with owners on the south side of 532 and we have a date that the District is going to stop maintaining, we will provide 30- or 60-days' notice to the owners in that area to notify them and give them an opportunity to assume maintenance responsibilities in that area.

Mr. Harding: Who is contacted here saying, “Oh, by the way we are coming in and knocking out 35 bushes, one tree, we are taking that 15 feet?”

Ms. Carpenter: I don’t think the county has any problem with us not doing it because they understand what is happening. The problem they have is that the actual construction is in Polk County so they don’t have jurisdiction when someone is doing construction to be able to say, “Oh, by the way, you can go on the Osceola County roads.” I think they understand where we are coming from and they will try to do what they can to see if they can help.

Mr. Greenstein: Great.

Mr. Goldstein: What was that for?

Ms. Adams: Was it the intersection improvements?

Mr. Greenstein: The median.

Mr. Scheerer: The turn lanes, egress and ingress of the apartment complexes over there.

Ms. Adams: That concludes the Action Item List. One thing that I will note to Board Members just as a heads up on this issue, the District has been contacted by Duke Energy (Duke) regarding the streetlights. With some of those old metal-halide style fixtures, they no longer have the ability to properly support them. So, they are proposing that Reunion East CDD convert those light fixtures to LED. Typically, there are two things to consider with new Streetlight Agreements. Sometimes Duke has what is called their CIAC, a capital contribution or upfront cost. Because they approached us with the request, I ask that it be waived and they waived that with all of the agreements they tentatively proposed. Sometimes there is a cost if you are trying to be relieved from your current Streetlight Agreements, if there are any in place, they want for you to buy out your remaining months in that agreement; however, in this case, because it was requested by Duke, we ask that there be no cost associated with cancelling the current agreements and entering into new agreements. There is a couple of things with LED lights and Alan may have additional comments, but there really is no cost savings.

Mr. Harding: Can you look at electricity cost savings?

Ms. Adams: The fixtures cost a little more per month to rent and your consumption charges are a little less. So typically, it ends up being almost a wash. I think that is what we are going to find with this District. In my opinion, the biggest benefit of the LED lights, is there is reduced maintenance. So, you have fewer streetlight outages, which is a tremendous benefit in my opinion. We just received those agreements and are reviewing those now. I think there may have been some confusion about which were east and west. So, we are working through that issue

with Duke. We are hoping to do this in tandem with the Reunion West CDD. We ran out of time at the Reunion West meeting. Regarding the Reunion West Board, I had a note to discuss it, but by the time we got to this point, we ran out of time.

Mr. Harding: Will this include the parking lot lights as well?

Ms. Adams: It would include District property. When Alan and I met with the Duke representative, I think last week, we did ask for the Master Association to also attend in case they wanted to also look at the private property that they have streetlights on to do as much as possible at the same time. I will caution Board Members that there are some streetlights that are owned by OUC that would be outside of this agreement, but we will explore opportunities to get those converted.

Mr. Harding: You wouldn't want two different color lights, I'm assuming.

Ms. Adams: To the best extent possible, I agree with you 100%. We want to keep things throughout the property as uniform as possible. One thing that I think surprised Alan and I is I had asked about, for example, the new Encore section at Reunion West.

Mr. Harding: Right.

Ms. Adams: They actually installed the old HPS style fixtures over there.

Mr. Harding: As a utility company?

Ms. Adams: Yes. He said that there must have been a special request or something because it's not typical to see that. So, we are working through all of those issues. He was going to check on the new Encore Reunion Village section to ensure they are LED style fixtures.

Ms. Carpenter: It could've been that they told them they wanted to match the rest of them.

Ms. Adams: Right.

Mr. Goldstein: That's what I think happened.

Ms. Adams: Exactly.

Ms. Carpenter: That is something that will make it really happen.

Ms. Adams: Absolutely.

Mr. Harding: If they are going to be replacing ours, they can put LEDs in there?

Ms. Adams: Right. We are looking at everything. The light fixture will look the same. It will just be the technical component instead of either HPS or metal-halide. Next month, you should have some agreements that are included in your agenda package as long as we can get those "i's" dotted and "t's" crossed. If it's not in April, it will be very soon. So that's on the horizon.

Mr. Greenstein: Am I correct in saying that we have OUC on Sinclair Road and non-residential main roads?

Mr. Scheerer: We have them on Reunion Boulevard.

Mr. Dryburgh: On the secondary roads as well?

Mr. Scheerer: Yes

Mr. Greenstein: So, the internal ones.

Mr. Scheerer: Tradition Boulevard from the traffic circle.

Mr. Greenstein: It's crazy, but the residential streets, the internal streets, not the main drags belong to Duke and the main drags are OUC's. Figure that one out.

Ms. Carpenter: Most likely the developers.

Mr. Greenstein: I know. That's what happened. Right?

Ms. Carpenter: Yes.

Mr. Greenstein: When you develop, you put in lighting and roadway on your main streets and the residential fingers are secondary. OUC got here first.

Mr. Scheerer: We can't talk to OUC without knowing the facts. They are the same.

Mr. Greenstein: Good. Okay. Sounds good.

ii. Approval of Check Register

Ms. Adams: Under Tab 2, you have a summary of the Check Register from February 1 to February 28, 2021 in the total amount of \$171,953.44. The detailed check run summary is right behind it. Are there any questions on the Check Register? If not, staff will be seeking a motion to approve.

Mr. Harding: Why was there a list for Reunion West?

Ms. Adams: Would any Board Member like to go through any of the action items for Reunion West?

Mr. Harding: No, I'm good.

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

iii. Balance Sheet and Income Statement

Ms. Adams: This item is for informational purposes. No action is required by the Board. It includes your Combined Balance Sheet as well as your Operating Budget for O&M, field expenses and some detail on the bond accounts.

iv. Status of Direct Bill Assessments

Ms. Adams: We are in communication with all of the outstanding direct bill assessments. The good news is that every vendor who is outstanding is saying that things are either in process or they are returning emails and saying that they are communicating on these issues. We don't have any significant issues in that area at this time.

Mr. Greenstein: I'm hoping by the next meeting that they are caught up.

Ms. Adams: I think the hospital was actually the largest one. I'm very certain that they believe that we will have the check in hand imminently.

Mr. Greenstein: Okay. Don't beat a dead horse.

NINTH ORDER OF BUSINESS

Other Business

TENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Harding: I have a couple of items. What is the current status of the MSA regarding this building and the horse stables?

Ms. Adams: The Board Members of Reunion East CDD did approve an updated MSA for Heritage Crossings Community Center. So that is current. There are some agreement compliance issues that are monitored. Obviously, this building has not been getting the rental activity that the Resort hopes for because of COVID, but that should be changing. We anticipate a more robust rental schedule.

Mr. Harding: One time we were talking about having some plans for the horse stables.

Ms. Adams: They have not reapproached the District regarding any time sensitive specifics. A lot of that was put on hold because of COVID. We would anticipate, just like other organizations and hospitality, that once things get back to a more normal capacity level, some of those projects that were set aside during COVID, will be looked at and prioritized for implementation. We will keep the Board apprised of any communication. Keep in mind that the District direct pays for any capital expenses. That is part of the MSA. They pay for routine day-to-day maintenance, but any capital expenditures, the District will pay for. I think in your Reserve

Study there was a year indicated for carpet replacement at Heritage Crossings. If you think it should be moved up from that, just send me a note. I think it was one or two years down the road.

Mr. Goldstein: When they did the roof, did they do the vent in the kitchen?

Mr. Scheerer: They talked about it. That was after the fact and that discussion has not come back. The discussion of changing the gas came after the roof was completed.

Mr. Goldstein: I talked to the developer about doing it and he said that they were not going to pay for it.

Mr. Scheerer: They didn't do anything. There was no further discussion.

Mr. Harding: Tricia, one other item. As far as our roads being public and they will probably be public for some time, I'm really still concerned about what is going on with golf carts driving on our roads. I had people approach me with their concerns. It's totally out of hand. We even have rental carts from the Resort now being driven on the golf course. People on those carts are saying that the Resort told people they can drive the carts wherever they want to drive them. I'm just wondering from a liability, responsibility standpoint since this is a CDD matter. Do we need to put another reminder out?

Ms. Adams: Since you are asking specifically about liability, I'm going to defer to Jan.

Ms. Carpenter: I think GMS sent the letter when this first came up, but it certainly wouldn't hurt to send another reminder that might not be true, but vacations and renters are saying that they have been advised.

Mr. Harding: Don't put my name on it.

Ms. Carpenter: It makes sense.

Mr. Harding: It is. It is absolutely ridiculous.

Ms. Carpenter: They need to stay on golf course property.

Ms. Adams: Are you envisioning a reminder to the Resort?

Mr. Harding: To everybody including the Resort.

Mr. Goldstein: The resort owns the golf course. You can't really say anything about that or tell them whether they can do that or not. It is not our business.

Ms. Carpenter: The Resort is renting the carts so the reminder should go to them that they need to instruct people to stay on private property.

Mr. Harding: Hopefully they are not telling them that because there are some issues with that too. Anyway, I think another reminder going out from a legal standpoint is appropriate.

Ms. Carpenter: Sure. Trish, do you want to work together on getting something out?

Ms. Adams: Yes. I just want to clarify that the reminder is going to the Resort to remind them that their golf carts should be driven on private property.

Ms. Carpenter: Yes.

Mr. Harding: Okay. That's all I have.

Ms. Adams: Is there anything else?

Mr. Greenstein: Announce the next meeting.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: April 8th is your next meeting. We will keep the time at 1:00 p.m. for now. If we need to make an adjustment with Reunion West, we will have that discussion next month.

TWELFTH 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