

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, April 8, 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	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
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Zory Ramos	Reunion Security
Nicole Ailes	Yellowstone Landscape
Rob Stultz	Yellowstone Landscape
Mike Smith	Yellowstone Landscape
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

*\*The meeting was called to order at the Joint Reunion West/Reunion East CDD meeting held prior to this meeting. All Supervisors were present.*

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

*\*Public comments were discussed at the Joint Reunion West/Reunion East CDD meeting held prior to this meeting.*

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the March 11, 2021 Meeting**

Ms. Adams: Included in your agenda package is a draft of the March 11, 2021 meeting minutes. 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 March 11, 2021 Meeting, were approved as presented.

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

#### **Consideration of Proposal for Seven Eagles Pool Furniture**

Ms. Adams: We can present this item now or defer it to next month, depending on the pleasure of the Board.

Mr. Greenstein: Alan, what is the deal here?

Mr. Scheerer: Well, we've been getting some concerns about having more furniture. As you know, when we turned the pool over, there was not a lot of pool furniture last week. We repaired the furniture that we could. We had some spares leftover from a few years ago, which we put out there. There have been several requests to try to get some additional furniture. This is an item that we were placing in the budget for 2022. We thought because of some concerns that were brought up by staff and residents that we spoke with, it would be a good idea.

Mr. Harding: Have you received complaints about the furniture?

Mr. Scheerer: Yes, sir.

Ms. Adams: About the lack of furniture.

Mr. Goldstein: It is horrible.

Mr. Scheerer: This was supposed to be in the budget for next year, but we thought we would replace it now.

Mr. Greenstein: That's fine. I assume if it's not in the budget for this year, we can use the replacement fund where there is reserve money.

Mr. Scheerer: There are projects in the budget that I'm talking with Tricia about possibly deferring to 2022 that don't need to be completed in 2021.

Mr. Greenstein: Okay because I think this is a high visibility issue. It's important.

Mr. Goldstein: It has to get done.

Mr. Greenstein: We can deal with \$30,000.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the proposal with JNJ Home Services for pool furniture for Seven Eagles in the amount of \$15,401.50 was approved.

Mr. Greenstein: It does look nice.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals from Duke Energy to Upgrade Street Lights**

Ms. Adams: Included in your agenda package are proposals from Duke to convert the existing streetlights to LEDs. There was discussion regarding this issue at last month's meeting. Included in your agenda package are individual proposals. The top part of the proposal shows the current cost, rental of the fixture, maintenance as well as the consumption charge. There is also a cost comparison. Ultimately, the District would be spending a little more on rental and saving more on the maintenance and consumption charges. Overall, it is similar to what the District is currently paying. The primary benefits are reduced maintenance and longer lasting streetlights.

Mr. Greenstein: It's a green initiative.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the proposals from Duke Energy to upgrade streetlights to LEDs were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Revised Amenity Policies**

Ms. Adams: We amended the amenity policies due to management changes at Seven Eagles. Would the Board like to defer this item to next month or discuss the proposal at this time?

Mr. Greenstein: The only change that I picked up was it reflects the current status that Seven Eagles is no longer managed under an MSA.

Ms. Adams: Correct. That's a good point. The changes are concise. It takes out references to the MSA and the game room, which is currently closed. There are some other administrative updates with names and email addresses.

Mr. Greenstein: I think it's a bookkeeping change.

Ms. Adams: It's not a policy change.

Ms. Hobbs: I think the only question I have is Section 14, under "Wildlife and Contacts," it says, "For situations involving wildlife that may be encroaching property, contact the Resort General Manager." Shouldn't that be the HOA or the Department of Fish & Game?

Ms. Adams: It's not Fish & Game. For this kind of wildlife, it is usually Osceola County Animal Services.

Ms. Hobbs: I'm not sure why that would be Anthony at the resort.

Ms. Adams: We can change that to the Master Association.

Ms. Hobbs: They are no longer involved.

Mr. Greenstein: It kind of neutralizes it.

Mr. Goldstein: Regarding the facility access code, just the other day, I was at one of the pools and 100% of the people who came to use it, simply reached over, unlocked it and walked in. I asked if they lived here or renting and how did they get in here? That is 70% from here, 30% from outside.

Mr. Harding: That's still in the plan, right?

Mr. Scheerer: Yes.

Mr. Goldstein: Nothing in here says that security should stop by at least once every three hours to check IDs. It shouldn't be an option.

Ms. Adams: These are the policies and not so much the procedures.

Mr. Greenstein: It will be in the security contract.

Mr. Goldstein: We need to make sure it is because security never checks IDs. It's absurd. Once we start getting in our really popular times, we still won't have the 20-foot-high gate with the barb wire across it.

Mr. Scheerer: We will be bringing you some proposals. I hope you are as amenable to those as you are to the pool furniture. Not to get off track, but Seven Eagles is complete. I am getting a lot of good feedback. It looks good and works. We have proposals from back in December that we kept in case the Board wanted to go forward. The direction was to do Seven Eagles. I think that test is 100% right now with the exception of kids climbing over it.

Mr. Goldstein: So, the gate will close automatically?

Mr. Scheerer: No, we can't do that, but it's enough to self-close. It's been that way almost the week after they completed it. We did a walk through, made some adjustments and put some additional tension on it.

Mr. Dryburgh: Last week that gate was wide open.

Mr. Scheerer: Let me know.

Mr. Greenstein: Check it out, Alan.

Mr. Goldstein: We need to make that spring a little stronger. You said that we can't make it real strong.

Mr. Scheerer: I didn't say that. I said that we can. We just don't want it to hit somebody. It's a simple fix.

Mr. Harding: Just a clarification. Regarding the MSA no longer being in place with Seven Eagles, if the resort wants to have a function there, would we charge them?

Mr. Goldstein: Do you mean like the function they had with discounted beer and special food pricing?

Mr. Harding: Should they be paying for it?

Ms. Adams: The resort requested to have free entertainment at Seven Eagles. They understood that all Reunion residents are able to attend regardless of resort membership status.

Mr. Harding: Okay.

Ms. Adams: That was seen as a benefit to all Reunion residents. However, if the Board does not want to see any free special events for residents at Seven Eagles Center, we can communicate that and decline any future scheduling.

Mr. Harding: I don't think I would be against that. I guess if it was a special event for them to do something, I don't know.

Ms. Adams: It wasn't resort members. It was for all of Reunion residents and guests as well as resort members.

Mr. Greenstein: It was an ad hoc thing. The only question I have, which I may have mentioned was what do we have on the books that covers the use of Linear Park?

Ms. Adams: We need to address that with a rule hearing. We will bring back proposed fees. I did discuss that with Mr. Anthony Carl, the General Resort Manager and he understands that there will be a fee consistent with the use of the other parks.

Mr. Harding: Okay. The same with the pool area too.

Mr. Greenstein: Yes, but this is it. Linear Park is used on a fairly regular basis for weddings. There really isn't an expectation. When they say, "Seven Eagles," you have to remember they own the property, the bar and grille.

Mr. Harding: Exactly.

Mr. Greenstein: So, they can open up the bar and kitchen area without asking us or telling us anything.

Mr. Harding: Exactly. They make money.

Mr. Greenstein: But if they are going to have an event that is going to spill over onto our property, which is the common area, if they are going to have a pool party or anything like that, then it's no different than a resort, club or private use of Linear Park. So, it would be the same thing.

Mr. Harding: Okay.

Mr. Greenstein guess we probably need to come up with a rule.

Ms. Adams: Yes.

Mr. Greenstein: Any time you want to want to use something that's not your own, its ours and you have to come to us.

Ms. Adams: As part of the Seven Eagles management transition, you will see that one of the action items is the establishment of fees. That is for the use of Linear Park as well as Seven Eagles.

Mr. Harding: So that is not going to be covered in the rules?

Ms. Adams: That is not part of the Amenity Use Policies. That is a separate fee schedule that the Board needs to go through a rule hearing.

Mr. Goldstein: How can we anticipate that there is going to be a party at the bar and not have it spill over?

Mr. Greenstein: You hit the keyword, "Party." It's one thing to have food service available. We run the pool. We manage the pool.

Mr. Goldstein: And seating area.

Mr. Greenstein: All of that, but they are going to have food available. That's one thing. It's another thing to have an event. If they announce an event, then they have to get permission from our staff to coordinate it from us. It's to reverse what was happening before.

Mr. Goldstein: So, the event they held for Easter, did they get our permission?

Ms. Adams: Yes. They asked if they could have free entertainment at the pool and understood that it was open to all Reunion residents and guests regardless of resort membership status.

Mr. Goldstein: Okay. Because it's a CDD facility.

Mr. Greenstein: Right.

Ms. Adams: We perceive that was a benefit to Reunion residents.

Mr. Goldstein: I'm not disagreeing we shouldn't do it. I just want to make sure that I know the procedure.

Mr. Greenstein: They have to get permission from us since they are using our facility.

Mr. Scheerer: I sent them an email and the District Manager and I were copied on that email. They did request permission. They just didn't do it arbitrarily. It was stated in the email that it is open to everyone, not an exclusive event.

Mr. Greenstein: Right. When we close the book on this issue, we will do something that is for the entire community. In other words, where there's no fee involved, when it's the entire community it has to be sent out from all of us.

Mr. Goldstein: Exactly.

Mr. Greenstein: This way every property owner gets it.

Mr. Harding: The only other question I had are the rules for the Fitness Center posted?

Ms. Adams: There is some signage in the Fitness Center that needs to be updated. You will see on the Action Items List that updating the signage is one of the last items. We took pictures of all the signs.

Mr. Harding: Okay.

Ms. Adams: There is some redundancy with old signs that are no longer germane.

Mr. Harding: Okay.

Mr. Greenstein: Okay. I propose we adopt these policies and fees.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the revised Amenity Policies were approved.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Site Plan for Reunion Village**

Ms. Adams: Included in your agenda package is a PDF of the Site Plan for Reunion Village. As I was looking at this paper copy, it may be a little difficult to read. If the Board would like, I would be happy to email the original PDF that can be made larger and easier to see. There was discussion at last month's meeting regarding the first gate.

Mr. Scheerer: Its right by the first pond on the right.

Ms. Adams: It is hard to see on the paper copy.

Mr. Greenstein: We can talk about it quickly. What is actually happening with the gate?

Is there a guardhouse?

Mr. Scheerer: Yes. It is fully functional.

Ms. Adams: That is between the commercial and residential area.

Mr. Greenstein: It is in back of the commercial property off of 532.

Mr. Scheerer: That's right. When you come in, before you get to the homes, its right here.

It has the turnaround. It is a very small guardhouse.

Mr. Greenstein: I thought it looked small.

Mr. Scheerer: It is not a big footprint. The brick wall is to differentiate between the phases. There are five phases.

Mr. Greenstein: What are the issues revolving this diagram?

Ms. Adams: It was brought back for Board informational purpose only. No action is required. It was requested by the Board to review the update site plan in relation to the guardhouse.

Mr. Greenstein: So now we know where the guardhouse is. We are not going to do anything with the resident only gate.

Mr. Scheerer: Right.

Mr. Greenstein: Until the bond issue gets placed. That shouldn't take us a long time to do anyway. I want things to solidify a bit in here before we actually have a resident only gate.

Mr. Scheerer: You can drive in there all the way to the back.

#### **B. Golf Carts on District Roads**

Ms. Adams: This item was discussed at the Joint Reunion West/Reunion East CDD meeting held prior to this meeting. No action was taken.

#### **C. No Parking Enforcement and Towing**

Ms. Adams: This item was discussed at the Joint Reunion West/Reunion East CDD meeting held prior to this meeting. No action was taken.

Mr. Harding: The only thing that I'm concerned about is that most of the people in this community are left with the idea that we had no responsibility to get involved with the cart issue. I know Jan spoke about it, but I don't think the message got across. When Holmes did his thing and people were applauding, I don't think that got the message. All we were doing was acting responsibly to the issue.

Mr. Greenstein: Don, we communicated and they received it. How they translate and what they do with it is their doing. I think we gained a lot of good information as a result.

Mr. Harding: Hopefully it comes out in the minutes.

Mr. Greenstein: It will be fine.

Mr. Goldstein: I think it was personal.

Mr. Greenstein: It's not personal.

Ms. Hobbs: I think the resort needs to manage carts.

Mr. Harding: You don't know what they are saying about me and Mr. Dryburgh.

Mr. Dryburgh: I have an agenda against the golf course.



Mr. Greenstein: We need to have thick skins. This is the position we put ourselves in and that is just the way it is. Some people are going to love us and some are going to hate us. We do the right thing as advised by counsel. So, let's get off of that.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Adams: Jan?

Ms. Carpenter: We have a draft of the Interlocal Agreement for road maintenance. Alan and Tricia are looking at a map. When I looked at the original Interlocal Agreement, it included 532, N. Old Lake Wilson Road and Sinclair Road. We want to make sure that both Boards have a chance to look at the map. We can only put in there what we are planning to maintain and what we are currently maintaining. The original map was just a magic marker line covering all of those roads. We will send everybody the current maps. If you want to give us your thoughts so Alan could incorporate them, that would be helpful.

Ms. Adams: This Board will need to consider the extent that you want to maintain the N. Old Lake Wilson Road areas.

Ms. Carpenter: That's it. Everything else is pending. Nothing major is going on.

#### **B. Engineer**

Ms. Adams: Mr. Steve Boyd is not in attendance and we do not have an Engineer's Report today.

#### **C. District Manager's Report**

##### **i. Action Items Lists**

Ms. Adams: Included in your agenda package is the Action Item List. I would be happy to answer any questions. Otherwise, I'm happy to discuss the action items if that is the Board's preference.

Mr. Goldstein: Mr. Boyd has not been at several meetings. Is he sick?

Ms. Adams: He had a medical procedure today that could not be scheduled. He planned to reach out to me tomorrow regarding several pending issues and provide some information in advance of next month's meeting regarding the Sinclair Road gate maintenance of traffic.

Mr. Scheerer: We are still waiting on the bench.

Ms. Adams: One update hot off the presses is that all of the security cameras at the pool are working. I was able to see the view from the security cameras from Victor's phone. Likewise, the security team can access live camera views, which will help them to prioritize security patrols.

Mr. Dryburgh: Could you ask Victor to include on the Action Items List who identifies a problem with parking whether it was called in by a resident or people are driving up and down? The reason I mention that is on our street, we call in once every three or four days. That's only after I watched the car from security drive past three or four times and not stop and do anything. Maybe they just need a little prompting because all of a sudden if you are held accountable, if you report a parking issue and it goes on a document that Supervisor's see, they may fine you. In addition, when I called in, I was told that security doesn't do that. It was a young woman who said, "Oh, yes you do. Let's get Victor involved." Of course, he wasn't there, so I just called back two hours later, got through and he apologized and addressed the issue. All organizations have new employees. That training is an integral part. If we make it part of the reporting process, showing us who made these reports, which was always the residents, we have a problem.

Ms. Adams: So, this is the first month we gathered any data from security. We are still sorting through with feedback from Board Members to determine which reports are the most helpful. The Board received four separate reports, one of which was in excess of 200 pages. So, I think the most pertinent data to the Districts issues is the Parking Violations Report. He had to manually extract the information. I will determine if he can also extract the field regarding the impetus, but I do feel like we are making good progress in order to get the documentation regarding the towing enforcement.

Mr. Goldstein: I agree with John. It would be nice to know what people are doing.

Mr. Harding: I received some reports. Victor put a report out stating that they actually towed some cars, which made me feel good about what's going on. They are being very active about citing and towing them. There was only one vehicle that they couldn't tow because it was too big I guess.

Ms. Adams: Moving forward, I'm still reviewing this information. I think the street parking violations will be useful to include in the agenda package for the Board's review. We will see what other pertinent information will be included in this report.

Mr. Greenstein: Real quick, Alan. What was the deal with the wires in the pool at Homestead?

Mr. Scheerer: It was a hot tub. Every pool has a pool light that has an enclosed core. The core that covers the wires are low voltage. Somehow or some way, kids pulled the wire out.

Mr. Greenstein: I figured. I knew it couldn't have been an electrocution issue.

Mr. Scheerer: There are no electrocution issues.

Mr. Greenstein: Thank you.

Mr. Scheerer: We put them back in within 24 hours.

Mr. Greenstein: Good.

Ms. Carpenter: Tricia, I have one more item for the Board. We were contacted by Encore again for a Florida Department of Transportation (FDOT) easement. The form of the easement isn't in the same form that FDOT requires. We said that we had no objection to it and we are just waiting to get that back from FDOT. In case it comes before the next meeting, it would be appropriate for the Board to approve execution now and then we can bring it back to ratify. I don't have the form of it. I think we sent it out. Didn't we?

Ms. Adams: Yes. It needed more work from one of the entities. He said it wasn't ready for execution. There was the easement and the joinder. He said that more work was needed, but we wanted to bring that to the Board's attention.

Mr. Goldstein: Why do we jump every time they want something?

Ms. Carpenter: It's fairly typical for development. We get it all the time along roads and CDDs.

Mr. Goldstein: They are not a very good partner. I think we have to go after them.

Mr. Greenstein: Please note Supervisor Goldstein is rendering his personal opinion on the matter.

Ms. Carpenter: It might be appropriate to delegate to the Chairman any utility easements that the CDD would in all circumstances approve and delegate to the Chairman to execute it and come back to the Board to ratify, so we don't have to put it on the Board agenda and wait when they are really form easement agreements.

Mr. Greenstein: I have no problem with it.

On MOTION by Mr. Harding seconded by Ms. Hobbs with all in favor delegating to the Chairman any utility easements that the CDD approves, execute it and come back to the Board for ratification.
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Mr. Greenstein: It's really an administrative matter because the legality gets elevated, but we should handle it administratively.

Ms. Adams: Is there any discussion regarding the Action Items List?

Mr. Harding: This is actually a west side action item. I think we have a gate issue, even if we get the MOT on Sinclair Road. I think down the road, we should consider making it a residents Reunion guest gate only. It's kind of funny. Anthony would like to see that done too because I don't think we are ever going to solve the traffic coming through there. We can try the MOT and signs at the end of the road. The only other thing that is ever going to happen is if we have one gate open to the public, which is the main gate, there's no reason we can't turn around and make that a resident's only gate. It stops all of that traffic on the west side.

Mr. Dryburgh: I second that.

Ms. Adams: Ultimately that would be an action item for Reunion West.

Mr. Harding: That is a recommendation from the east side to the west side.

Mr. Greenstein: The bottom line is this. We should prolong the discussion because it a west side item and we have to talk jointly on the front gate. The bottom line is to keep it on the Action Item List. I agree that even if we have an agreement with Osceola County, we can handle the situation, but we still have an ongoing problem.

Mr. Dryburgh: That could become a resident only access.

Mr. Greenstein: I wish it was that simple that we only have one gate to function with.

Mr. Dryburgh: Isn't Spine Road on the east side.

Mr. Greenstein: Spine Road is on the east side.

Mr. Dryburgh: Why did you say that you wished it was that easy?

Mr. Greenstein: I was referring to the Sinclair Road gate. If we want to study the feasibility of considering Spine Road being resident only, then it has to be for a future meeting. No votes will be taken on that today.

Mr. Dryburgh: Will we have discussion at the next meeting?

Mr. Greenstein: Yes.

## **ii. Approval of Check Register**

Ms. Adams: Under Tab 2, you have a summary of the Check Register from March 1, 2021 to March 31, 2021 in the total amount of \$377,470.88. The detailed check run summary is in the agenda package. Are there any questions on the Check Register? If not, staff will be seeking a motion to approve.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the March Check Register was approved as presented.

**iii. Balance Sheet and Income Statement**

Ms. Adams: This item is for informational purposes.

**iv. Status of Direct Bill Assessments**

Ms. Adams: This item is for informational purposes.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Greenstein: Where we are on the direct bills? Some are still open. I see EFOH is still open. The hospital as I expected anteed up. We can deal with this administratively off the record after the meeting.

**TENTH ORDER OF BUSINESS**

**Supervisor's Request**

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

**EVELENTH ORDER OF BUSINESS**


**Next Meeting Date**

Ms. Adams: Your next meeting is on May 13<sup>th</sup>.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary/Assistant Secretary



Chairman/~~Vice Chairman~~