

**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, **November 11, 2021** at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein
Steven Goldstein
Trudy Hobbs
John Dryburgh
Dr. Tom McKeon

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd (*by phone*)
Alan Scheerer
Mike Wilding
Mike Smith
Nicole Ailes
Victor Vargas
Residents

District Manager
District Counsel
District Engineer
Field Manager
Yellowstone
Yellowstone
Yellowstone
Reunion Security

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: Good afternoon, everyone. Happy Veterans Day to all the veterans who are here. Do we have any members of the public who would like to make a comment to the Board of Supervisors? Seeing none,

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 114,
2021 Meeting**

Ms. Adams: Included in your agenda package the minutes from your October 14, 2021 meeting. Are there any comments or corrections?

Mr. Greenstein: They look good to me.

Ms. Adams: Then we need a motion to approve.

On MOTION by Mr. Goldstein seconded by Mr. McKeon with all in favor the Minutes of the October 14, 2021 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Rule Hearing

Mr. Goldstein: I noticed more Yellowstone people here.

Ms. Adams: They're invested.

Mr. Greenstein: It shows that they don't have any hot issues to present to us today.

Ms. Adams: Yes.

Mr. Greenstein: They are doing a good job.

Ms. Adams: This is different than your first parking hearing, definitely. We need a motion to open the rule hearing regarding parking rules.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the rule hearing on the parking rules was opened.

A. Public Comment Regarding Parking Rules

Ms. Adams: We are open. We have a public comment period regarding the parking rules. Included in the agenda package are the proposed Parking Rules. There are no changes to the content, other than adding areas at Carriage Pointe and Reunion Village, which we will discuss. Are there any members of the public who would like to make a comment before we present the resolution to the Board? Hearing none,

B. Consideration of Resolution 2022-03 Adopting Rule Chapter V to the Parking and Towing Rules

Ms. Adams: The Board is going to be considering Resolution 2020-03, which will amend your Parking and Towing Rules. As noted, the only change would be to add the Carriage Pointe

and Reunion Village areas. During the October meeting, Board Members reviewed the maps. An opportunity was provided in case we had any comments or feedback. We have received none. Eventually, the maps that you see will be in the same format that the other parking maps are where they are formatted by the District Engineer, but these are the correct maps in terms of identifying the places where parking would be restricted. Once parking is restricted in those areas, we typically go into a communication phase with residents in those areas regarding the implementation of the new Parking Rules. We also work with Reunion Security to update the Security Agreement in regard to enforcing parking policies for these new areas. We also work with Bolton's Towing to amend our existing Towing Agreement to include these new areas. Also, very importantly, Alan works with a vendor in order to install the proper signage indicating areas where parking is restricted. So, all of those will be administrative matters, should the Board choose to adopt Resolution 2022-03. This is ready for Board discussion if there is any. Alternatively, we would be looking for a motion to adopt. Are there any comments from District Counsel?

Ms. Trucco: I think you covered everything. I will note in Section 5.3(a) there is discretion for the Board to grant temporary exemptions to this policy when they deem appropriate. So, just for the minutes or anyone listening, just so you know, if there's ever a time that you, for example, have a commercial vehicle parked outside for 24 hours or for an extended period of time, you can come to the Board and request an exception to any of these rules.

Mr. Goldstein: Say we have a renter and they have a commercial vehicle which has signage all over the side of the van, can they leave that in their driveway?

Ms. Adams: Well, we don't have jurisdiction over the driveway. We only have jurisdiction over the CDD property. So, typically the public road area is what we're looking at.

Mr. Goldstein: I remember, we had to wait until they parked it in the street and then we towed it. We had a guy who had one for six months. We can tow it off the street though if they park it on the street.

Ms. Adams: If they violate the rules that the Board adopted, they are subject to being issued a warning and subject to being towed if they don't correct the issue.

Mr. Goldstein: Okay.

Ms. Hobbs: But I think Victor and his team's first line of defense is to knock on the door, right? Hopefully, if there was a renter, they would be put on notice.

Mr. Goldstein: I think we had a permanent resident that's doing that now on Excitement Drive. I'll have to talk to Victor about it afterwards.

Mr. Vargas: We also take pictures and send it to the Homeowners Association (HOA) so they can communicate to the homeowners.

Ms. Hobbs: Great.

Mr. Greenstein: For purposes of getting it in the record, since we're making this motion as you indicated earlier, Tricia, it's due to the completion settlement of Reunion Village. I guess revisiting the parking situation at Carriage Pointe, we conducted the hearing and reviewing this item right now. So, why don't we just briefly summarize our approach to designating one side of the street only?

Ms. Adams: Sure.

Mr. Greenstein: Reunion Village is probably the most straightforward one. You start with that one.

Ms. Adams: Absolutely. Mr. Chairman, you bring up a good point. With the overall approach to parking restrictions at Reunion, every attempt is made to restrict parking to one side of the road only. Typically, the No Parking zones are, for the most part, going with the flow of traffic. So, every effort is made to be consistent with that pattern. With the map that is included in the agenda package as an exhibit to the resolution for Reunion Village, you'll see that there is one side of the street that is marked with red in that long section that is parallel with I-4. The area in red indicates where parking is restricted. Because of the configuration of these homes and because of the width of the lots and the driveways, there's no way to accommodate on-street parking in these residential areas in between driveways. So, parking is restricted on both sides of those areas because of the housing configuration.

Mr. Dryburgh: Could you address why we're not restricting parking on the vast majority of parking?

Ms. Adams: Yes, sir. Alan and I did a site visit to this area. As a matter of fact, Alan does a site visit on a regular basis. Only this section that's identified where parking is restricted, is the only area that the lots are laid out. In the other area, some of the infrastructure is in, but we don't yet have the roadways or enough information to determine appropriate parking. We would have liked to have been able to address all of Reunion Village at the same time but based on the stage of development it's just not feasible to go into the future development and make a good determination at this point.

Mr. Dryburgh: So, they will come back with drawings?

Ms. Adams: Yes.

Mr. Dryburgh: Is there a time frame?

Ms. Adams: I don't have that yet. The Sales Office is in frequent communication though, and they have proactively been reaching out regarding parking restrictions because they foresee that it could be an issue in this area. They will be very pleased to be able to convey the parking restrictions to the owners in that area.

Mr. Greenstein: When we go through the Action Item List, Steve might be able to provide us with some information about what the timeline is for the complete build-out of this area.

Ms. Adams: Yes. If Steve doesn't have that information at his fingertips, he will bring that back to an upcoming Board meeting.

Mr. Goldstein: Is it possible to get a better map? I can't tell where the red is.

Ms. Adams: Yes. This is the generational copy too which is even worse. Mr. Steve Boyd was in communication in advance of this meeting. They are working on the layout and design that will be consistent with the other Reunion maps. It's basically an overlay of *Google Maps* and it has a clear red line indicating the places where parking would be restricted.

Mr. Goldstein: It's really hard to tell where we are on here.

Ms. Adams: Yes, you're right. These are not very good in terms of visual quality.

Mr. Dryburgh: On the main road coming in, there is no parking at either side.

Ms. Adams: Yes, correct. As you approach the gatehouse, it's just not safe to have parking along either side of that roadway.

Mr. Dryburgh: When you get to the houses, it looks like, I can't tell for sure, but there is no parking on each side. Is that correct all the way down?

Ms. Adams: Yes. It will be very clear, but that's a good question. Thank you for asking for clarification. In the *Google Earth* map, it will be very clear. I'll be happy to distribute those to Board Members under a separate cover so you'll see what the final exhibits look like for this resolution.

Mr. Dryburgh: Thanks.

Ms. Adams: The next map that's included in your agenda packet as an exhibit is the Carriage Pointe map.

Mr. Dryburgh: This one we can see.

Ms. Adams: Yes, this one you can see a little better. The approach to this area was a little bit different. Last month we discussed that these are extremely tiny garages and extremely small driveways. It has created challenges for people who have more than one vehicle to park. The approach to this, collaborating with security and the HOA, was to try to identify as much street parking as possible and to maximize street parking. However, because of fire hydrants, because of the narrowness of the road, because of crosswalks and because of residents needing to be able to safely back out of their driveway and get onto the road, there's just not a lot of opportunity for street parking at Carriage Pointe. You'll see that the areas that are in red are no parking and the areas that are blue are parking. We will be bringing forward a signage proposal for the No Parking Signs for both of these areas hopefully at the December meeting. We also are working with Fausnight and updating the striping and some of the other maintenance matters as it relates to parking in this area. One other thing that's unique about this map is that typically the cul-de sacs are considered turnarounds for utility vehicles. In every other Reunion cul-de-sac, parking is completely restricted. But in this configuration, there's actually a little bump out there where it says Tract C. This is actually designated parking places that will be re-striped. There's probably about five or six there. We've also identified areas in the cul-de sac where vehicles can safely park. So, that is another unique aspect to this parking map.

Mr. Greenstein: Are people parking there now unofficially? We can establish official stripes for these places here.

Ms. Adams: Yes. People are parking there. It just needs to be restriped.

Mr. Greenstein: Okay, good.

Ms. Adams: I think there's even handicapped parking identified in there.

Mr. Scheerer: We will stripe all the handicapped spots. We'll lay out parallel parking in the approved locations for parking on the street. As Tricia alluded to earlier on the striping, reflective pavement markers that will go in all the way from the beginning of the Old Lake Wilson Road all the way to the very back to Assembly Court.

Ms. Adams: It'll definitely bring better order and organization to the parking situation in that area. I received communication from owners who expressed support for the adoption of Parking Rules and parking enforcement.

Mr. Goldstein: Are you trying to stripe the side of the areas where parking is allowed as well as stripe the areas where it is not allowed?

Mr. Scheerer: Well, there was no plan to stripe the no-parking areas. What we're going to do is just stripe the parallel parking areas available to the residents and then add No Parking Signs, which is consistent throughout the rest of Reunion into these areas where no parking is allowed. In talking with the contractor, they told us it was best to layout where we can park and then come back with the No Parking Signs at a later meeting. As Tricia said, next month we'll come back and give you an idea as to where the No Parking Signs are going to go. We tried to stay in between property lines. It's unique there because there are townhomes and not single-family homes. So, we tried to lay it out in a way that it doesn't really impede anybody. We'll designate it as no-parking.

Mr. Dryburgh: Let's leave that open then for future discussion. This is going to be probably the most challenged area.

Mr. Scheerer: Yes.

Mr. Dryburgh: There will be people who would talk to Victor saying, *"I didn't see the sign. I had no idea it was here."*

Mr. Scheerer: Well, nobody stole them, thank goodness.

Mr. Dryburgh: With the options here, it's going to be very difficult to find parking spaces.

Mr. Scheerer: Realistically, if the Board wanted me to paint the curb *"No parking"* in all of the parking areas, I could do that.

Mr. Greenstein: I think we can discuss it in more detail at a future meeting, where I consider it, quite honestly an administrative implementation item that probably doesn't require Board action. But nonetheless, we try to minimize the number of signs, the amount of painted sidewalks, anything that's distracting from the streetscape. However, I think in this case, because Carriage Pointe is a unique entity with its unique parking situation, I think we're doing the best we possibly can to control it. It is probably a case where signage at the entry about parking is authorized only in designated areas as the rule might help.

Mr. Goldstein: You could just figure anybody that has a visitor to their house are parking on the street.

Mr. Greenstein: They have to be told where to park. In this case, it's like the exception in other places is the rule here. I mean, we're designating areas for parking and everything else is no parking. We have more no parking than we have parking. This product, the townhouse, is supposed to have sufficient parking for a reasonable number of inhabitants in each dwelling unit between the garage and the driveway and the occasional overflow parking, you have to park in a

designated area and you have to walk a little bit. So, this is the most that we can do, I think. We can look at signage, we can look at other things, but we can't create any more parking because it doesn't exist.

Ms. Adams: Right. Board Members probably recall from earlier Parking Rule implementation, there's certain signage that's required per Florida Statute in order to be installed in order to have the ability to enforce with towing.

Mr. Greenstein: Correct.

Ms. Adams: So, we will meet those requirements. Then if we find that additional identifying markers are necessary or there needs to be more help in that situation, we can continuously refine and improve the communication.

Mr. Dryburgh: I drove last week at night.

Ms. Adams: Yes.

Mr. Dryburgh: There was not a square foot between the cars. I talked to several homeowners out there who said, *"Well, we have our excess stuff in the garage, so we can only put one car and we have two cars."* That seems to be useful conversation. That's why I was being a little overly cautious.

Ms. Adams: You're right. There is very much less than ideal situation in this environment as it pertains to parking.

Mr. Dryburgh: I'm not sure it can happen at this meeting, but the next meeting that we can put up the signage.

Mr. Greenstein: What action do we need to take today?

Ms. Adams: A motion to adopt Resolution 2022-03.

Mr. Greenstein MOVED to adopt Resolution 2022-03 Adopting Rule Chapter V to the Parking and Towing Rules and Mr. Dryburgh seconded the motion.

Ms. Adams: Is there any further discussion regarding adopting Rule Chapter 5? Hearing none.

On VOICE VOTE with all in favor Resolution 2022-03 Adopting Rule Chapter V to the Parking and Towing Rules was adopted.

Ms. Adams: We need a motion to close the rule hearing.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the rule hearing on the parking rules was closed.

FIFTH ORDER OF BUSINESS

Ratification of Series 2021 Requisition #2

Ms. Adams: Included in your agenda packet under Tab 5 is a requisition payable to Boyd Civil Engineering in the amount of \$2,561.86. This has been reviewed by staff and processed. In this item, we are seeking a motion to ratify. The detail is included in the agenda packet that you received seven days in advance of the meeting. It's also spelled out here. I am happy to answer any questions should there be any.

Mr. Greenstein: Is it for standard activity?

Ms. Adams: Yes.

Mr. Greenstein MOVED to ratify Requisition #2 for Series 2021 and Mr. Goldstein seconded the motion.

Ms. Adams: Is there any further discussion regarding Requisition #2? Hearing none,

On VOICE VOTE with all in favor Requisition #2 for Series 2021 was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #3

Ms. Adams: The next requisition, Requisition #3 just came in in advance of the Board meeting. So, that has not yet been processed nor approved by staff. That is still subject to staff review. Series 2021 Requisition #3 is included in your agenda packet under Tab 6. This is the legal work that relates to the issuance of the conveyance documents that the Board recently approved.

Ms. Trucco: Yes. That was for conveyance documents that was brought before the Board about two months ago.

Mr. Greenstein: For the Reunion Village activity.

Ms. Trucco: Yes.

Ms. Adams: There's a detailed summary included if Board members would like to review that. The amount of the requisition is \$3,011.50.

Mr. Greenstein: Subject to review by District management.

Ms. Adams: Yes.

Mr. Greenstein MOVED to ratify Requisition #3 for Series 2021 and Mr. Dryburgh seconded the motion.

Ms. Adams: Is there any further discussion regarding Requisition #3? Hearing none,

On VOICE VOTE with all in favor Requisition #3 for Series 2021 was ratified.

Mr. Greenstein: Any invoice that bills to the sixth of an hour in 10-minute increments has to have some validity. Most of the time, it's rounded to hours or half hours, not to tenths of hours.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal with LifeFitness for Seven Eagles Fitness Center Equipment

Ms. Adams: A little bit less than a year ago, the District took over direct management of Seven Eagles. At the time, there was discussion regarding what was then known as a game room that had become outdated and was not being used. The Board deferred action for a little bit of time in terms of repurposing the room because of the COVID pandemic. Then in the spring of 2021, the Board asked staff to start to move forward with getting that room ready to be an extended Fitness Center, in particular, with wellness an overarching theme. This center will be used as a functional Fitness Center. So, included in your agenda packet is a detailed proposal. In order to aid understanding of that proposal, I did distribute a layout of the room outside of your agenda packet. Hopefully, that will help bring some clarity to what is being proposed. In the layout, you will see that there is a combination of resistance and cardio equipment. As you walk into the room on the right side, there are two upright bikes or spin bikes. These are different than what's in the existing Fitness Center, which are more of the recumbent style bikes. Next are rowers. As you go through the room, the item to the left of the door when you come in is a leg raise. This is a piece of equipment that's in your existing Fitness Center, but it's placed in an area that is a little bit cramped. In order to access all of the equipment, both Fitness Centers would be better served if that piece of equipment could be moved into this space where there's better access

to it. Then we can reconfigure the other room a little bit in order to provide better access in the existing Fitness Center.

Mr. Dryburgh: It is kind of cramped in between everything in the Fitness Center.

Ms. Adams: Exactly. You'll see what's called signature racks. There are two racks; one in what was formerly an employee break area. The mats are laid there just to identify really how much space is there and that can be used for a stretching area. Then you will see the signature rack. Across the room, you'll see what's called SYNRGY180 Mixed Three Package. As you start to refer to your quote, it will make more sense in terms of the components that are on these racks. When you get to the SYNRGY180 diagram, you start to get an idea of what that would look like. So, in your existing Fitness Center, you have a very nice setup with a lot of heavy weights. There are three weight benches that can be positioned in different ways using those heavy weights. These, in the functional fitness space, are lighter weights, kettle bells, medicine balls, lighter dumbbells, which are keeping on track with that functional fitness approach. You'll also see exercise bands included. There is a detailed equipment list. The one thing that's not pictured in here, but is on your list for the rack, are two TRX suspension straps. I'm not sure if Board Members are familiar with TRX. It was actually something that started in the Navy, but TRX suspension straps are very popular now to use for exercising in small spaces and using your own body weight and small weights.

Mr. Dryburgh: You have a white space here.

Ms. Adams: There's actually a restroom there.

Ms. Hobbs: That's what I thought. I knew there was a bathroom there somewhere.

Ms. Adams: Just a commode and a sink. That space next to it where you see the mats, I think that had previously been used perhaps as a break area. You'll see now, I don't know if Board members have had a chance to see it since the drywall and paint have been installed, but it's cleaned up pretty nicely. Alan, is that mirror installed?

Mr. Scheerer: Yeah. Everything is good to go.

Mr. Goldstein: It looks great.

Mr. Scheerer: We are working on that as well as something outside of the fitness equipment. The plan would be to put the same key card lock and a mirror so existing cards can be used. We'll working on that right now.

Mr. Greenstein: This is shaping up very nicely.

Mr. Scheerer: Well, I think they just took one off and put it right back in there.

Ms. Adams: Board members, the quote that you have in your agenda packet, the eight-page quote is from LifeFitness. I've worked with this vendor as well as other fitness industry vendors on outfitting Fitness Centers. LifeFitness is one. They understand that as a Special District, we can piggyback onto any government contract. Time and time again, competitively bidding equipment, LifeFitness understands that and can be reliably a competitive bidder. They are also the manufacturer of the equipment we are directly purchasing from LifeFitness versus going through another party.

Mr. Dryburgh: Are there going to be any TVs?

Ms. Adams: No.

Mr. Dryburgh: That's good.

Mr. Greenstein: We don't want distractions.

Mr. Dryburgh: I don't want people to walk away with them.

Ms. Adams: That is something you keep a close eye on.

Mr. Dryburgh: Is there a security camera in the area?

Mr. Greenstein: It's in the room.

Mr. Vargas: With the camera we have there now, you can see the door.

Ms. Hobbs: So, if something walks off with it we could probably get a view of somebody.

Mr. Vargas: We do have one inside of the Fitness Center.

Mr. Scheerer: The Fitness Center is supposed to be locked.

Mr. Goldstein: If somebody gets hurt, we want a video of why they got hurt.

Mr. Greenstein: True.

Mr. Greenstein: What is the bottom line from a budgetary standpoint?

Ms. Adams: Board members, the total investment for the functional Fitness Center would be \$23,815.38. This does include one rack that would be used in the existing Fitness Center. There are existing racks for the heavy dumbbells which are all racked, but there's quite a few light dumbbells just scattered in that center. So, we did include a rack in order to gather that equipment and do some clean up with the way that the mats are stored in the existing Fitness Center and the way that there's an empty stability ball rack that we can trade out for something that will contain the lighter free weights in that environment.

Mr. Greenstein: I'm just curious, would you know the entities?

Ms. Adams: I'm not familiar with them.

Mr. Greenstein: Okay. I'm just curious with the entity.

Ms. Adams: I just reminded the rep that we qualify to piggyback onto any Florida government contract for the best pricing.

Mr. Greenstein: It does look like we're getting roughly a 30% discount off the list because it's showing \$30,000.

Ms. Adams: That is the discount.

Mr. Goldstein: \$9,000 off.

Mr. Dryburgh: Are we going to get a discount on the price?

Ms. Adams: The freight is almost \$3,000. For what it's worth, I've been seeing freight really go up. Reunion West is ordering playground equipment and fitness equipment and the freight came in higher than expected on those final proposals as well. From the time of the first proposal to the time that it was locked in, freight is escalating.

Mr. Goldstein: Yeah, monthly.

Ms. Adams: Yeah. I hear you.

Dr. McKeon: Do we need a proposal to approve this?

Ms. Adams: Yes. The action that the Board would take is to approve the LifeFitness proposal.

Mr. Greenstein: Before we vote on that, can we just get clarity as to how we're budgeting for this?

Ms. Adams: Yes. This would be a capital project. All of this equipment will have a relatively long lifespan and this would all be considered capital. As Board members are aware, you do have capital funding available. Also, there's reciprocity between the two Districts regarding capital projects in terms of funding.

Mr. Greenstein: So, this is basically coming out of the Repair and Maintenance (R&M) Fund.

Ms. Adams: Yes. Exactly.

Mr. Greenstein: Fine. Now we can vote. Now that we know where the money is coming from and how we are paying for it.

Mr. McKeon MOVED to approve the proposal with LifeFitness for the Seven Eagles Fitness Center equipment in the amount of \$23,815.38 and Mr. Goldstein seconded the motion.

Ms. Adams: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the proposal with LifeFitness for the Seven Eagles Fitness Center equipment in the amount of \$23,815.38 was approved.

Ms. Hobbs: I would ask for the security camera aspect be done prior to reopening the Fitness Center.

Ms. Adams: Absolutely.

Ms. Hobbs: This was an action it.

Ms. Adams: That's a good point. We'll look at it.

Ms. Hobbs: I know, but I just want to make sure that we did want that looked at and pursued.

Ms. Adams: Noted.

EIGHTH ORDER OF BUSINESS

Consideration of Preventative Maintenance Agreement Renewal with Fitness Services of Florida

Ms. Adams: The next item on your agenda is consideration of a Preventative Maintenance Agreement renewal with Fitness Services of Florida. Board members, if you recall, when the District took over direct management of Seven Eagles, we entered into a Preventative Maintenance Agreement with Fitness Services of Florida so that they are routinely coming in, cleaning the equipment, flipping the treadmill belts, lubricating, checking belts, checking on wear and tear, etc. I've been in communication with the technician who has been performing the preventative maintenance visits at Seven Eagles. He recommended that rather than six visits a year, that this District goes to 12 visits a year, because of the very high number of people who are using the Fitness Center. So, this is a Preventative Maintenance Agreement for the existing Fitness Center. Once the other equipment is installed, we will come back with an amendment to include the cardio equipment being serviced, checked on, contingent on how the warranty work will be for that. At any rate, for the existing Fitness Center, we are recommending that rather than six visits a year, you go to 12 visits a year.

Mr. Dryburgh: How is the price compared to what we paid last year? Is it the same?

Ms. Adams: I'll have to look back. I think it was \$235 a visit last year. They are quoting \$250 a visit. That's a good question. They are quoting \$250 a visit this year. There is an increased cost because of the number of visits, if nothing else, up to \$3,000.

Mr. Dryburgh: The other question I have is tied to the amount of visitation we are required for services, due to the number of people that are coming in. Are they all accessed by card or just walking in? When I was working out, there was one guy at the door saying, "Next, next, next, next, next. People are waiting for someone to open that door. Are we sending security in to check for ID cards?

Ms. Adams: Supervisor Dryburgh, are you saying that when somebody comes in, they hold the door open for everyone who is behind them?

Mr. Dryburgh: People are waiting around for somebody to come with a card so they can get access and all of a sudden it gets filled.

Ms. Adams: Okay.

Mr. Dryburgh: I'm just asking who is monitoring it? It's nice to have a box, but if there's no one monitoring...

Ms. Adams: Victor, I think what he's saying is that he will go to the Fitness Center and there will be a group of people waiting for someone to come with a card. Then once someone is there with a card, they will let a group in. That's something you can monitor and control.

Mr. Goldstein: We got the same thing going on in the pool where you will see people sitting on the little resting benches waiting for somebody to come with a card to get in the pool.

Mr. Vargas: We will look into that. I can add that to the list.

Mr. Dryburgh: One time you used to go around and say, "*Can I see your card.*"

Mr. Vargas: We are still doing it.

Ms. Adams: They can have special detail for the Fitness Center and Seven Eagles.

Mr. Dryburgh: Once or twice a day, will make it very well timed.

Mr. Goldstein: Who does the preventative maintenance (PM)? Is it the same company that did the work?

Ms. Adams: Yes. The same company does the labor. Depending on what it is, we either hold that for the next PM visit or ask them to come in-between visits. Now, by going to 12 visits a year, for most issues we can hold them. From their PM visit, they generate any work orders that are needed. They provide a proposal for those. Once they are approved, they order the parts. We typically try to ask them to wait and install the parts with their next PM visit. However, if it's a treadmill, because those are the most popular pieces of equipment, sometimes we'll authorize a visit in-between PM. But that won't be the case if the Board decides to go to 12 visits a year.

Mr. Greenstein: I think this will promote a quicker turnaround on repairs.

Mr. Goldstein: It's going to avoid some repairs because they are going to catch things.

Mr. Greenstein: Exactly.

Mr. Goldstein: Especially on the treadmills.

Mr. Greenstein MOVED to approve the Preventative Maintenance Agreement Renewal with Fitness Services of Florida for 12 months and Ms. Hobbs seconded the motion.

Ms. Adams: Is there any further discussion regarding the Preventative Maintenance Agreement for fitness equipment?

On VOICE VOTE with all in favor the Preventative Maintenance Agreement Renewal with Fitness Services of Florida for 12 months was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: For staff reports, the attorney is first. Ms. Kristen Trucco is here today.

Ms. Trucco: I just have one real update, which is that we were back in contact with Kingwood's attorney for the Reunion irrigation issue and agreement.

Mr. Greenstein: Yup.

Ms. Trucco: He understands our position and our requested changes. He's still working with his client to come back with a response. So, as soon as we have their formal response, we'll keep you updated on that. Also, with regard to the Sinclair Road extension that was presented at Reunion West last month, Jan has been in contact with a few lawyers who specialize in eminent domain. I just want to make you all aware that we're following the progression of Osceola County's plan to extend that road and what potential impact it will have on the Reunion East and Reunion West CDDs. Their plans are still in the initial phases. Just to let you know, we are following it and at some point in the future, we may bring a recommendation back to the Board with some proposals to retain a lawyer that specializes in eminent domain.

Mr. Dryburgh: Great.

Ms. Trucco: That's all I have. It is just to protect the District's interest.

Ms. Adams: That's good.

Ms. Trucco: If they take property, they are all required to meet some statutory requirements in addition to compensate the District.

Mr. Greenstein: One thing I've asked for administratively and we'll do it officially, I guess, when we have the West meeting, is clear, definitive, Google Earth-type maps that show the two alignments that are currently in play. I would have hoped that we would have been in a position to put out that presentation package to the community. But I personally think it's confusing, it doesn't provide enough information, it would cause a whole tumult of discussion because we can't really zero in on exactly where on the property are one of those alignments. They will say it's within Reunion and the other alignment is outside of Reunion and obviously, we would prefer the road to be as far away from Reunion as we can with the least amount of impact. So, we are going to be asking for detailed information from the contractor and firm that's supporting the county with the road expansion. Then hopefully when we have that information, then we could promote the idea of really broadcasting it community-wide and people will know exactly what possibly could happen. Because right now we're not clear on the alignments.

Mr. Goldstein: At the HOA meeting, someone brought up again, how we are coming with the thought of closing the entrance on the west side. It all ties into what we can legally do, what we can't legally do and now this development. So, it's just something we all need to keep aware of. Our west-side community in particular is very sensitive to the high-flying traffic coming through there, the high-speed they are coming through there. It is not as well controlled at the gate as they would like.

Mr. Greenstein: As far as this particular project goes, legal counsel is working on this. We are hoping to get more information. So administratively, we can be more proactive with getting the word out to folks. It was frustrating for me, personally, at the meeting when they had the presentation because I wasn't about to beat a dead horse. But I can see that they did not have, any more detailed maps that could really show the potential routing. Not that we want to get people upset who live on a particular street, but they should know which alignment is preferable to them as a taxpayer and make their feelings known.

Mr. Goldstein: It's like they did it on purpose, like they didn't want to show you that much detail to avoid the conflict.

Mr. Greenstein: We can do the work but I don't think it's our job to do the work.

Ms. Trucco: They have to provide us notice at some point. Once their plan's finalized, we will have to provide to seek out specialized counsel at that time.

Ms. Adams: Sounds good.

B. Engineer

Mr. Adams: I believe Steve is on the line for Engineer's Report. Good afternoon, Steve?

Mr. Boyd: Okay. Thank you. I followed up with ASM and I don't have anything back from them on the survey for the gates. So, I'm not sure what's going on there. Tricia, you and I may need to call them together.

Ms. Adams: Sounds good.

Mr. Greenstein: Steve, one of the things that came up in our review of parking for Reunion Village was that the timetable for development of the parcels that are at the back of the property closest to the Davenport Creek Bridge.

Mr. Boyd: Right.

Mr. Greenstein: We just handled the Parking Policy and Rules for the developed area, but of course, there are two more sections that are, let's just say, future development. So, what's your understanding from documentation they provided in the bond issuance or anything else about what timeline we can expect?

Mr. Boyd: I don't recall any specific schedules in those documents, but I'll go back and look. My expectation would be, based on the fact that they are under construction in those areas, is that you would probably be seeing plats come forward with substantial completion of construction in about eight months.

Mr. Greenstein: I know this is just an estimate at this point, but what would the timeline be, the estimate, for opening up the Davenport Creek Bridge?

Mr. Boyd: My best guess on that would be about a year from now.

Mr. Greenstein: Okay. How many months has it been since we ordered the survey? Two months?

Mr. Boyd: It's been two months, correct.

Mr. Greenstein: Well, I'm a 90-day rule guy, so I'm thinking by the next meeting, I would hope that AMS can tell us exactly when they hopefully can complete the survey or give us a date of completion because it's taking too long. We need time to plan. I'm trying to think positively that we will be able to achieve our goal, which is to have gate control on each side of the Davenport Creek Bridge. We know we have the space on the Whisper Way area but we need the space on the Reunion Village side. I'm telling you what you already know.

Mr. Boyd: Right. Tricia, you and I will get together and coordinate.

Ms. Adams: Let's coordinate. We'll coordinate a call tomorrow. Sounds good.

Mr. Boyd: To make sure to get it done.

Mr. Greenstein: Anything else, Steve?

Mr. Boyd: I don't have anything else to report on.

Mr. Goldstein: Okay. Thanks.

C. District Manager's Report

i. Action Items List

Ms. Adams: Under the District Manager's Report, we have the Action Items List, which was included in the agenda packet. Kristen has already given you an update regarding the irrigation turnover matter. Steve just provided an update regarding the Reunion Village, Davenport Creek Bridge. The next item is Seven Eagles management. I think we've covered much of this as we addressed the functional fitness equipment proposal. There is a note in here that the fees for renting Linear Park and Seven Eagles were finalized on October 14th. I provided updated fee sheet and policies to Reunion resort staff and we're working through them regarding the billing and collections for those rental fees. Alan, do you have any update on the pool gate that was approved last month at Carriage Point or is it still in fabrication?

Mr. Scheerer: I think we're still waiting to get the signed agreement.

Ms. Adams: Okay. I have an agreement for the chairman to sign today.

Mr. Scheerer: We'll execute the agreement and once they receive it, we will go ahead and move forward.

Ms. Adams: Sounds good.

Mr. Greenstein: Okay.

Ms. Adams: The roads are on hold.

Ms. Trucco: I think we can take this off.

Ms. Adams: We can. Yes.

Mr. Scheerer: You can add security cameras.

Ms. Adams: That makes sense to me. Kristen has been in communication with Osceola County regarding the Landscape Maintenance Agreement for Osceola Polk Line Road. The county requested back a very detailed map showing exactly what the District wants to maintain and what we will no longer be maintaining. Alan has worked on that map and I think that's gone

back to the county by now. Presumably, that map is under review. What we are waiting from the county is they have the ability to determine if they want for the District to uninstall improvements or just to basically abandon the maintenance.

Ms. Trucco: We can follow up on them this week.

Ms. Adams: The Duke streetlights are being converted from the old metal halide and HPS to LED. I have not gotten an update on that in the last few weeks, in spite of reaching out to Duke. It's hard for them to communicate internally. I don't know if you have seen any.

Ms. Hobbs: They have done my section. They came at 4:00 a.m.

Ms. Adams: They had asked permission to be here at odd hours.

Ms. Hobbs: Great. They are much brighter than the old lights. The old lights were yellow and not as bright.

Mr. Greenstein: It's a good investment.

Ms. Adams: Good. I'm glad to hear that.

Dr. McKeon: They're replacing lights too. Ours got fixed.

Ms. Adams: The property conveyance at that Reunion Village, as the Board understands, you've gone through the legal exercise for practical purposes. There's a turnover in terms of maintenance. Alan is coordinating a site visit to review the condition of the ponds and the landscape maintenance. At some point, we'll need to assume the agreements for maintenance in those areas. Those agreements will be brought to the Board for consideration. Those have been factored into the budget for this entire fiscal year. We just added it to the list so it's on our radar. The next item are the security improvements at Carriage Point. District Counsel provided an agreement that Envera is reviewing. ACT has yet to provide a proposal. I think we recently pinged them back again on that. So, what the plan is for Carriage Point is to have remote monitored access in that environment, which may help the parking situation to some extent as well, just to monitor the traffic that's going in and out of that area. Regarding the Parking Rules, the Board addressed that earlier in the meetings. For the five-year Capital Plan, Alan and I are going to be working on a spreadsheet based on your adopted budget that will be an attachment to your Action Items List for the December meeting. This time of year, now the residents were paying their property tax bills, we will start to have the fees that the county collects on behalf of the District start to come in. That's usually the time a year where we start to work more intensely on capital projects once that funding is in place for the year. Would Board Members like for me to go through the list for Reunion West or we can move to the next item on the agenda?

Mr. Greenstein: I think it's available for review. Does anybody have any questions about any of the items on the Reunion West Action Items List? It is really self-explanatory.

ii. Approval of Check Register

Ms. Adams: The next item on the agenda requires Board approval. In Tab 2C, is the Check Run Summary for October 1 through October 31, 2021. The Check Run Summary for your General Fund and Replacement and Maintenance Fund is a \$138,617.04. Your detail is included in your agenda packet. Well, what's most important is you did receive the check and I will mention that to our accountant and see if that was classified differently.

Mr. Greenstein: I got to assume it was because of the day it was cut.

Ms. Adams: It may have been.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the October Check Register was approved subject to review.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item is your Balance Sheet and Income Statement. These are your unaudited financials through September 30th. This does wrap up your last fiscal year. There may still be some payables that trickle in, but this gives you a good overview of expenditures as it relates to your budget for the year. I know that we go through this quite often, but Page 1 shows your cash balance for your General Fund and Replacement and Maintenance Fund. Then your spending fiscal year-to-date compared to prorated budget is included on Pages 2 and 3. No action is required.

iv. Status of Direct Bill Assessments

Ms. Adams: For the Direct bill assessments, you were fully collected for the last fiscal year. Invoices are being prepared for this fiscal year.

v. Presentation of Arbitrage Rebate Calculation Reports

- 1. Series 2015-1**
- 2. Series 2015-2**
- 3. Series 2015-3**

Ms. Adams: Under Tab 5 is a series of Arbitrage Rebate Calculation Reports. Board Members, you might recall that in the course of issuing the Series 2021 bonds, that the 2015 Series was retired. We are required when it's closed out to run a final Arbitrage Rebate Calculation Report. These reports are showing that there is no arbitrage issue. In other words, the District is not making more money than your interest spent on the public funds. Again, this is just to close out those retired bonds.

Mr. Greenstein: I was wondering why, because I know we just had it done.

Ms. Adams: Yes. I called the accountant to get clarification on the matter.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Arbitrage Rebate Calculation Reports were approved.

D. Security Report

i. 113 Parking Violations and 1 Vehicle Towed

Ms. Adams: There were 113 parking violations issued and one vehicle towed during October. The electronic information was provided to Board Members under a separate cover. It's quite lengthy so we don't publish that in the agenda packet to conserve resources. We do have our Director of Security, Mr. Victor Vargas, in attendance at the meeting. Victor, do you have any additional security matters to report?

Mr. Vargas: No.

Ms. Adams: Do any Board members have any security questions for Mr. Vargas?

Mr. Dryburgh: We just had a discussion at an HOA meeting. A young lady mentioned that she wasn't happy with the progress at the Sinclair gate. People were being allowed to go through for a bag of Cheetos or something like that.

Dr. McKeon: Doritos.

Mr. Vargas: Things are changing there.

Mr. Goldstein: There's no doubt. I have to come through there at 5:00 p.m. on Friday. It's almost like the GPS is different now. It's taking them up to Old Lake Wilson Road instead of coming to us for some reason. You can see them lined up going the other way.

Mr. Greenstein: For background purposes, I was on that call this morning with the HOA, but I couldn't stay with it continuously. Correct me if I'm wrong, but the issue that the gentleman brought up had to do with questioning how people can access the property. I think his daughter who was working out at the Fitness Center had an individual approach her or followed her home and put a note on her car at home offering services for physical training. So, the father got upset with the fact that this person, I'm not saying he stalked her. It was totally inappropriate.

Mr. Dryburgh: In the first place, he was not living here. He's just driving through and going over to a health club on the west side walking in. There's no buzz-in system. There's no gate. There's nothing.

Mr. Greenstein: Right. So, we had to educate him on the status of the roadways being public roads. But the issue that was being presented to security had to do with the extent to which we can ask a visitor what their business is when they come to the resort. That's something that people need to have a clear understanding of. I was happy to hear, by the way, that Mr. David Berman indicated that the owner handbook was finally updated. I was glad to hear that Artemis took possession of the item. Our former Supervisor, Mr. Harding had a lot to do with the information in the book. I always recommended that since most issues that homeowners have ended up somehow going through or being managed by Artemis, that the HOA should take possession of the document. Using their resources and costs and expense that we're funding as homeowners, they should take possession of it and maintain it. It's a living, breathing thing. I had seen a preview copy of it a few months ago. I was glad to hear that they felt they put enough into it and cleaned it up and the time was right to issue it. I'm hoping that a lot of these issues that we get here with the CDD or that come up in other meetings, there will be a reference document that you can appoint a person to and say, *"Well, I need to look at Page 17 or whatever,"* because this issue comes up again and again and again, especially for new people. They don't understand the primary governance issues when it comes to the roadways.

Mr. Goldstein: No, because the real estate agents don't tell them anything. They sell them the house, they leave them, and that's it.

Mr. Greenstein: Maybe they're fearful that too much information, less is more, too much is no good, it scares them away. I don't know what. All I know is that we're very manageable. I think collectively, all of the entities in Reunion do a good job and are trying to improve the service that we deliver to property owners and residents and even those people who are authorized guests.

Mr. Goldstein: All the real estate agents should be delivering that document to their people when they're closing. It should just be a closing document. We've been arguing about that for years.

Mr. Greenstein: Yeah, it should be right there with the covenants.

Dr. McKeon: I've been here 16 years. I was from a little town about 45 minutes away, but the point was, we've always had staff at the security gates who were really, really good and some not so good. I think every so often you should have a review with all of the staff. Because I can tell you that the woman guard does it to this day. The male guard is the only one who would ever stop and says, *"Let me call because that's the rule I have."* It was posted on the wall. If I didn't answer, they didn't come in. It's that simple. I don't need to say, *"You've done a great job,"* but maybe say, *"Come on guys, you need to step it up a notch."*

Mr. Vargas: That's what I'm working on right now.

Dr. McKeon: Good.

Mr. Victor: We're reviewing all the SOPs and also making some changes in the staff trying to get better qualified officers.

Dr. McKeon: It's hard.

Mr. Vargas: It is.

Mr. Goldstein: We were talking this morning about them standing up when you come to the gate instead of sitting in the chair. They should wave you, greet you, whatever. They are getting paid to be there.

Mr. Vargas: Just for you guys to know, the pay was increased to the officers standing.

Ms. Hobbs: One question I have is when I come through the main east gate, because I come in that way more often, sometimes what will happen is we'll get someone who will go into the resident lane, but they don't have a card. So, they roll down the window and they wave their hands and shout at the guards. I don't know if there's any way we can make it a little clearer that you should only use that lane if you have a card. We should make it card access only because at the moment it just says residents. Then you get people going there and then they just sit there and the guard's got 20 cars lined up coming in the other side. I even actually saw a woman who just waved her card.

Mr. Greenstein: We do have signage. The problem is you don't have a lot a warning. In other words, on the west side, we have the luxury of Tradition Boulevard and being frustrated with people ignoring sign after sign after sign.

Ms. Hobbs: But there's nothing there that tells you that you need a card to go through that resident lane. You should have a card.

Mr. Greenstein: I think it only says residents one way and visitors the other way.

Ms. Hobbs: I don't know if there's any way to let someone know that really even if you're a resident you shouldn't be going down there if you don't have an access card.

Mr. Goldstein: I don't know where you put a sign there.

Ms. Hobbs: I know it's hard. I think what would happen is obviously if you are a resident here, once you get to know that's card only, you wouldn't keep on doing it, hopefully.

Mr. Greenstein: This is one of those joint responsibility things because the guard shack is on CDD property and we basically have contracted to the Master HOA to execute security. But we probably need Artemis come out periodically and put out a reminder to folks about how access can be expedited when you come in.

Ms. Adams: Yes.

Mr. Greenstein: We have the prox tab that can go in the windshield. You don't have to swipe the card. If you want to, it is \$10 or \$20. They are available, and if you want to speed up your entry, that's what you do. It works at all the gates most of the time. Once in a while it gets a blip like every other, but most of the time they work and that's what counts. I only have to resort to the card I would say 10% of the time; 90% of the time it picks up the prox and I go flying through. So, maybe a reminder periodically would help.

Mr. Vargas: We always have problems on Friday at 3:00 p.m. I send them a text message to the vendor.

Mr. Goldstein: Then they show up on Tuesday.

Ms. Adams: Since we are discussing public access on public roads, I believe that we have some comments from District Counsel.

Ms. Trucco: Yes. Dr. McKeon, your point is very well taken. Victor's team will continue asking folks where they are going, but it's also worth noting that we can't restrict the public from accessing the roads.

Dr. McKeon: The majority of the public don't know that. Like I said, from Day 1, we knew that they were public roads. Its deterring traffic.

Ms. Trucco: Absolutely. Those gates certainly help.

Mr. Greenstein: This is a less is more subject.

Dr. McKeon: How modern is our security gates, cards, transponders, etc. You have one that's giving you problem once a week. Do we need to update it or make it part of our finances and should we consider maybe another company? Are they quick to respond?

Mr. Vargas: The company is good enough. It's ACT.

Mr. Dryburgh: Why does the one at Spine gate always do that? Do we need a new receiver up there or something or is it computer that knocks it out? Is there a warranty?

Mr. Scheerer: Its one year and it's over a year. I will talk with ACT to see if we can't come up with some troubleshooting options for that and maybe replacing the unit.

Mr. Dryburgh: It just seems like it happens every week like he says on Friday at 3:00 p.m.

Mr. Scheerer: There's a reset, which I'll show Victor. If you don't know what you're looking for, you wouldn't know it's there.

Mr. Dryburgh: Show me where it is.

Mr. Greenstein: Tom, for the record, right around the time when the pandemic started in late 2019, early 2020, we basically made an investment in improving the equipment and installation of cameras to make sure that we had views at all gates. It was part of a security review that was done when the Osceola County Sheriff originally came in. That's something we should be continually looking at and if there is some issue, then we need to know about it and we can deal with it.

Dr. McKeon: Okay.

Mr. Greenstein: But for the most part the systems work as they should when they should. We are always going to remember when the thing goes down. That's true with the internet. That's true with power, whatever.

Ms. Adams: Are there any other questions regarding security matters?

Mr. Dryburgh: No.

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any other business? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: How about Supervisor requests?

Mr. Greenstein: The only thing that I think I may have mentioned to you, Tricia. I don't recall and I apologize if I've already asked this question of you, Alan. On the east side, are we complete with the changeover to all of the official posts and signs like in the Terraces?

Mr. Scheerer: Yes, as far as I know.

Mr. Greenstein: Okay. So, what I'm seeing is only on the west side that I will bring up at the west side meeting. There's signage along Tradition Boulevard where we have the old, corrugated steel posts that need to be replaced.

Mr. Scheerer: Yes. We provide any funding in the budget for this year for that, but if it's something the Board on the west wants us to look at, we can certainly do that.

Mr. Greenstein: We'll look at it. Whether it's because it exists on the west versus the east, because of the interlocal aspect of it, there should be some reciprocity here because people from the east drive to the west not just people on the west.

Mr. Scheerer: Sure. That's really simple process.

Mr. Greenstein: It should be something that we should have taken care of a long time ago. I'll talk about that on the west side. That's all I have.

Ms. Adams: Are there any other Supervisor requests? Hearing none,

TWELFTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: Your next meeting date is December 9th at 1:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/~~Vice Chairman~~