

**MINUTES OF MEETING  
REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **March 10, 2022** at 11:00 a.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum:

Mark Greenstein	Chairman
David Burman	Vice Chairman
Graham Staley	Assistant Secretary
Michael Mancke	Assistant Secretary
Sharon Harley	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Mike Smith	Yellowstone
Victor Vargas	Reunion Security
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams asked if there were any public comments.

Ms. Reynolds commented on a recent purchase of a condo in the Villas of Sandy Ridge and wanted clarification of correct meeting. Ms. Adams replied that Villas of Sandy Ridge is in Reunion East and their meeting will be at 1:00 p.m. She added both meetings are open to the public, and she could attend either or both.

Matt Babaian (595 Muirfield Loop) questioned the parking, violations, towing, and paying assessments for security. Ms. Adams noted this was addressed in the agenda. Mr. Greenstein noted they would discuss those topics during their meeting.

**THIRD ORDER OF BUSINESS** **Approval of the Minutes of the February 10, 2022 Meeting**

Ms. Adams presented a draft of the meeting minutes from February 10, 2022. She noted some corrections were received from Supervisor Staley and are reflected in the current agenda package.

On MOTION by Mr. Burman, seconded by Mr. Greenstein, with all in favor, the Minutes of the February 10, 2022 Board of Supervisors Meeting, were approved as amended.

**FOURTH ORDER OF BUSINESS** **Consideration of Intersection Improvements at N. Old Lake Wilson Rd and Pendant Ct.**

Ms. Adams stated that maps were included in the agenda package with back-up information. She added this area’s flow of traffic would be aided if the intersection at Pendant Court was an entrance and an exit. Currently it is designed as exit only, which creates backups. A video call was conducted with Osceola County staff and District Management to discuss the possibilities of conveyance of right of way acquisition as part of the County’s plan to improve Old Lake Wilson Road. She noted there were several options for the Board to keep it as is, or consider immediate intersection improvements, or place the intersection improvements on hold and consider in tandem with Old Lake Wilson Road improvements. She asked the Board for feedback. Discussion ensued on the possibilities of specific actions that could be taken, costs and responsibilities. After discussion, the Board consensus was to put this on the action item list and at the time the county is actively engaging with design on Old Lake Wilson Road to revisit the project.

**FIFTH ORDER OF BUSINESS** **Consideration of Enhanced Traffic Enforcement**

Ms. Adams stated at the last month's meeting, while reviewing parking enforcement and speeding enforcement, there was discussion that the District did not have the ability to engage in traffic enforcement such as speed enforcement or stop sign enforcement. At the meeting staff was directed to reach out to various groups to provide enhanced traffic enforcement such as Osceola County Sheriff's office and Florida Highway Patrol (FHP). Ms. Adams noted they reached out to two entities and FHP was the most responsive. FHP provides enhanced traffic enforcement for other nearby Districts. She presented correspondence that outlines the parameters for enhanced traffic enforcement and includes the hourly fees, gas reimbursement, scheduler fees and a recommended schedule and approach. She added that Trooper Rice met with herself and Mr. Vargas. A community drive through was conducted on the property and to point out concerns with areas with most resident feedback in terms of speeding behavior and other concerns such as parking violations. As a result, the recommendation was an aggressive "detail approach" with multiple law enforcement vehicles on property at the same time. The budget is based on the recommended 1<sup>st</sup> month's schedule. Board discussion ensued on the options that could be taken on these community issues, the costs, administrative actions, and communication enhancements. Ms. Adams proposed the Board look into the speed bump/speed table options and the staff could put together preliminary information for discussion. Further Board discussion focused on the issues that the speed bumps create with residents, golf cart traffic, frustration on sidewalk violations, traffic calming measures that could be taken to eliminate the costs of law enforcement on site. Discussion included limited police enforcement for sidewalks, who owns the sidewalks, Florida statutes, issuing tickets, and towing vehicle policy, and consequences for towing and actions that can be taken by the CDD. Ms. Trucco proposed doing a search regarding the specific statutes.

After lengthy discussion the Board noted an informed decision needed to be made by the next meeting. Ms. Trucco clarified that the Board was asking to amend the specific areas of the parking rules and specific locations. The Board asked Field Operation and Engineer to bring back information regarding speed bumps/speed tables and District Counsel to bring back information regarding towing from sidewalks.

**SIXTH ORDER OF BUSINESS****Consideration of Series 2019 Requisition  
#8**

Ms. Adams stated that this requisition was included in the packet and is a bond requisition for compensation to GMS for \$3,500 for construction accounting services. The District Engineer has reviewed. A correction was needed on the document to change Assessment Area 2 to Assessment Area 8.

On MOTION by Mr. Greenstein, seconded by Mr. Mancke, with all in favor, the Series 2019 Requisition #8 , was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for No Parking Signs for Encore Neighborhood**

Ms. Adams stated that this was old business and the Board went through the rule hearing process and the public hearing process adopting Parking Rules for Reunion West CDD, including the Encore neighborhood. This implements one side of the street for parking in order to allow visiting vehicles to park properly. It had been put on hold at the request of the Reunion West POA. Due to Board direction after receiving an extensive amount of parking violations, staff took action to gather a proposal for No Parking signs. The proposal was distributed to Board members at the meeting. Options were discussed for signs, how many are needed, and locations. Ms. Adams noted the signs are \$317/each. She noted the round powder coated poles are the reason for the high cost and the Board could choose a less expensive option, but it would not be in keeping with the aesthetics of the other areas in the CDD. The total cost to install the signs is \$84,322. She added there is sufficient funds to cover the expense. Mr. Scheerer stated that none of the signs in Encore West neighborhood are black signs, they are galvanized posts. Ms. Adams noted the cost for the unpainted, galvanized 2x2 square (instead of 3” aluminum) would be \$56,362. She added the cost for galvanized U Channel poles would be \$50,540 and that style would be consistent with the signage currently there. Mr. Scheerer added the specifics the total costs included such as preliminary site visit, utility locates, and installation. After discussion the Board made the decision to stay with uniformity and to use the galvanized U Channel signs for \$50,540.

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Proposal for No Parking Signs for Encore Neighborhood for \$50,540, was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Possible Merger of  
Reunion East and Reunion West  
Community Development Districts**

Ms. Adams stated that over the years considerable effort has been made to create uniformity among Reunion residents. The Boards have the ability to consider merging and this would require some legal effort up front. She added before District Counsel took the steps to prepare a legal memorandum, Board feedback was needed. She added there would be some cost savings and efficiencies in administrative areas and staff could prepare a memorandum to outline the costs savings and steps to merge the Districts. She confirmed that GMS did not have a benefit in this merger and it would be a savings for the Districts in District Management services. The discussion ensued on how the two Districts are alike and the common costs they shared, the election process for each Boards, timing for merger, merged budget, and the investigation of moving forward with the process. Ms. Adams noted it appeared there was a consensus from this Board to move forward with preparing the memorandum.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Trucco had nothing further to report and will look into the issues with sidewalks and parking.

**B. Engineer**

Mr. Boyd noted he had nothing further to report.

**C. District Manager's Report**

Ms. Adams stated from follow-up notes from last month's meeting that the Board asked that communication go out with the four main providers of the Hospitality Management services regarding short term rentals as it relates to parking rules. She added this was facilitated and went out and she has all email and mailing address for future communication if needed.

She noted that a letter was sent to residents being assessed to notify them that debt service fees would be lowered. This was also facilitated.

She added that communication regarding parking policies for residents will be coordinated with the HOA and distributed via electronic mail message system.

She recommended to the Board that the District move to summary meeting minutes rather than verbatim. The Board agreed that effective now the minutes will be produced in summary format.

**i. Action Items List**

Ms. Adams reviewed the action items list to include the irrigation turnover, access to Davenport Creek Bridge, functional fitness center, securing pool access gates, discontinuing maintenance on County Road 532, security improvements at Carriage point, Stormwater Needs Analysis Report, security cameras at Village gate, development of recreational parcels, parking rules for Encore, Sinclair gate traffic plan was working, lift station beautification, dumpster property, and road expansion.

Mr. Scheerer noted they are waiting on permit on the outdoor fitness center. Fencing is being priced for the playground.

Discussion was held on the Sinclair gate and a more permanent solution. Staff would gather information and present to the Board at an upcoming meeting.

Mr. Scheerer added some comments on beautification of Sinclair and TECO Gas line installation. Further updates will be given as they occur. The draft Stormwater Analysis is scheduled to be presented in May.

**ii. Approval of Check Register**

Ms. Adams presented the Check register from February 1, 2022 to February 20, 2022 and includes general fund items for total amount of \$383,035.07. She noted the details are included for Board review.

On MOTION by Mr. Burman, seconded by Mr. Greenstein, the Check Register for \$383,035.07, was approved.
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**iii. Balance Sheet and Income Statement**

Ms. Adams noted this does not require Board action.

**iv. Replacement and Maintenance Plan**

Ms. Adams stated this fund will be updated with actual costs.

**D. Security Report**

**i. 140 Vehicle Incidents**

A detailed report was provided on parking violations and vehicle towing as it relates to the District rules. Ms. Adams noted that Board members are at the policy making level and oversee rules and adopt policies. A request was made to bring back some Operational guidelines for Board review. She noted this will be a part of public record and is documented as part of the agenda packet.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Adams asked if there were any other business or Supervisor requests. There were none.

**TWELFTH ORDER OF BUSINESS**

**Workshop March 10<sup>th</sup>, 2022 at 1:00 p.m.**

Ms. Adams noted the workshop will be held on March 10, 2022 at 1:00 p.m. for Reunion West Board members and updates will be provided regarding Western Beltway/SR429 improvements.

**THIRTEENTH ORDER OF BUSINESS**

**Next Meeting Date April 14<sup>th</sup>, 2022**

Ms. Adams noted the next meeting will be held April 14, 2022 at 11:00 a.m.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, Ms. Adams asked for a motion to adjourn.

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

  
Secretary/Assistant Secretary

  
Chairman/~~Vice Chairman~~