

*Reunion East Community
Development District*

Agenda

July 13, 2017

AGENDA

7

Reunion East

Community Development District

135 W. Central Blvd., Suite 320, Orlando FL, 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 6, 2017

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, July 13, 2017 at 2:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the June 8, 2017 Meeting
4. Discussion and Consideration of CDD Signage
5. Consideration of Proposal(s) to Replace Speaker System at Seven Eagles Pool
6. Discussion of CDD Property Landscape Conditions and Need for Improvements (Requested by Supervisor Harding)
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the June 8, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the discussion and consideration of CDD signage. The Reunion Resort will be presenting proposed standard sign design and requested locations at the meeting.

The fifth order of business is the consideration of proposal(s) to replace the speaker system at the Seven Eagles Pool. A copy of the proposal(s) and location map are enclosed for your review.

The sixth order of business is the discussion of the CDD property landscape conditions and the need for improvements by Yellowstone. This is an open discussion item and no back-up material is available.

The seventh order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 is the check register for approval and Section 3 is the balance sheet and income statement. Both items will be provided under separate cover. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

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, June 8, 2017 at 2:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Carlton Grant	Chairman
Mark Greenstein	Vice Chairman by phone
Steven Goldstein	Assistant Treasurer
John Dryburgh	Assistant Secretary
Don Harding	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Garold Williams	Security
Rob Stultz	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call

Mr. Grant called the meeting to order, and Mr. Flint called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item as followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the May 11,
2017 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to those minutes? Not hearing any, we need a motion to approve.

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the minutes of the May 11, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Work Authorization
from Boyd Civil Engineering for Work
Related to the Excitement Drive
Gatehouse**

Mr. Flint: Next is the continuing saga of the gatehouse on Excitement Drive. We have your agreement, as well as the surveyor's proposal. I think where we left it was there were discussions with the County to see the feasibility before we obligated ourselves to it.

Mr. Boyd: I approached the County but I haven't received a response. I don't see anything about the project that alerts the County to any problems, because they approved it as a non-gated access to begin with.

Mr. Dryburgh: What seems to be cropping up, is that many of the residents in that area don't want it, so before we go too far down the path, as I mentioned at the last meeting, shouldn't we be surveying the people who are going to be impacted to see if they want to spend this kind of money on a project like this. If you find that the majority of them want it, great. If you find the majority don't want it, why are we wasting our money on it?

Mr. Harding: This morning, Alan and Garold and I met by the back gate with the sign guy that was making this large sign that's going to be comparable to other signs that we have. Garold talked about where he thought it would be the right place to put it. We really think that might be the solution to the whole issue. I believe on the 16th, they are coming in and installing the sign.

Mr. Scheerer: Yes sir.

Mr. Harding: Garold and I are going to be there.

Mr. Scheerer: And myself.

Mr. Harding: We are going to put up the sign. I think you talked about even putting in some lighting.

Mr. Scheerer: Yeah, there's some electrical there. There's actually enough light, a 120 volt LED light that's in the location that the sign is going to go, so we can easily have our electrician come out and provide another LED light in front of the sign, once it's been installed, so that the sign is visible throughout the evening hours, as well.

Mr. Harding: Correct me if I'm wrong, but Garold really believes that's going to be a major solution to the problem.

Mr. Goldstein: I'm having second thoughts before it turns out to be a main gate. I don't want all of that traffic coming through my street, quite honestly.

Mr. Scheerer: It won't increase traffic.

Mr. Goldstein: I hadn't really thought about that before and I'm the one who's pushing it the hardest. I think at this point, it makes sense to put a sign in and see what happens for a couple of months. Let's table this for a couple of months, before we spend the money.

Mr. Dryburgh: I think just having a security car there really reduced the issue.

Mr. Harding: I think the sign will probably eliminate the need for that. I think Garold thinks that too.

Mr. Dryburgh: The sign is located in such a fashion. Is the sign going to be positioned early enough to stop a semi?

Mr. Scheerer: Yes. As you look at that location, which all homeowners are familiar with, there's an upfront median, split and the median after that for the gatehouse was being considered. The front median just has one sign, with one pole. The sign basically says that it's a divided road and to stay right. That sign will go directly behind that. Trust me, you can see it coming both ways on S. Old Lake Wilson Road. It won't be a problem.

Mr. Dryburgh: So semi drivers would see it.

Mr. Scheerer: The sign is over 6 feet tall.

Mr. Dryburgh: Perfect. That's the largest sign.

Mr. Goldstein: I prefer to table this until we see what happens.

Mr. Dryburgh: Do we need a motion to table?

Mr. Flint: I don't think so.

Mr. d'Adesky: Not to table. It's a Board direction.

Mr. Greenstein: I'm hearing what everyone is saying. I believe Steve just recommended tabling the issue for a few months based upon these actions that we are taking. I totally agree with that. I just want to remind everyone, and I think I'm right in saying this, that if the gatehouse goes up there, we have to inspect and welcome all visitors. That entrance was never anticipated, nor do I think that it would warrant having anybody other than residents into that gate.

Mr. Harding: We are all in agreement on that right now and we will put the sign up.

Mr. Greenstein: Great.

Mr. Harding: I don't know if you heard that it can be lit at night. Alan thinks that we can put some fairly simple lighting in there.

Mr. Scheerer: Yes sir.

Mr. Greenstein: Great, thank you.

FIFTH ORDER OF BUSINESS

**Discussion of Proposed Beautification
Projects (Requested by Supervisor
Harding)**

- A. Larger Reunion Signage at Sinclair Road Exit and Rear Gate Entrance**
- B. Stone Walls with Signage at Community Entrances**
- C. Consideration of Request to Reunion West CDD for Installation of Fountains in Heritage Preserve Pond**

Mr. Flint: There were several items that Mr. Harding brought up and emailed me for discussion.

Mr. Harding: Yes. We had a major property owner in here that wanted to put some more stone signs up. I think they thought that maybe we needed them on the east side as well. Then they were talking about the Dowling Brothers. They own something like 35 properties. They had a recommendation on the pond for fountains, way back when. They want us to put these stone signs at various community entrances. As it turns out, we have them on the east side at Carriage Pointe, Homestead, Liberty Bluff and Patriots Landing. Where we don't have them, from what I understand, is at Fairway Ridge North, Fairway Ridge South, Heritage Preserve and Legends Corner, which is on the west side. The other thing that they were looking at, along with these signs, is also putting some fountains in the Heritage Preserve pond, which is on the west side. I got back to them after I looked into this more, and I had some conversations with Alan too. If anything, it's going to have to be a Reunion West CDD Board decision. From what I understand from Dowling Brothers, they want to come to the next Reunion West CDD meeting and make a presentation. They are actually offering to pay for some of this as well. We will have to allow the Reunion West CDD Board to discuss this and see what they want to do.

Mr. Dryburgh: Is there a sign like this for Heritage Crossing?

Mr. Scheerer: Yes. Its right out front, when you turn in, on either side.

Mr. Harding: That's not considered a community. It's a condominium. All of the condominiums are covered as well.

Mr. Scheerer: Yes. Ever condominium and every single-family home on the east side has a block sign with marble.

Mr. Harding: Its only on the west side where they don't have stone signs.

Mr. Scheerer: That is correct.

Mr. Harding: We are well covered on the east side, so we will let that be a west side project, including the fountains.

Mr. Grant: The only comment I might add is, much like the sign discussion, there are standards to the existing signs; the marble insert, the logo and brick face. I would recommend that we don't come up with a different standard, or let someone from the outside come in with their signs and it continues with the Reunion standard that we have established.

Mr. Greenstein: You are absolutely right, Carlton. Regarding the signage at the entrance to each of the major communities, I think we definitely have to touch base with Daniel Baker. I did discuss this with him some time ago and we just need to resurrect it. Hopefully now the time is right to have the west entrances be similar to the east entrances.

Mr. Harding: Okay, because the LRA has to approve all of those kinds of things.

Mr. Flint: Not really.

Mr. Harding: I don't know.

Mr. Greenstein: I think it was more of an issue of the developer putting them on the east side and they just weren't done on the west side. We certainly need to review where we stand with how to move forward on that.

Mr. Harding: Okay.

Mr. Flint: That will probably be a west expense. I don't see that as a shared expense because you have monuments here; therefore, it would be a west issue.

Mr. Harding: I will try to attend the next Reunion West CDD meeting and bring it up, if they don't have it on the agenda. I don't know if you can put it on their agenda or not.

Mr. Flint: I can ask the Chairman.

Mr. Dryburgh: You can ask the Chairman and see what they want to do.

Mr. Goldstein: I think it's pretty simple. If they want to put the signage in and pay for it, that's fine.

Mr. Flint: Honestly, they are all public meetings. At the beginning of every meeting is a public comment section and that would be the best way for them to handle that.

Mr. Harding: Okay, we will do it that way. I've already given feedback.

Ms. Carpenter: Is it all CDD land that the signs are on?

Mr. Harding: Yes.

Mr. Flint: I don't know. We will have to look at where they would be.

Mr. Boyd: It depends on where they want to put them at. They have to determine the locations first.

Mr. Harding: They are reaching out to vendors and everything. We will let them do their thing.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Next is Staff Reports.

Mr. d'Adesky: The only thing that I have to report is on the one action item. We are trying to pin down the exact time to have a meeting with Osceola County. We have been touch and go with them on the phone regarding the right-of-way. People are on vacation and we are trying to make sure that everyone is available at the same time. We anticipate trying to get a meeting set next month with them to discuss those right-of-way costs. That's something that I've discussed previously and you knew that it was coming. Supervisor Harding is already delegated on that, so we really don't need to take any action at this time. Just know that this is coming.

Ms. Carpenter: I ran into Dave Tomek at the County and talked it over with him. He acknowledged that it is an issue that they should be open to, so really, it's just a matter of being able to get time with them.

Mr. Flint: They just cut a bunch of Oak trees down. Did you see that?

Mr. Boyd: Yes. That is for their exit and deceleration lanes.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Action Items List

Mr. Flint: On the action item list is the irrigation turnover. The LRA is dealing with the Water Management District and Toho on that issue. On the signalization, we are waiting on comments from the County before we go through the bidding process, in case there are any significant changes to the plans.

Mr. Boyd: That is correct.

Mr. Flint: We are waiting on County comments. Once we get those, if there are no substantial changes, we would move forward with the bidding but we are waiting for them, at this point.

Mr. Greenstein: What's a reasonable turnaround time for County traffic to get back to us?

Mr. Boyd: I would expect that three weeks is reasonable and they exceeded that by about two weeks. I and the engineer from the designer's firm, started calling together and we finally received a response yesterday or maybe it was this morning. They will have their review completed next week. They committed to that, but they are running significantly slower than I would expect.

Mr. Greenstein: That's reasonable.

Mr. Flint: Regarding Items 3 and 4, some authority was delegated to Mark. We were contacted by the consultant that has been hired by the Central Florida Expressway Authority. That is the new entity that's taking over for the prior entity that was looking at the expressway alignment. We were contacted by their consultant. They are meeting with the key stakeholders on both sides of the I-4 interchange, including Reunion East, Reunion West, ChampionsGate, The Resort, Encore and the POA. Those are most of the major players. It's not a public input forum stage. It's a stakeholder stage where they want to meet with different entities. I've been working on setting that up. Mark, on behalf of the Reunion East CDD Board, is going to be there. I reached out to the Chairman of each Board. The LRA also wants to be represented. Let Mark represent this Board. John Chiste, as Chairman of Reunion West will be there, as well as, Daniel Baker on behalf of the resort and LRA and David Berman on behalf of the POA. We have a meeting set for the 21st.

Mr. Greenstein: I believe it's the morning of the 22nd.

Mr. Harding: Of which month?

Mr. Flint: This month. Because Daniel and Mark are going to be at that meeting, we are going to coordinate with Daniel, to either meet before or after that meeting on the Management Services Agreement (MSA). Now you have an update on the expressway issue. You also have an update on Items 3 and 4.

Mr. Dryburgh: What are they still contemplating?

Mr. Flint: There are two alignments that they are still looking at. One goes right down Osceola/Polk and the other goes around and ties into 429.

Mr. Harding: Way behind Carriage Pointe.

Ms. Carpenter: Does it make any sense for us to contact an eminent domain attorney to see if any input at this point would be helpful? We obviously don't have anybody retained. I think it is preliminary but they could help us with some arguments about why we put off one or the other and the cost.

Mr. Harding: I agree.

Mr. Flint: This is just the initial meeting. They shelved all prior PD&E studies. They are basically starting over because the prior entity that was doing it, no longer exists. They have been absorbed into the Central Florida Expressway Authority. They hired a new consultant. I think it would probably be good for the District to be represented. I'm sure that the LRA and others need to be represented by their own counsel, because there are potential impacts to CDD and LRA property. We are not going to commit to anything at this initial meeting.

Ms. Carpenter: I will speak with an eminent domain attorney to see if he thinks it's something that would be appropriate, or if it is too early to get involved.

Mr. Harding: So the MSA discussion is going to be about what Liberty-Adler at the resort may want to do, as far as how they want to use these facilities and have an agreement, including the horse stables.

Mr. Flint: Correct.

Mr. Harding: I sent a note with regard to maybe a long-range plan to keep it in the back of our minds, if there's no agreement as far as them being involved. Another study that I think we still should think about, is maybe having the horse stables and this facility from a meeting standard, be a landscaping facility and maybe not have us locked into the one that is out of our control right now and charges us quite a bit of money. I think it winds up to be almost \$16,000 a month for all of the entities that are involved. I think that might be something we can look at, depending on what happens with the MSA Agreement.

Mr. Flint: Okay. We've talked about the gate. It's going to be deferred at this point. Regarding the Excitement Drive gate, we have a date for the sign installation. Andrew covered the shared cost.

Mr. Dryburgh: I noticed earlier, that we talked about signage at the Sinclair Road exit. Can we get some clarity?

Mr. Flint: That was one of Don's items. Did we miss that?

Mr. Dryburgh: We really didn't talk about Sinclair Road so I wanted to make sure that I knew where it was going.

Mr. Flint: That was Item 5A.

Mr. Scheerer: I talked with the County about putting a better sign up there, coming off of 429. I believe that 429 is Sinclair Road, if I'm not mistaken. Is that correct?

Mr. Harding: Yes.

Mr. Goldstein: Have we approached the County on that?

Mr. Scheerer: No.

Mr. Goldstein: Is that something we can do?

Mr. Flint: You are not talking about a monument. You are talking about a green directional sign.

Mr. Dryburgh: A large sign that says Reunion.

Mr. Harding: There's no indication that Reunion is there.

Mr. Scheerer: There's one small sign.

Mr. Dryburgh: Would it be nice to have a sign that says "Sinclair – Exit 1".

Mr. Boyd: The challenge with Sinclair and 429 is it is a State right-of-way, and since the road is County right-of-way, there might be roads that are owned by the CDD, so we would have to get a permit from the County to put up a sign in that location.

Mr. Dryburgh: We have two different locations, one is on Expressway 429. We've seen others put signs up and that is a State issue.

Mr. Boyd: You would have to get the Expressway Authority to put up that sign.

Mr. Harding: Is that something we can initiate?

Mr. Boyd: We can make a request. I've never done that before. I have been successful in getting DOT to put up a similar location sign on a State highway. The Expressway Authority is another entity.

Mr. Dryburgh: You know that it's amazing to me that they put all of those Palm trees up there. They must have spent a fortune on those Palm trees. They are all over the place. There must have been \$100,000 in Palm trees but no watering system out there.

Mr. Harding: I don't know about that, but all I'm saying is it seems like they could put up a sign that says "Reunion".

Ms. Carpenter: The intent right now is not put signs up. I noticed on I-4 when they re-signed, they took some of the Celebration ones down.

Mr. Dryburgh: We are only asking for one sign. We don't need 30, just one on each side.

Ms. Carpenter: We can ask.

Mr. Flint: We will ask.

Mr. Dryburgh: You know what, its better asking and to get turned down, then to look stupid and never ask, so why don't we ask.

Mr. Grant: That's fine.

Mr. Harding: This whole thing, as far as the entrances, came up in the last major member meeting with Carlton and all of the Encore people, talking about major signage at the front entrance here, and I don't know if anything is going to happen with that. You guys have indicated that, along with the signalization issue, it is apparent that they could make a left turn coming into Reunion. Then they also brought up the fact that on the west side, coming off of Sinclair Road, they have a small sign there, after you make the turn, that says Reunion is straight ahead, but there's no other indication. People are bringing it to us saying, "Why don't we have something there as far as some sort of informational sign".

Mr. Flint: Can you come up with the location on a map and then maybe Steve can talk to the County.

Mr. Scheerer: For the existing sign?

Mr. Flint: No. We know where the existing one is, but we could see if there's a more appropriate location. We're not talking about monuments.

Mr. Scheerer: Some sort of directional sign?

Mr. Flint: Yes, a directional sign.

Mr. Scheerer: As you come out of Reunion, it would show the way to Reunion.

Mr. Flint: Joe Dollard is the person to ask.

Mr. Boyd: When the overpass was first built, we tried to get them to approve a mileage sign for Reunion on that bridge, like the one that shows how many miles to Orlando. There would probably be the same thing there.

Mr. Scheerer: They just wanted Palm trees.

Mr. Harding: I think we can add that as an action item. I forgot that we skipped that. We are still working on the allocation of costs.

Mr. Flint: That was what Andrew brought up. Regarding the signage on CDD property, we received feedback, both from the resort and from Encore, that they removed what they believe are the offending signs.

Mr. Scheerer: Yes sir.

Mr. Flint: Alan was going to verify that.

Mr. Scheerer: Last week we had six small signs, which I did not see today. I didn't get through the entire resort today, but as of last week, all of the signs that were not allowed to be on CDD property were removed, with the exception of those six signs. They are basically small open house signs.

Mr. Flint: I think they are gone.

Mr. Scheerer: I saw some in the traffic circle last week but those were gone today.

Mr. Harding: There are still a few up.

Mr. Scheerer: I will revisit that. Security was tasked with removing the signs. There were six last week and I will follow-up on that this week.

Mr. Flint: I'm communicating with Carlton and David Burman on replacement signage, consistent with our current official signage, so that we are consistent in style and with the policy that you adopted, that the signage be directional. We need to make sure that everyone is on the same page with what a directional sign is, versus what a sign promoting a private interest might be.

Mr. Harding: Are we putting up new signs for the spa?

Mr. Scheerer: The two spa signs are still in place.

Mr. Harding: I don't remember them being very appropriate.

Mr. Williams: I will take a look at them.

Mr. Scheerer: Just to re-clarify, the signs that we are talking about are on CDD property, not the signs that are located on non-CDD property.

Mr. Harding: Exactly.

Mr. Flint: We don't have any control over that.

Mr. Scheerer: You noticed the sign on Reunion Boulevard. As long as it's not on our property, then that sign is exempt from our sign policy.

Mr. Flint: I agree. I think we made some good progress. We are continuing to work on that issue. Is there anything else that the Board wants on the action items list?

Not hearing any,

ii. Approval of Check Register

Mr. Flint: You have the check register for the month of May totaling \$176,697. Are there any questions on the check register? If not, I would ask for a motion to approve it.

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the Check Register for the month of May was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through April 30th.

iv. Status of Direct Bill Assessments

Mr. Flint: We have some June payments due. All of the May payments have been made, so it looks like we are in good shape.

Mr. Greenstein: Don't we have that one May 1st payment from EHOFF?

Mr. Flint: Yes, you are right.

Mr. Greenstein: We actually have two of them.

Mr. Harding: What page was that on, Mark?

Mr. Greenstein: It was on Page 14. Wait a minute, I'm looking at the wrong page.

Mr. Flint: We have one due from EHOFF. We will follow up with them. They are pretty good responding once we follow up with them.

Mr. Greenstein: For whatever reason, it seems like there is a 45-day cycle involved but that's alright.

Mr. Harding: We've spent about \$4,700 on signage so far, this year. What was that for?

Mr. Scheerer: A lot of that is for repairs to the signs, stop signs and directional signs. I just received a call the other day about a sign that was tapped by a construction vehicle, which is leaning. We probably repaired three or four signs and we are in the process of updating the stop signs.

Mr. Harding: Some of them are really faded.

Mr. Scheerer: Yes, especially in the Homestead area. We've been replacing those. I have six more that I'm picking up and we will get those installed.

Mr. Greenstein: Alan, there's one sign right at the intersection in The Villas. There is a sign pole that became loose and tilted. I don't know if it's because of the excess rain. Do you know which one I'm talking about?

Mr. Scheerer: It's my understanding that we had it repaired on Tuesday. The one right next to The Villas?

Mr. Greenstein: Yes, as you are going to the first lined road on the left-hand side.

Mr. Scheerer: On Whisper Way. That should've been repaired. I had a contractor out here on Tuesday. He called me and said that it was fixed.

Mr. Greenstein: I just noticed it a few days ago.

Mr. Scheerer: It should be done.

Mr. Greenstein: Thank you!

v. Presentation of JLAC Correspondence

Mr. Flint: We received a letter dated March 20th from the Joint Legislative Auditing Committee, as a result of a finding in the prior audit. This has to do with the bonds that are not currently assigned to any specific property. We responded back in March of last year to the same comment, and then we drafted a letter on May 30th, indicating that no material change has taken place in that regard. I don't expect them to take any further enforcement action. They tend to be satisfied when we respond and they understand that there's no actual deteriorating financial condition and no need for the State to step in with financial assistance. That's the main thing that they are concerned about. Are there any questions on the JLAC letter?

Mr. Greenstein: No.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item as followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Request

There not being any, the next item as followed.

NINTH ORDER OF BUSINESS

Next Meeting Date

July 13, 2017.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Proposal Date: April 28, 2017

Expiration Date: May 28, 2017

Project Number: 17-2586

Central Florida Wiring, Inc.'s proposal for Premise Distribution.
For,
Seven Eagles sound system repair

Scope of Work

- ⇒ Provide and install (16) out door speaker at designated locations.
- ⇒ Provide and install out door rated 16/2 speaker cable.
- ⇒ Provide and install (1) 1" PVC conduit with pull boxes for speaker cable install.
- ⇒ Terminate, Test and label all new cables.

Clarifications

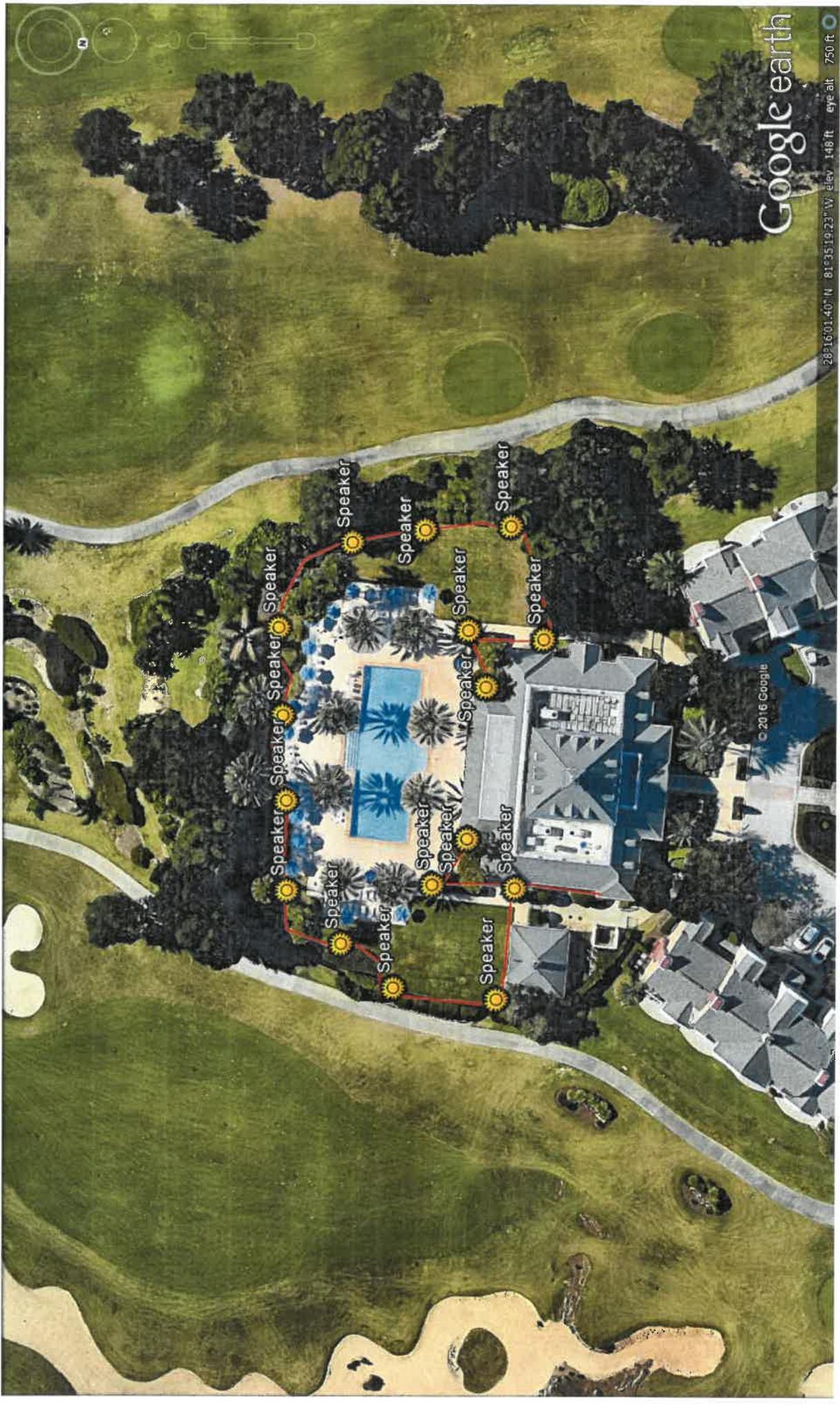
- ⇒ CFW. guarantees full compliance with, and adherence to all applicable ANSI/ TIA/EIA standards and within BICSI installation guidelines.
- ⇒ All applicable firewall penetrations will be sealed with an approved fire sealant.
- ⇒ All work will be performed during normal business hours, Monday-Friday 8:00 am to 5.00 pm., excluding weekends and holidays
- ⇒ Documentation and test results will be provided upon completion.
- ⇒ All CFW employees assigned to this project will be certified installation technicians
- ⇒ All cable jackets are Riser (CMR) rated
- ⇒ Any additional work is not in the scope of work will be billed as, time & materials.
- ⇒ CFW will replace, will bear all expenses and labor costs for on-site repair of any failure due to faulty workmanship for the period of *one year*.
- ⇒ Said repair will be done by, CFW personnel and will not be sub-contracted.
- ⇒ Response time will be within 8 hours if is possible, but in no case beyond Next Day/Best Effort (NDBE).

System	\$	9,954.78
Tax	\$	746.61
System Total	\$	10,701.39

This proposal is intended to be accepted in its entirety. Separating line items and/or Divisions may cause pricing changes to occur.

Thank you for taking the time to review our proposal if you have any questions please do not hesitate to contact me.

Jerry Rivera
President



Google earth

28°16'01.40" N 81°35'19.23" W elev. 148 ft eye alt. 750 ft

SECTION VII

1

Reunion East and West CDDs Action Items

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		In Process	Awaiting TWA Response
2	2/12/15	Research Signalization of Reunion Entrance	Boyd		In Process	Plans Submitted to County. Awaiting Comments.
3	8/13/15	Horse Stable Options Evaluation	Flint/Carpenter		On Hold	Pending discussions with Resort re: MSA.
4	2/9/17	Resident Use of Heritage Crossing Community Center	Flint		On Hold	Pending discussions with Resort re: MSA.
5	2/9/17	Improved Signage for Excitement Drive Indicating Resident Only Gate	Flint		Completed	
6	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		In Process	
7	4/13/17	Signage on CDD Property	Flint		Complete	Resort & Encore Removed Signs by Deadline. Staff to verify Compliance.
8	6/8/17	Improved Signage for Reunion	Flint		In Process	Resort to Present Standard Designs and Proposed Locations at 7/13/17 Meeting.

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/11/16	Research Signalization of Reunion Entrance	Boyd		In Process	Plans Submitted to County. Awaiting Comments.

1

2

*This item will be provided under
separate cover*

*This item will be provided under
separate cover*

Reunion East/West CDD Direct Billed Assessments for FY 2017

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
Reunion East	Citicomunities										
	11-1-15 DS Interest					Nov	\$5,491	\$7,459	\$12,950	Paid 1/12/17	
	34-25-27-4012-0001-0013	66 Comm	\$10,982	\$14,917	\$25,899	Feb	\$2,746	\$3,729	\$6,475	Paid 1/12/17	
	Estoppel					May	\$2,746	\$3,729	\$6,475	Paid 1/12/17	
	Totals		<u>\$10,982</u>	<u>\$14,917</u>	<u>\$25,899</u>	Total	<u>\$10,982</u>	<u>\$14,917</u>	<u>\$25,899</u>		
	LRA ORLANDO LLC										
	35-25-27-4885-PRCL-OC30	4 MF	\$1,849	\$5,054	\$6,903	Nov	\$925	\$2,527	\$3,452	Paid 10/11/2016	
						Feb	\$462	\$1,264	\$1,726	Paid 10/11/2016	
						May	\$462	\$1,264	\$1,726	Paid 10/11/2016	
	Totals		<u>\$1,849</u>	<u>\$5,054</u>	<u>\$6,903</u>	Total	<u>\$1,849</u>	<u>\$5,054</u>	<u>\$6,903</u>		
	EHOF										
	11-1-15 Interest					Oct	\$0	\$0	\$0		
	27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$152,465	\$510,486	Nov	\$454,923	\$854,415	\$1,309,338	Paid 1/12/17	
	35-25-27-4895-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,201,848	\$1,692,694	Feb	\$227,462	\$427,208	\$654,669	Paid 3/15/17	
	27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$354,517	\$415,496	May	\$227,462	\$427,208	\$654,669	Paid 6/20/17	
Totals		<u>\$909,846</u>	<u>\$1,708,830</u>	<u>\$2,618,676</u>	Total	<u>\$909,846</u>	<u>\$1,708,830</u>	<u>\$2,618,676</u>			

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
Reunion West	Reunion West SPE										
	22-25-27-0000-0020-0000	90 Comm/120 MF	\$53,036		\$53,036	Dec	\$38,451	\$0	\$38,451	Paid	
	35-25-27-4881-PRCL-0020	192 MF/-12 SF	\$51,857		\$51,857	March	\$38,451	\$0	\$38,451	Paid 4/11/17	
	35-25-27-4881-TRAC-OG30	156 MF	\$45,964		\$45,964	June	\$38,451	\$0	\$38,451		
	35-25-27-4881-PRCL-006A	15 Comm	\$2,946.00		\$2,946	September	\$38,451	\$0	\$38,451		
	Totals		<u>\$153,803.00</u>	<u>\$0.00</u>	<u>\$153,803.00</u>	Total	<u>\$153,803</u>	<u>\$0</u>	<u>\$153,803</u>		
	Reunion West HOA										
	22-25-27-4923-0001-00B0		\$167,262	\$0	\$167,262	Nov	\$83,631.00	\$0.00	\$83,631.00	Paid 2/15/17	
	22-25-27-4923-0001-00M0					Feb	\$41,815.50	\$0.00	\$41,815.50	Paid 2/15/17	
						May	\$41,815.50	\$0.00	\$41,815.50	Paid 5/15/17	
	Totals		<u>\$167,262.00</u>	<u>\$0.00</u>	<u>\$167,262.00</u>	Total	<u>\$167,262.00</u>	<u>\$0.00</u>	<u>\$167,262.00</u>		
	Runion West Development Partners										
	22-25-27-4923-0001-00B0		\$51,857	\$267,997	\$319,854	Nov	\$25,928.50	\$133,998.50	\$159,927.00	Paid 11/4/16	
	22-25-27-4923-0001-00M0					Feb	\$12,964.25	\$66,999.25	\$79,963.50	Paid 4/11/17	
						May	\$12,964.25	\$66,999.25	\$79,963.50	Paid 5/15/17	
	Totals		<u>\$51,857.00</u>	<u>\$267,997.00</u>	<u>\$319,854.00</u>	Total	<u>\$51,857.00</u>	<u>\$267,997.00</u>	<u>\$319,854.00</u>		
	Rwest Holdings										
	34-25-27-4012-0004-0010	1000 Hotel	\$150,074	\$0	\$150,074	Dec	\$37,518.50	\$0.00	\$37,518.50	Paid 1/20/17	
						March	\$37,518.50	\$0.00	\$37,518.50	Paid 4/11/17	
						June	\$37,518.50	\$0.00	\$37,518.50		
						September	\$37,518.50	\$0.00	\$37,518.50		
	Totals		<u>\$150,074.00</u>	<u>\$0.00</u>	<u>\$150,074.00</u>	Total	<u>\$150,074.00</u>	<u>\$0.00</u>	<u>\$150,074.00</u>		