

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 Thursday, August 9, 2018 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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| Carlton Grant | Chairman |
| Mark Greenstein | Vice Chairman |
| Steven Goldstein | Assistant Secretary |
| Don Harding | Assistant Secretary |
| John Dryburgh | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Andrew d'Adesky | District Counsel |
| Steve Boyd | District Engineer by phone |
| Alan Scheerer | Operations Manager |
| Clayton Smith | GMS |
| John Cruz | CWS Security |
| Rob Stultz | Yellowstone Landscape |
| Josh Suriano | Yellowstone Landscape |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Decker: I have lived here about eight years on the East side. The problem I want to bring up is excessive speeding. I have talked to a few others here about it and I think we have a solution that might help but I want to go back to why I think it is a real problem now. I think people are cutting through here because of the I-4 backup, we are getting people cutting through who are in a hurry, we are getting more people who are building and we are getting more renters. We talked about solutions and how to stop speeders and one is called the County police.

Unfortunately, we have a situation with people who are here once a week. We talked about speed bumps and it penalizes everybody and I'm not sure they will do that, so that is not a real option. We thought about speed signs and slowing people down. Human nature is when you see one of these you look to see how fast you are going, it seems to be a tool that is less invasive that does work. We can slow people down and hopefully, they slow down on their own.

A resident: A high percentage of those speeders are renters.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 12, 2018 Meeting

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the minutes of the July 12, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Management Services Agreement (MSA)

Mr. Flint: This is the proposed agreement between the CDD and the Resort for the Resort to operate this facility and the horse stables. We transmitted a draft of that to Daniel Baker, I touched based with him last week and we are waiting for comments back from the Resort on that agreement. Daniel is unable to be at this meeting and is asking for a follow-up call next week so Mark and I will follow-up with him. Unfortunately, we don't have any new information on that.

Mr. d'Adesky: We still need to run it by our Tax Counsel but before we can do that, we need to have all the business terms in place. All those numbers need to be completed before we do our analysis.

Mr. Flint: We will bring that back to the next meeting and Mark and I will follow-up with Daniel Baker in the meantime. Once we get those blanks filled in we will also get it to Andrew so they can run it by Tax Counsel.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2018-02 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations

Mr. Flint: There are two public hearings, the first one is to consider adopting the Fiscal Year 2019 budget and the other is to consider imposing assessments related to the budget.

Mr. Boyd joined the meeting by telephone conference at this time.

Mr. Flint: We will open the public hearing and ask if there is any public comment on the proposed Fiscal Year 2019 budget or the resolution.

As far as the budget process goes the CDD has to approve what is called a proposed budget by June 15th of each year, that is a preliminary budget and that was done in the spring and as part of the approval of the proposed budget they set the date, time and place of the public hearing, which they set for today. There is no proposed increase in the per unit assessments, if there were then a first class mailed notice would have to go out to all the landowners. Since there is no proposed increase the noticing requirements involve two notices put in the Orlando Sentinel 21 and 14 days in advance of today for the public hearing. The proposed budget that is included contemplates that the per unit assessment amounts would remain the same as they are in the current year. The major expenses of the District are fairly level, administrative expenses have only increased slightly by about \$1,500. The maintenance expenses are going down in this budget and the reason is because there is a cost share agreement between Reunion East and Reunion West based on platted lots so as additional lots are being platted in West the percentage that East pays of the shared costs is going down and the result is reducing Reunion East maintenance budget. Next year we are going to be looking at both Districts as the balance of the undeveloped property is starting to get better defined. I know for the property that runs along I-4 right now there are some preliminary development plans for how that would be built out. The densities are lower than what was initially contemplated and going into Fiscal Year 2020 we will be looking at all that to see what impact that may or may not have on East. The budget is available online on the District's website and there are copies in the back of the room. If anybody has any questions on the proposed budget now would be an opportunity to provide comment. Hearing no public comment, we will bring it back to the Board for discussion.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2018-02 was approved.

B. Consideration of Resolution 2018-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next is the public hearing to impose the assessments associated with the budget you just adopted and there are two exhibits to the resolution, one is the adopted budget

and the other is the assessment roll that lists the specific properties and the per unit assessment amounts.

Are there any public comments on the resolution adopting the assessments?

Hearing no public comment, we will bring it back to the Board. Is there any discussion of the Resolution? There being, none,

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Resolution 2018-03 was approved.

Mr. Flint: We will close the public hearings.

SIXTH ORDER OF BUSINESS

Consideration of Extension of the Landscape/Grounds Maintenance Agreement with Yellowstone Landscape

Mr. Flint: This is an extension of the landscape maintenance contract with Yellowstone. The contract extension is merely extending the term of the agreement 12 months, all other terms of the agreement would remain the same including price and this would extend it through September 30, 2019. It has a 30-day termination provision without cause in the event there is an issue that provision can be exercised by the Board.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the 12-month extension of the landscape/grounds maintenance agreement with Yellowstone Landscape was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Benham Protective Services for Addition of Hands-Free Transponder System

Mr. Flint: Next is a proposal for a transponder system for gate access.

Mr. Scheerer: It was suggested that some residents are not in favor of continuing the Prox cards and having to roll down their window when there are so many other options available. John obtained a proposal to come in with an RFID reader system similar to when you go through the toll booths on the parkway and turnpike and that proposal was included in the agenda package for consideration. It appears that they are looking at five gate locations, I don't know that we need five gate locations. We have the Excitement Drive gate, a gate at Carriage Point

and the three manned gates here within the community. We really don't need one at Carriage Point. There is no security at the Excitement Drive gate either, but it is a gate that you can just pull up and access.

Mr. Greenstein: Can someone refresh my memory as to why Carriage Point, when you pull up the gate opens?

Mr. Scheerer: One of the reasons is it is not connected internally to the Resort. The reason we were able to make the Excitement Drive gate a resident only gate is because you have other access points.

Mr. Harding: Four gates would reduce the cost to something else, right?

Mr. Cruz: By about \$2,000 plus the amount of material it would cost to set up that gate. It wouldn't reduce it by much.

Mr. Harding: What about another quote?

Mr. Cruz: I can get another quote. I will see what ACT can provide.

Mr. Goldstein: Can you get two more quotes? We are spending this much money and I would like to see more quotes.

Mr. Greenstein: Standard procedure is to try to get three quotes.

Mr. Dryburgh: You could bring the quotes for the cost per gate and the cost per transponder.

Mr. Scheerer: This one includes 1,000.

Mr. Cruz: The cost of transponders is about \$10.75 each.

Mr. Dryburgh: Do we sell these to the residents?

Mr. Flint: The Board would have an option on how you do that. Some communities we provide a certain number at no cost and if they lose them or they are replaced they have to pay it or if they want more they have to pay. You could have a policy that you provide two per house and anything more than that they would have to pay the addition or if they were damaged or you could provide them all for free or you could charge for all of them. It is a policy decision. How do we handle rentals now? Do they have to come through the guest spot?

Mr. Goldstein: That is not true because most people who rent their homes just leave their key.

Mr. Cruz: With this system it eliminates people handing over their cards to whoever or vendors, to their renters.

Mr. Greenstein: The Master controls the issuance of the Prox cards because we lost control of Prox cards and they were in the hands of the wrong people so they basically cleared the system and reissued new Prox cards that were basically property connected. My opinion is a short-term renter is basically a resort guest and I would not give any kind of access card other than a temporary one to a renter. The CDD pays its security, we also pay for security through a master assessment, the different pieces of things. The guardhouses are CDD property but a lot of the administration is through the Master Association so there is something to be said about joint funding or discuss it with the Master and doesn't keep the burden solely on us. Some people might say this is a luxury, you can't roll down a window and swipe a card. I'm inconvenienced now because of other people coming through the West gate because they are waiting as of yesterday the reader on the West side got hit by lightning or whatever and it is out. That is why I said let's discuss this in detail on the East side because there are a lot of pieces to it and we will handle it in the West because West usually goes along with East. I think we do need to bring David Burman and the Master Association into the equation for us to review this subject jointly.

Mr. Dryburgh: It won't stop us from getting three quotes.

Mr. Greenstein: Not at all. I can see a permanent resident have it but that is what happened to the Prox cards. The Master issued a Prox card to the owner of the property, we lose control when that owner gives it to somebody else where this system is tied to the vehicle.

Mr. Scheerer: It is an antenna that ties into the system and reads the card.

Mr. Harding: All this does is make it convenient for the permanent property owner.

Mr. Cruz: It speeds up the time going through the gate. People who are already using it are going to come through a lot faster. Our backups are getting worse at the gates.

Mr. Scheerer: To clarify one thing, the card reader system was installed and paid for by the Master. Those systems were not installed by the CDD so any repairs that are necessary for those card readers goes back to the HOA.

Mr. Greenstein: I think what we are talking about from a system standpoint if you can provide us with additional bids and we need to talk to the Master about this subject. We can probably support funding from either source.

Mr. d'Adesky: From our side we would have to have a policy in writing on how this is going to be applied and if there is any fee involved, such as charging someone for replacement or

you want to charge everybody it is up to the Board to decide that but if you decide there is to be a fee you have to go through a rulemaking hearing to establish that.

Mr. Greenstein: That is another reason it is easier through the Master. I believe the Master covenants already have schedules for mailbox keys, all kinds of things.

Mr. Goldstein: If the Master did the Prox cards it makes sense to let them also deal with the upgrade.

Mr. Greenstein: If you designate me I will talk to David Burman about it.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We received an update from the trustee that they would be responding shortly to LRA's letter. They anticipated getting something back to us but had some issues.

I believe Alan still owes me some parcel information and I will distribute demand letters.

Mr. Flint: We have costs today and I think the idea was that those letters were going to include some additional detail.

Mr. d'Adesky: Then I will defer.

B. Engineer

Mr. Boyd: I don't have any new information. I made a report on the status of the signal during the Reunion West meeting and the information is the same.

We did receive a notice from the Central Florida Expressway Authority about the next workshop scheduled for 2:00 p.m. August 15th for the Poinciana connector project. Right now, it looks like they are moving forward with a PD&E on how they would connect to 532 and the remaining link of how they get to I-4 is going to be studied in more detail later. I will attend that meeting and report back to the Board.

C. Manager

i. Action Items List

Mr. Scheerer: Let's tackle the allocation of costs. With the help of Yellowstone, Josh and Robert are here today, and the last page of the handout is a map indicating that there are five sections. The cost to remove the Bahia Grass and replace it with Bahia Grass is outlined in the

proposal per section so each Supervisor should have five sections, two proposals for each, one is to retrofit the irrigation and install Bahia Grass and the other is to tear out all the plant material and just hydroseed the Bahia in place.

Mr. Greenstein: We had to go through this to show anyone who reads our minutes or cares what we do that we are looking to assign costs to the folks who are benefiting from that cost. In all fairness they weren't here, these entities across the street didn't even exist when this landscape material was installed. Now we are trying to get them to recognize they should be a good neighbor and contribute to the maintenance of that property.

Mr. d'Adesky: We have been working on this for a year and a half. We have an agreement with the County to maintain the right of way on 532 and portions of 545 and we are trying to reduce those costs. We went to the County and they told us we will give you some money and there was a change in the leadership and now they are not going to contribute. Osceola County had sent demand letters also to the parcel owners on the Polk side and got no response and now we are trying to do it ourselves to see if we can get anything from those folks. Otherwise the Board has been looking at ways to save money on those right of way costs all the way to I-4.

Mr. Harding: If you spent the \$40,000 what does that do to reduce the total annual cost of \$170,000+? What is the payback? How long would it take us to pay back the \$40,000?

Mr. Flint: What is the reduction in the annual maintenance cost as a result of eliminating these sections?

Mr. Stultz: We don't have the exact total of the area on that the Polk Line side but looking at it, it would reduce it in half.

Mr. Dryburgh: On this proposal if you select 5 and 4 and you rip them out can you turn those sections back to the County?

Mr. d'Adesky: We could write a letter to them and say we are turning the section between I-4 and come up with some marker for instance parcel 4 and say we are turning that back to you and we will maintain the rest to our standard as agreed to.

Mr. Dryburgh: Just turn 5 back over to them and go back to the property owner and say you will notice the high quality currently and we are turning this over to the original, you sure you don't want to talk to us about the area in front of your place and the County saying, you

initially said you would share it and now you won't so you are getting this section and over time you might get all the rest. You sure you don't want to discuss this?

Mr. Greenstein: Not having any specific knowledge, not having seen any plans, it sounds like there will be development in "Quonset Hut" city. That property that parallels the I-4 on ramp on back within the next 12 to 18 months I won't be surprised if Encore develops that property and it could be a combination and not just commercial. It could be residential in the back and could be Reunion and if that is the case that is part of our front door then you leave it alone.

Mr. Dryburgh: Unless the decision is reached that the whole front door is not worth \$170,000 a year for the people who live here.

Mr. Greenstein: When you cross the road into ChampionsGate it has a particular look and when you cross the road people think this side of the road is Reunion and the other side of the road is ChampionsGate. I like the idea of going back to the County. Not the same person but the office made a deal with us and they reneged on it.

Mr. Harding: At the same time why not go back to those properties on 5 and 4 and say the same thing?

Mr. Flint: 4 is the apartments.

Mr. Greenstein: More or less in front of 5 is going to be Reunion development.

Mr. Flint stated: We are just talking about the south side of the road.

Mr. Scheerer: I found the document that was provided to the Board the overall cost for the median on the north and south side was \$173,000. The south side alone makes up 16% of the overall contract at \$27,733. The center median is \$41,598.

Mr. Goldstein: We are talking about almost \$70,000.

Mr. Flint: I think we were just talking about the south side, that is a ten-year payback on the Bahia sod and it would be something less than that on the hydroseed.

Mr. Greenstein: We can table it and try to go back to the County to rework the deal. I don't think we want to entertain going backwards aesthetically and spending significant dollars that we can't recoup within a reasonable period of time.

Mr. d'Adesky: Do you want me to send a demand letter for these costs for each of the parcels?

Mr. Greenstein: I have no problem with that.

Mr. d'Adesky: We will update the demand and see if we get anything.

SafePace

Mr. Scheerer: The next item for consideration is an item that was brought up at the West meeting and that is the installation of some LED radar feedback signs. We have a resident who spoke during audience comments about speeding and excessive speeders. In front of you today are two options for solar powered LED radar enforcement signs. One has been recommended is the SafePace 600 15-inch variable message sign with solar panel. A couple things we may want to consider with this sign is the SafePace Bluetooth or SafePace cloud bundle. You can take your laptop if you don't do the bundle cloud based you can change the message that is displayed and download all the data as well. The other option is a cloud based package that allows security or myself or whoever is going to be in charge of this to remotely collect data, change the message, change the speed limit and it is \$5,363.12. We initially discussed five locations with this option or option 2, which is the SafePace 100. There are two differences in this one, one is the display is only 11-inches instead of 15-inches and two the message is fixed so you wouldn't be able to change the message but you could opt to have the Bluetooth where you go in, hook up your computer, download all the data or you could do the cloud based where you can manage it remotely.

Are you interested in doing signs? Which sign do you want? Which locations would you like to see the signs in? I can go back and get a definitive quote.

Mr. Harding: There is an option to do a test and have that at the waterpark and see what happens. What were the recommended locations?

Mr. Scheerer: Two on Grand Traverse, one in the waterpark, and it was suggested at the East meeting that we needed one on Excitement Drive and one on Reunion Boulevard. In talking with John Cruz he feels there are enough "S" curves along Reunion Boulevard that minimizes the speed so maybe we don't need to look at one of those locations. We can have two on Grand Traverse, one at the waterpark and if you wanted to do a fifth on Excitement we can do that.

Mr. Greenstein: Are we agreeing to a test?

Mr. Harding: I don't think we need a test. They are very effective.

Mr. Greenstein: Why couldn't we arrange for a demo?

Mr. Flint: No, you have to buy it.

Mr. Greenstein: It is behavior modification. Normally you want to see it have an effect. I'm sure the vendors are going to have all kinds of information to support the use of their product.

Mr. Goldstein: I'm sure if we call the sheriff in Osceola County he would jump on this and say it is going to help.

Mr. Greenstein: If these were a little less expensive and we deployed them as need be, not on a fulltime basis.

Mr. Scheerer: I think you can accomplish that for a minimal cost. You can get your data and over time you can see if there is a drop in that speed. You can move them from location to location. You can add the data package that I recommend you do regardless of which option and download the information to your computer. Do you want the one you can change the text on the unit or do you just want fixed language?

Mr. Greenstein: How are we going to fund this?

Mr. Flint: We have reserves adequate to fund this.

Mr. Harding: What about an amount not to exceed and get other quotes?

Mr. Scheerer: The original quote from Grainger was \$9,000, Fausnight Stripe & Line and their quote for five installed was \$45,000. This is a great deal with SafePace. I went back to the manufacturer and explained we are a government entity, we shouldn't have to be subject to any of the markup.

Mr. Greenstein: What we said on the East side was we would ratify what you approved.

Mr. Flint: We won't wait, we will just bring it back to them to ratify.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the proposal for the SafePace 100 Option 1 data package for five units was approved locations to be two at the waterpark, two on Grand Traverse and one on Excitement Drive.

Mr. Flint: I think the only action item we didn't talk about was the rapid arm gates on Excitement Drive.

Mr. Scheerer: Those were approved at the last meeting. I was asked to get a second quote and it was \$17,000 so I approved the ACT quote for about \$11,000 and they are in the

process of getting it in their queue. Do you want the gates in front of the exit gate on the inside? I gave two options. One was the barrier gate would come up so when you are leaving the swing arm gate would open and then you would have barrier gates on the outside lane. I think that was the option a lot of you thought was best. If you are exiting you have the barrier gate, that opens, the swing arm comes open, you go out and the barrier gates close and they are internal as opposed to external.

Mr. Dryburgh: Is there a camera there?

Mr. Cruz: We have four or five there. There is one that focuses on who is driving the vehicle, there is one that will get the plate, there is one that looks from the outside in on the exit side and on the opposite side from the outside in. We have an excellent view of that whole scenario.

Mr. Goldstein: Doesn't it make more sense to have the arm to come up first then close behind you?

Mr. Flint: Yes.

Mr. Scheerer: I will make sure.

ii. Approval of Check Register

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the check register was approved.

iii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iv. Status of Direct Bill Assessments

A copy of the direct bill assessment report was included in the agenda package.

v. Approval of Fiscal Year 2019 Meeting Schedule

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Fiscal Year 2019 meeting schedule indicating meetings on the second Thursday of each month at 1:00 p.m. at the Heritage Crossing Community Center was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

A resident: At the terraces we have two areas that are used by lots of people for parties, weddings, birthday parties and there is no reservation system for the CDD to rent those out. It has been going on for years. Every weekend someone has a party. It is not solely Terraces people, people from inside and outside Reunion, security is being called all the time to verify who is an owner, renter, guest and so on. This past weekend we had an issue and I called security. They set up for a wedding inside the gazebo, took down the tape, there were at least 40 chairs with bows on the end of the chairs, tables set up with food and drinks. It was a long-term renter at the Terraces and she said can we use the swimming area and we said if they are your guests, you are responsible for them and she said she was not staying. There were 60 people wanting to spend the night at the pool and the renter was not going to be there. Security asked if she had permission to hold the wedding there and she said I called Karen two weeks ago and she did call me and said she wanted to have a baby shower for a friend and I said there is no reserving and no rental of that area and I gave her the other options. She said the baby shower was on Sunday. She had another party on Sunday. Can't we have signs, no private parties?

Mr. Greenstein: Don't all CDD facilities have non-resident user fee?

Mr. Scheerer: They do but it is posted on the entrance to the swimming pool.

Mr. Greenstein: We need another sign or we need it posted somewhere. We impose a non-resident user fee. If people don't want to pay the fee they are trespassing and have no legal right to be there. It is a security issue.

Mr. Dryburgh: If you have 60 people coming over for a wedding that is not approved by anyone then call the police.

Mr. Flint: I suggest calling security and they can call the police.

Mr. Greenstein: They are trying to legalize their attendance there by extension through a renter. A phone call about one thing that turns out to be another means they are manipulating the system. That is why there are procedures in place. When we first put the user fee in effect we made up the brochures that had the application procedure and security would hand that to the person.

Mr. Cruz: First we would establish if they live here. As far as if they are having an event we are going to call and say are these guys okay to have whatever it is.

Mr. Harding: How many people can an owner have at a party? Can they have 75 people at a party at this place?

Mr. Flint: We haven't set limits on that.

Mr. d'Adesky: Some Districts have event use policies and we have that approved by the Board, we have them sign an indemnity, there is an insurance clause and we can do that here.

Mr. Flint: We haven't formalized those policies because there hasn't been a need to do that. I don't care what rules we draft the person who is lying about whether it is their brother's wedding or not, you are going to have those situations and that is why we have security to address it. We can do amenity policies that set guidelines as far as how many guests per homeowner or non-resident you can have. Up to this point it hasn't been an issue so I think the feeling is if there isn't an issue why put a structure in place to address a problem that is not there. Terraces I think is the only facility that has a gazebo but anyone who is a resident or non-resident user in Reunion can go to the Terraces pool or use that gazebo just like anyone in the Terraces can go to Homestead or Seven Eagles, everyone has access to everything. If it is someone who is not authorized to use it we have to address that and if we are having an issue with number of guests per resident then you can set limits on how many guests. We have plenty of examples of policies.

Mr. Harding: Why don't you bring that to the next meeting and we can have it published through the HOA and send it out and say this is the policy.

Mr. Flint: That will give John and his people something they can use to enforce.

Mr. d'Adesky: I will provide that to you. I won't draft anything.

Mr. Harding: Then we can see if we want to adopt it.

Mr. Scheerer: We will replicate the non-resident user fee sign and put them in selective locations.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting adjourned at 2:33 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman