

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, April 11, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Don Harding	Vice Chairman
Steven Goldstein	Assistant Secretary
Trudy Hobbs	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
Garold Williams	CWS Security
Rob Stultz	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. Lischynsky: We talked briefly about it last month about the Google Maps and it was pointed out that Google has done something but all they have done is to declare the Reunion roads as private access. It still routes you through that private access road and it doesn't help at all. We have tried many times to make those gates inaccessible to the public and it is not working. Is there any way to be more aggressive to stop that public access through those gates?

Mr. Flint: Not really.

Mr. d'Adesky: It is really difficult, even labeling them as private access is not accurate. There is very little you can do to have those companies change the routing altogether.

Mr. Lischynsky: It is not the routing; it is that you can't get through that gate. They can change it to restricted road access.

Mr. d'Adesky: I understand what you are saying and what you are saying is technically possible. We could ask them but do we have any standing or any recourse to actually persuade them and we really don't.

Mr. Greenstein: It should be designated as resident only access, the public access is the gatehouse on Spine Road. That is why we can have resident only access.

Mr. d'Adesky: I can send a letter to ask but if they don't respond to that there is very little we can do.

Mr. Flint: We can take a shot at sending a letter.

Mr. d'Adesky: I can send a letter, but I want to temper expectations.

Mr. Flint: We may want to do it on multiple fronts and ask the Master Association to also send a letter. The Master Association may be able to say some things we can't say.

Ms. McGurk: We have been here for seven years and it is clearly worse now than it was even last year. Twice in the last week we had people threatening us because we won't let them tailgate in and we, as others have, got caught between the arm and the gate because we stopped and won't let them get through. Security is spread thin, but they do spend time over there when they can monitoring people who are trying to get in. Clearly, people are not reading the sign and try to push the button. Can we remove that button?

Mr. Scheerer: The Resort or the POA installed that, the CDD didn't install that. The call button used to go to security, but the call box no longer works.

Mr. Greenstein: We can get the reader changed so it doesn't have a keypad so people don't get the impression if they had a secret code they would be able to get in. What about some signage before you get to the turn, have a big illuminated sign that says, 'Resident Only Access'. Let's look into signage that directs people to get into the resort; it is resident only but people don't like the idea that they have to go in the main gate and through the resort to get to where they want to go.

Ms. McGurk: Is it possible to put a sign on that island to give people a chance to make a U-turn and go back?

Mr. Greenstein: Let's try to get it up high so people see it before they drive forward.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the March 14, 2019 Meeting**

Mr. Harding moved to approve the minutes of the March 14, 2019 meeting and Mr. Greenstein seconded the motion.

Mr. Greenstein: I need to add some language so they know what I was talking about on page 5, under “supervisors requests.” I brought up the issue of the Watson Court property so all it says in there now is, the park that was not designated “a park because there were some safety issues I would like to see what we can do to enhance it” and Trudy says she will take the lead on the project. What I wanted to say and what I think it should say is, CDD property the entry to Watson Court needs our attention. Originally establishes the entry to a trail and requires basic landscape maintenance. Additionally, I recommend the Board consider options for enhancement of the property for a small park and benches, etc. Then I think the rest of it makes sense.

On voice vote with all in favor the minutes of the March 14, 2019 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS**Financing Matters**

- A. Consideration of Third Supplemental Assessment Methodology Report for the Unexchanged Bonds**
- B. Consideration of Resolution 2019-02 Declaring Special Assessments**
- C. Consideration of Resolution 2019-03 Setting a Public Hearing for Special Assessments**

Mr. d’Adesky: We kept this item on in an abundance of caution but after speaking to both the Trustee’s Counsel and Developer’s Counsel they need more time, particularly Developer’s Counsel to reexamine what they are doing. There is likely going to be an adjustment of the development plan therefore, they are going to need to come back to that. We anticipate hearing from developer’s Counsel. The Trustee was comfortable with us delaying this item so we would suggest that we table it to a future date. We may come back with a revised methodology.

Mr. Flint: We will carry it over to the next meeting.

FIFTH ORDER OF BUSINESS**Staff Reports**

- A. Attorney**

There being none, the next item followed.

B. Engineer

Mr. Boyd: We reported on a couple of items earlier with Reunion West. An item specific to Reunion East is Alan asked me to look into a stormwater pond on the south side of Patriot's Landing community, there is a small dry bottom pond between the wetlands and the backs of some lots there. It is a dry bottom pond it is very small it is only supposed to be three feet deep, but it has been overgrown with trees and exotics and things like that. I'm going to work with Alan and come up with a recommended plan, clean it out, I don't think everything necessarily needs to be completely removed and re-sodded but it does require some maintenance and cleanup work. I will work with Alan on that.

Mr. Scheerer: We met with her and we got some direction from her as to what she would like to see and I contacted Steve to give us further direction. I know there is an inlet pipe that comes in behind some of those lots and we are going to get with Steve and make sure there are no issues there and then there is the outfall that goes into the wetland.

Mr. Harding: The people were given that feedback?

Mr. Scheerer: Yes, her husband is coming in November.

Mr. Harding: It will be done by then, won't it?

Mr. Scheerer: Maybe not to the extent that she is expecting. We will work with the Engineer to come up with a plan.

C. Manager

i. Action Items List

Mr. Flint: You have the action items list, the first two items are on hold. The amendment to the MSA Mark and I have met with Kingwood it is kind of in their court right now. I don't know if Mark has thoughts on where we are with that.

Mr. Harding: Were they agreeable?

Mr. Greenstein: I think they were very positive about the resort requiring the MSA on this building as well as the stables and they were really excited about the stables. They have some ideas about banquet related uses, destination wedding, a niche thing. They have a vision, that is what it takes. I think they are probably talking with their legal folks. We left them the latest agreement that we had proposed but I think because they have only been in about two

months and they are working on a whole bunch of different things and that is why it probably took so long to get the easement agreements for the sides. We will have follow-up contact with them and hopefully, in the next month or two we will be able to get that resolved.

Mr. Flint: What is the status of the additional speed limit signs?

Mr. Scheerer: We expect them any day and as soon as we get them in we will have them installed.

Mr. Flint: Repainting of the signs throughout the community?

Mr. Scheerer: As of Tuesday I did a ride through with the contractor. We inspected as many poles as we could that day. It looks like their last section will be Spine Road coming in from Old Lake Wilson up behind the villas on Whisper Way. We anticipate them based on what he told me being completed by tomorrow. Next week if that is the case we will do a physical inspection of all the sign posts.

Mr. Greenstein: As I mentioned at the West meeting, there are scattered around, mostly traffic signs, that are not on what I consider to be the official Reunion pole, black pole. The steel corrugated pole, perforated pole, galvanized pole and I would like them to do a review of where those poles exist and get an estimate of the cost to replace those poles with the official Reunion pole.

Mr. Flint: Would you like us to add that to the action items list so you can track that?

Mr. Greenstein: I think that is a good idea.

Mr. Harding: Cleaning of the park?

Mr. Flint: We need to add that. Do you want to give a status on that, Alan?

Mr. Scheerer: Trudy, myself and Yellowstone met after the last meeting. A couple of the suggestions that we had is there used to be an arbor out there at one time and some of the concrete footers were still embedded in the ground. The concrete was cracked and chipped so part of the conversation was, we pull that all up, repour it, just a decorative arbor and then there was a sidewalk traversing the trail and the suggestion was that we pull out the remaining panels and create an area for a park bench so now we have three areas. We went ahead and had Barry Construction pull all that concrete out and installed new concrete where it was chipped and cracking and a safety hazard. We now have three pads and when the time comes we can place park benches on there. Yellowstone is working on a design for the park based on Trudy's input what she feels people would like to see there. We need to get irrigation. Just so everybody

knows in speaking with Yellowstone the irrigation main line runs from across the street, it is not on our side so there may be a directional bore that may be needed to get water over to that side for the park. Then we are working on a budget for that and as soon as we get all the other numbers together we will present it to the Board with Ms. Hobbs' blessing, of course.

Ms. Hobbs: I was looking at the rest of the park areas so that it would be somewhat consistent with it, although that area lends itself very nicely, I was talking to Yellowstone and there is a little section there they said let's make it like a butterfly garden, put in plants for that. It is not going to be huge but it would be nice to have that. There will be some grass there and some decorative grasses. My main concern is there is a lot of wildlife type trails, which are probably wild pigs, and there are also areas that people might think is a trail and they will get back there and get lost, so we will be cutting it off with some shrubbery and benches.

Mr. Greenstein: It was originally intended to be a trailhead kind of thing, it didn't work so now we are turning it into a park. We will look at the numbers at the next meeting.

Mr. Scheerer: Yes, and whether or not it is something the Board wants to do this year or we can add it to the budget for next year. It has been cleaned up so the reason for replacing the concrete is that visitors can walk in there now and we didn't want any health safety issues.

Mr. Flint: We will make sure we add the Watson Court Park to the action items list.

ii. Approval of Check Register

Mr. Flint presented the check register for the month of March in in the amount of \$221,772.91.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein 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. No Board action was required.

iv. Status of Direct Bill Assessments

Mr. Flint: You have a copy of the status of direct bill assessments and the EHOFF payment is a significant issue because that has to be paid to be able to make our May 1st, payment. They are supposed to close this week on the hospital portion of the property and the

assessment was going to be paid at closing. I was told that it is scheduled for Thursday, which is today, if it doesn't happen they will go ahead and pay it regardless of closing. They know, I talked to John this morning about it. We should be okay on that. As part of that closing they are going to pay down the outstanding debt that is actually on that parcel so they have asked for an estoppel so there will be a special call, the par amount associated with that piece will be paid down. Going forward they will still pay O&M but I guess as part of their sale they are taking out the debt part. They did ask for an estoppel for all the property, but they are only going to pay it down on the hospital piece at this time.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Harding: Just for information purposes I think I read in the minutes that the Reunion entity document was going to be posted to both East and West CDD websites and for all of you, you can go into the website and read the minutes of our meetings and everything else along with these kinds of documents to see what Reunion is all about and all the different entities.

Mr. Flint: Thanks for all your work on that.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein: I talked about the traffic control standpoint on the West side I talked about looking into the ability to put in a four-way stop at the intersection of Grand Traverse and Tradition; right now it is a two-way stop. Because of vehicular speed and volume of cars coming down off the bridge cars coming in toward the bridge and with the Bears Den development being occupied we need to look to see what it takes to create a four-way stop. The reason I bring it up is I think the same situation is going to be at Spine Road and Tradition with the Spectrum project moving forward there is going to be a lot of volume, a lot of traffic in that area. Hopefully, once we figure out what we have to do from the County traffic control, DOT perspective then we can apply that to the Spine and Tradition intersection.

Mr. Goldstein: Are we looking more into the Sinclair gate?

Mr. Greenstein: Yes, I can share with you and will make a copy.

Mr. Boyd: I will get that emailed.

Mr. Greenstein: That is the beauty of East and West is we have an interlocal agreement with a lot of things in common on both sides and if we do something on the West we try to make sure the people on the East are aware of it as well.

The other major item that came up in the past month has come up in previous months is Corolla Court parking. There are a number of larger homes that were built recently in Corolla Court and there is one more that will come online soon. They have had some horrendous situations with parking. By parking on both sides of the street with larger vehicles a resident who lived in the cul-de-sac at Corolla Court, could not get through without stepping out of the vehicle and folding mirrors on cars that were parked there. It is a major problem that needs to be addressed. What can we do on a temporary emergency basis on that street? What do we have to do on a permanent basis throughout Reunion because the time will come when you cannot have parking on both sides of the street.

A resident: What if we put no parking signs on one side of the street?

Mr. Harding: We tried that once before and we couldn't get that past either.

Mr. Flint: Chapter 316 prevents blocking emergency vehicle traffic so to the extent you can't get a car through you couldn't get an emergency vehicle through.

Mr. d'Adesky: Once again that is Osceola County because we do not have police powers.

Mr. Flint: The only other thing we can do is the legislation was changed two years ago to allow CDDs to tow. If you wanted to go through that process I think you would do it by resolution and you post signage, designate the towing zones and then if we could work with Community Watch Solutions to enforce it on behalf of the CDD we would enter into an agreement with the towing company, they could authorize vehicles to be towed on behalf of the CDD.

Mr. d'Adesky: We would have to figure out which side of the street, maybe one side of the street you allow parking the other side of the street is a tow away zone and marked as such, there is signage, it is very clear. It doesn't take too many people getting towed for them to stop parking there.

Mr. Greenstein: I'm still trying to figure out through the Master Association what the legal requirement is, we are inundated with the tow away zone, the sign that announces whether you are entering a condominium development or entering Homestead that you are entering a possible tow away zone, is the name of the towing company and the number to call in case your car is towed and yet, I don't know where there is a place a person would actually get towed unless they parked in the middle of the street. I'm looking to limit the number of signs we have

because they are really ugly and place them in front of all the neighborhoods and at the main gates is where the signs should go and you shouldn't have to put one up in front of every single neighborhood.

Mr. d'Adesky: Unfortunately, just like with no parking, there is a statutory requirement where they have to be posted. I don't want to promise you that it is going to look pretty.

Mr. Harding: What constitutes a tow away zone? If we can't put no parking on both sides of the street?

Mr. Flint: We could and it would be a tow away zone.

Mr. d'Adesky: We would have to advertise that this is a tow away zone and you will be towed if you park here. There is specific language.

Mr. Flint: The thing we didn't want to do before when this issue came up is we didn't want to designate areas that people could park because the roads are not wide enough to even allow parking on either side of the road so we didn't want to go down the road of saying you can park on this side but not this side because technically, you can't park on either side because the roads are not designed wide enough for any on-street parking. That is why we didn't put up signage when we were talking about it before but if you want to designate no parking areas you can put up no parking signs and go through the process of the procedure that would allow us to tow vehicles if they violate it.

Mr. Harding: Do we have security go through and identify those areas?

Mr. Williams: The reason why I put those signs in those communities is people would park their vehicles blocking people's driveways. That was the reason why we put tow away signs in the communities to say if you are improperly parked by blocking a driveway we will tow the car on behalf of the HOA. When you put up those signs going into the community you have to designate the unit of that zone, which can be determined by blocking a driveway.

Mr. Greenstein: I was looking for something definitive, I assume the signs were not put up just because they wanted the towing business it was because of the legal requirement and it is basically a condo association. The only other thing I am going to recommend to the master is look at the location of those signs and maybe we should attach them to the standard street pole so you don't have the corrugated steel pipe coming up and try to beautify them the best we can and still have the sign there. Maybe we can help with that.

Mr. Harding: Who is going to do what? What is the action?

Mr. Flint: We haven't gotten there yet.

Mr. d'Adesky: I think this requires a study, looking at it and a conversation needs to be had. I think community watch could work with maybe Alan and figure out some areas that might be good candidates for that.

Mr. Flint: If the Board is interested in towing on CDD roads, there is a legal process we need to go through to do that. If that is something you are interested in we can begin that process, draft the necessary resolutions, there would be an exhibit attached to the resolution that would show the tow away zones or the no parking zones and then people won't automatically be towed they would be given a warning so the towing company is not going to have free reign to come in and tow anyone in the tow away zone they would have to be authorized by the CDD through community watch or whoever.

Mr. Greenstein: I think the solution long-term is the construction of a larger parking facility off Old Lake Wilson Road, off the Grand, that could allow for overflow parking basically, with a shuttle service that takes people to the residence they are staying at. You can't overload the streets with cars.

A resident: I thought they changed the rules so they would have enough parking. Do people choose to park in the street or do these houses just not have enough parking?

Mr. Greenstein: The master association covenants were on the books first that tied in the number of bedrooms to require the number of parking spaces. Then the County adopted similar rules with the exception of a certain number of bedrooms, four or five, and the numbers were exactly the same. The problem is the number of bedrooms doesn't denote the sleeping capacity of the property so you get a seven or eight bedroom house and say you have to have five or six parking spaces but you could end up having 25 people stay in the seven or eight bedroom house plus they have large parties. We have to be knowledgeable as to what it takes to get it done and we go from there.

A resident: When we were buying here we were told you were allowed to park your cars on the street.

Mr. Greenstein: The original houses were four and five bedroom houses and then we had the big depression and the rest is history.

Mr. d'Adesky: Be prepared as Supervisors for a lot of backlash.

Mr. Harding: There is a regulation that says, parking directly across the street from another vehicle you can be cited.

Mr. Flint: If it blocks emergency vehicles.

Mr. d'Adesky: That is why we have to clearly designate a zone. It needs to be something that can't be challenged. We will start the process. I will look into that.

Mr. Greenstein: Street cleaning. Can we have an update on the plan for pressure washing, curbs. Yellowstone has done a good job trying to keep up with it. Magnolias don't seem to stain like oak trees.

Mr. Scheerer: We do have funding in the budget for pressure washing and we did it in May of last year. I spoke with the company that did the work and he is revising his proposal for this year and we will see how it fits our budget. One of the other things to consider since we are getting ready to go into budget season at one time we had street sweeping that used to come through and do the CDD portion of the roads. We can revisit maybe some of the main roads in the community, Spine Road, Excitement, Tradition and try to get some pricing or however the Board would like to see that we can do it once a month, twice a month. We don't have a tree clearance issue because of the Board's allowing that work to be done over the past three years so I didn't mention any of the neighborhood roads, but we focused on what we focused on ten years ago, Reunion Boulevard, up over the I-4 bridge, a portion of Grand Traverse. We can look at that too but I will go ahead and get a quote from the pressure washing company and try to get that started as soon as I get the numbers.

Mr. Flint: That would just be CDD common area not in front of homes.

Mr. Scheerer: It is curbs and common area sidewalks just like the Board approved last year.

Mr. Goldstein: I spoke with Alan at the end of the meeting last week about the dog park idea and the playground and everybody seemed kind of interested. I got in touch with Jim Bagley because at Margaritaville they put in, and he got in touch with Tim Canhill, the architect who worked here at Reunion and Margaritaville so I'm going to meet with him next week to get his thoughts on what we can do or have him take a look.

Mr. Flint: We have a number of communities that we manage that have dog parks and we are familiar with them.

Mr. d'Adesky: There is some liability involved in that.

Mr. Flint: Our insurance covers us.

Mr. Planko: I want to ask about the possibility of getting residents better connected to the Board and to each other. In other communities it is pretty streamlined for them to get online and send emails back and forth just like a survey system of these are things on our minds, suggestions, get feedback back or just have discussions with each other and what is going on in the community. I don't know if that has been talked about before. It seems it would be a benefit to the community to be able to have that additional data to see what is on people's minds so people can connect with each other.

Mr. Flint: It sounds like more of a Master Association item.

Mr. Greenstein: I would contact Oraine Williams at Artemis Lifestyles, David Burman, who happens to sit on the West CDD Board as well. The master association if you look at their budget the things they cover is an awful lot. It is the majority of things that happen within the community and we are a subset of that and to a degree the resort is a subset of that as well.

Mr. d'Adesky: A separate subset that has different rules than they do. The good thing is in this community there is good communication amongst the entities so if they are presented with a comment that applies to the CDD I'm very sure it gets to us. Because the CDD portion, the public portion is a smaller slice it is just easier for the HOA to coordinate things like that. Also they don't have to abide by a lot of the rules that we do in terms of responding, everything is a public record and they can talk much more freely with residents and deal with residents much more freely than this Board can.

Mr. Flint: If you have concerns about roadways, sidewalk, common area, stormwater; this Board really manages infrastructure we don't deal in programming or amenity management or any of that stuff. This is more of a mechanical situation so the master association or the advisory Board is probably a better avenue for that sort of communication. If you have concerns about things this Board has control over each CDD has a website, reunioneastcdd.com and reunionwestcdd.com, the appropriate contact information is on there for my office, the Board member contact information is on there. There is an informational document that Don Harding put together that kind of describes what each entity's responsibilities are and that information is on there as well. We are not really an avenue for encouraging communication between residents or anything like that. It is not really what this Board does.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the meeting adjourned at 1:50 p.m.



Secretary/Assistant Secretary



Chairman/~~Vice Chairman~~