

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, June 13, 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
John Dryburgh	Assistant Secretary
Steven Goldstein	Assistant Secretary
Trudy Hobbs	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	Boyd Civil Engineering
Alan Scheerer	Field Manager
Rick Feather	Encore
Yellowstone Rep	

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. Dharmindra Bissoon: I would like to acknowledge Alan Scheerer because he implemented the gate and some posts. I also want to acknowledge Alan Scheerer for putting up the four lights. I wanted the Board to know that I appreciate him and all that he does.

Mr. Greenstein: We do too.

Mr. Bissoon: I want to acknowledge Mr. Harding for when I sent out an email to Kevin about getting people off of the golf course. Mr. Harding said we need to implement an afterhours watch and that has been instituted.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the May 9, 2019 Meeting**

Mr. Flint: Are there any additions, corrections or deletions?

Mr. Harding: On page three it was Mr. Harding instead of Mr. Dryburgh that made a comment regarding any prior development responsibilities. On page six I was talking to John Cruz about reaching out to Joe Wiston not John Dryburgh.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the minutes of May 9, 2019 meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2019-02
Approving the Proposed Fiscal Year 2020
Budget and Setting a Public Hearing**

Mr. Flint: Included in your agenda package is a copy of Resolution 2019-02, which sets the public hearing on the Fiscal Year 2020 budget for August 15, 2019 at 1:00 p.m. at this location. I have handed out a copy of the proposed budget, which is different than the one in your agenda package. The expenses have not changed significantly from what is in your agenda package. What has changed is making an attempt to true up the actual development within Reunion East versus what was previously being used, which was the planned units for the O&M assessments. The first table on the top of page three reflects 3,394 units and 5,092 equivalent assessment units. A single-family home is two equivalent assessment units. A multifamily home is one equivalent assessment unit. If you compare that to the current fiscal year, which is the second table on page three, you will see the number of units has gone down by about 1,001 units. The equivalent assessment unit is going down by 1,500. That is obviously going to have an impact on the per unit amount because as the number of units decrease, your expenses are remaining the same and the per unit amount is going to increase. If you look at the third table on page three, this compares back to 2016 on the per unit amounts compared to 2020. You can see between the current year and next year, we are proposing about \$190 increase per single family home and that is a 29% increase. The major driver of that is truing up the revised planned units to the original planned units. This document is a preliminary attempt at adjusting the units based on what is actually on the ground now. We have a development plan for Reunion Village that shows 274 units. The hospital is now there. The Spectrum site is being developed. We have a

pretty good handle, with the exception of a couple commercial properties, of what the actual build out units are going to be for Reunion East. The prior budgets were based on planned units and we all know that the actual development is a lot less dense than the original plan. What was happening is everything that was not funded by the platted lots was basically being placed on the remaining undeveloped property, so Encore was paying the balance based on what the original development plan is. The other thing to keep in mind is back in 2011, the Board adjusted your assessments. They were higher than what they are now. If you look at it over time, they came down and now they are going back up again. Today you are just approving a proposed budget and setting a public hearing.

Mr. Harding: So the number of units is still subject to change?

Mr. Flint: I am just qualifying that because there are some undeveloped pieces along I4 and we don't know how those are ultimately going to be developed. We know how many acres there are. We know what they are zoned for but we don't know what may ultimately be placed on those commercial pieces. I don't expect the impact to be significant on those but it would not be fair to continue to assess those properties this additional 1,000 units when we know that the ultimate development is going to be something other than what the original plan is. The buildout of Reunion is projected to be about 1,000 units lower than what the original plan was. We all knew that this would be an adjustment that we would have to deal with. I think we can't really put this off another year.

Mr. Greenstein: We will take another look at this and make sure it is what we need it to be. This trues us up and gets us into the real world, as far as moving from potential units to actual units. It is a manageable number.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Resolution 2019-02 Approving the Proposed Budget for Fiscal Year 2020 Budget & Setting a Public Hearing for August 15, 2019 at 1:00 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-03 Approving the Execution of Dedications of the Spectrum at Reunion Plat

Mr. d'Adesky: Osceola County now requires that CDDs approve any dedications. We reviewed the Spectrum plot. We looked through the dedications. They are very standard

dedications. This is our consent to eventually accept the dedications subject to our conveyance procedures. They are still going to have to get Steve signed off that they are complete.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Resolution 2019-03 Approving the Execution of Dedications of the Spectrum at Reunion Plat was approved.

SIXTH ORDER OF BUSINESS

Consideration of Request for Closure of Spine Road Bridge Access for Reunion Village

Mr. Flint: We have Rick Feather here with us today. He has some maps to hand out to you.

Mr. Feather: We are proposing that we close off the bridge at the end of Spine Road and put in emergency access gates only and then use a DOT approved compacted ground with ground cover for emergency vehicle access to the proposed subdivision on the other side. The reason we are doing this is because we have noticed a tremendous amount of cut through the project and we felt with it being exposed to the intersection of I4 that you would have a tremendous amount of cut through traffic in both the proposed subdivision and coming through Reunion West also.

Mr. Harding: The whole idea is to create an emergency exit, correct?

Mr. Feather: Yes.

Mr. Harding: Is there another area for an emergency exit?

Mr. Feather: No. That is the only approved area to access the proposed subdivision from this side because of your wetlands. Once we institute this, it will be one way in and one way out. We would prefer everyone use the County line road. If we build a road here, then it is going to encourage people to cut through Reunion instead of using the County road.

Mr. Greenstein: So, the guardhouse would be located at the back of the hospital?

Mr. Feather: Yes. There would be a guardhouse located at the entrance to the residential area.

Mr. Harding: What benefit do we, as homeowners in Reunion have, to allow this to happen? I don't see a plus to us at all in doing this. I see a lot of negatives.

Mr. Dryburgh: I agree.

Mr. Harding: I understand why you want it but why do we want it? It doesn't do anything for us as a community.

Mr. Flint: What is the alternative that you want?

Mr. Dryburgh: I think many residents would prefer a completed road that would take you to Celebration instead of cutting it off. I just don't see any reason for us to have that road go through.

Mr. Harding: I don't either.

Mr. Greenstein: Do you want the bridge to lead to Reunion Village to allow people to and from Reunion Village?

Mr. Harding: No. We don't need that traffic.

Mr. Greenstein: What about the residents of Reunion Village paying Reunion East CDD assessments? They need to access to CDD amenities. They would basically need to leave their village go on 532 and come in the front gate to get to the rest of Reunion.

Ms. Hobbs: We already have a community that has to do that.

Mr. Dryburgh: I would like to take a look at what we are talking about.

Mr. Flint: He has an issue with the timeframe.

Mr. Feather: I do. The County wants a response from the Board within 30 days from SVP issuance, which was two weeks ago. We have to allow the emergency exit by County development standards, but we don't have to have a permanent road there.

Mr. Flint: When it is an emergency exit, you can't get a car through there. It would just be for emergency vehicles.

Mr. Feather: We would construct a gate that has a special key that the fire and police departments would have.

Mr. d'Adesky: Let's say this emergency access road would be conveyed to the CDD. Would it be impractical to convert that at a future time to a full-grade road?

Mr. Boyd: Not if it is planned for initially.

Mr. Harding: I can't tell what it is going to look like.

Mr. Feather: Do you have the vision in your mind of the bridge where it ends?

Mr. Harding: Yes.

Mr. Feather: Instead of there being asphalt continuing from where the bridge ends, it will be graded and sodded and will look like a park. It will be designed for heavy vehicles to drive

across the sod if they need to get into the back side of the subdivision. They will put a gate on the interior side.

Mr. Flint: It is a benefit to both sides. It is a benefit to the village to have a secondary exit, but it is also a benefit to Reunion inside the gates for emergency access.

Mr. Greenstein: I am not looking at the structure of the road or the composition of the road. I am just looking at the issue of Carriage Point, it is unfortunately a stepchild of Reunion because of Old Lake Wilson Road. We could not redesign Old Lake Wilson Road. We cannot do anything without extraordinary expense to build some bridge that would allow you to go over Old Lake Wilson Road to Carriage Point, but I think we know the impact from a business standpoint and real estate value standpoint that those folks are disenfranchised as far as I am concerned. The original plan called for that bridge to connect to the Reunion Village parcel. It was supposed to have an amphitheater. I question why we would segregate that community from the rest of Reunion East when all you have to do is continue that bridge. They have yet to come to us for funding of the infrastructure for Reunion Village.

Mr. Harding: So, you are suggesting making a regular road versus an emergency exit?

Mr. Greenstein: Correct. John made a comment during the Reunion West meeting that the CDD can't control a project and when it comes to building of a roadway, I think there is some impact. We have to approve a bond issuance that will come before us and unless they want to make those roads private, we have something to say. If you talk about emergency access, I am all for emergency access, but I think that bridge nowhere needs to be a bridge to Reunion Village. We have no problem with the guardhouse being at the front of the residential area leading from the commercial side but if someone is already in Reunion should not have to leave Reunion to go on the street and come back in. No one should want to build a project that creates some isolation. I think there are other issues in play here.

Ms. Hobbs: I know there is commercial property, is there going to be traffic lights there?

Mr. Feather: Yes. Right now, we are in a development stage. There are no contracts to buy any individual lots or houses, so it will be very obvious to anyone that is going to buy there that you won't have direct access to Reunion East. I think most of your property value is going to come from being adjacent to a hospital and an entertainment area.

Mr. Harding: So, there is no need for it to be a regular roadway. Make it an emergency exit where there is a gate and sod on the other side.

Mr. Dryburgh: I understand Mark's argument about making it a regular road and letting those people have access, but my concern is for the last six months security has not been able to control outside people coming through the Sinclair Gate and traffic backing up. Unless you put three men on that gate, you will never stop outside people and even then, you can't do it. So, your proposal is to make an emergency exit only?

Mr. Feather: Yes.

Mr. Harding: And not a thru road?

Mr. Feather: Correct. What the County is requiring me to do is get an approval letter from the CDD saying that you guys are approving it as an emergency exit only.

Mr. Dryburgh: I am okay with that.

Mr. Goldstein: Me too.

Mr. Harding: I am not.

Mr. Greenstein: I would hope that we can defer a vote on this emergency exit only issue until we get more information about the overall development.

Mr. Feather: What information would you like?

Mr. Greenstein: What I heard John say which kind of disturbed me is that their target audience for housing were permanent residents, not vacation rentals. The point is they are part of Reunion East. Do we have an option in this case? There is no connection of the Kay Hill Parcel of Encore Reunion West within the gates. It is physically outside the gates. We did not have an option relative to Carriage Point. It is on the other side of Old Lake Wilson Road. At least give me the benefit of the doubt that we do have an option for discussion. We have new owners at the Resort Kingwood. I haven't spoken to them about it but if you want to go to the clubhouse and be a member of Reunion Golf Club you have to basically leave the property to get around. We are letting traffic control, control how we treat people and that is what I don't like.

Mr. Harding: Can we put in there that at a future date, we can consider making it a regular road? Is there some way we can cover ourselves to do it later?

Mr. d'Adesky: I think Steve is asking for a letter saying that on this date we approve this. We could add a stipulation to the letter saying we approve it as an emergency access but under the stipulation that it is capable of being developed into a full-grade road at some future time by the CDD.

Mr. Dryburgh: I can go along with that.

Mr. Goldstein: Me too.

Mr. Greenstein: They haven't platted yet. They haven't come to us with a bond issuance yet.

Mr. Dryburgh: I agree with Mark that it should be connected. If we can make it so that in the future it can be paved then I think that satisfied me.

Mr. Harding: Most of the residents within Reunion East would have a real problem with saying that Encore at Reunion is welcome to come in anytime you want. I think most of the residents within the Resort itself would have a problem with that.

Mr. Greenstein: Why because the name Encore is on it?

Mr. Harding: No.

Mr. Greenstein: What difference does it make who is developing it? It is a residential village.

Mr. Harding: It is our Resort. It is our community. It is our development.

Mr. Greenstein: The folks who are going to buy in there will hopefully share in our community of interest.

Mr. Harding: Then why wasn't Encore at Reunion part of our development to begin with too? It was part of the same CDD but not part of our development.

Mr. Greenstein: I can give you some history on that. It was outlet center property that was sold at the very beginning. They had no intentions of developing it as part of Reunion. The outlet center people let it go for tax certificates. Encore was smart enough to buy it and hence, you have Encore at Reunion West. They just came in and made this request. It has an impact on permitting. If there wasn't a residential community, there I would say sign it up. People could leave Reunion Resort and go around on 532 to get to that commercial area but because it is a residential area, there are constituents. They pay assessments. There is no reason why we treat them any differently. The road was intended to be connected. Is that a valid statement?

Mr. Feather: However, if it is currently being sold and not being told that its being connected then we don't owe them anything, as far as having to connect it.

Mr. Greenstein: We just have to defer action on this item until the next meeting, so that we can get more input on the development of the project. We can get input from the Resort. It is just too soon to write that area off.

Mr. Harding: Let's find out what Kingwood's position is.

Mr. Feather: Obviously, it would be a metal picket type gate. The gate would be on the Reunion East side of the bridge. Along the roadway, you have a lift station but then you will see active recreation area, so that is like a little picnic shed and things like that. The intention is that it would be usable for people in a picnic type setting.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor to Defer the Request for Closure of Spine Road Bridge Access for Reunion Village until July Board Meeting was approved.

Mr. Harding: Can we also get some formal input from Kingwood as to what their position would be?

Mr. Greenstein: Yes.

Mr. d'Adesky: I will reach out to Kingwood.

SEVENTH ORDER OF BUSINESS

Consideration of Interest Letter from Wyndham Destinations Regarding Heritage Crossing Purchase

Mr. Flint: This is a letter to see if the CDD had an interest in purchasing or leasing this facility.

Mr. d'Adesky: This came up at a separate CDD meeting, where it was mentioned that they might have interest on leasing this building. I said that is not possible we are tapped out. We have used all of our private use on this building that is possible; however, the proposition was put if an entity had unlimited amounts of money would it be possible to buy the building. I said yes that is theoretically possible. I had a hypothetical conversation with tax counsel. You can retire bonds in the amount of funds that went into building this building or you can use them on an eligible project. Those are the two options that you have. It is practically possible. We didn't do any actual follow up because it is a Board decision as to whether it is something you would want to entertain or not, but it is an option. I see nods around the table that you want me to look into this further, so I will start to get more firm numbers.

Mr. Greenstein: Let me give you the status of where we are with the MSA. I would say if our conference call which took place this morning took place a few days ago then you would probably be looking at a proposed agreement to approve. I think the Resort is more motivated

now than ever to enter into the agreement. They were always showing interest in entering into the agreement. It was kind of interesting to hear them say that this building has very predictable uses and demand. The stables represent a new frontier for them, and they see a lot of growth for the uses of that building, where right now we are just paying O&M to keep it alive. I believe in the next few days we will finalize the agreement and put it before Kingwood. You will see the terms are similar. I think the last draft we gave you to look at a few months ago, is virtually unchanged. There may have been a few tweaks to it. I recommend that we enter into the MSA. Without doing any work, if we sold the building, we would lose a valuable asset to the community. I think the building has a lot of utility. I do not know what the price tag would be after you retire the bond service. If we were able to tell the community, we can unload this building and the stables and we can drop your assessments by \$200 or \$300 a year then people might look at it say maybe it is worth my while. The fact that we have been managing these facilities and spending O&M and under the MSA we will work ourselves to a point where hopefully those costs are covered.

Mr. Harding: Maybe Wyndham's interest would cause Kingwood to consider buying the building.

Mr. Greenstein: That is possible too. The other motivating factor is there was an agreement with LA as a successor Kingwood adopted, where Wyndham has to leave the lobby by 2021, so they are looking at using this as their base of operation for timeshares. What would it cost us to do a hypothetical sale, so that we can equate this into dollars?

Mr. Harding: You have to find out what you could get.

Mr. d'Adesky: Obviously, the bond funds have to be dealt with. Beyond that, I think you take the higher bid. I think the interest is solely in this building and not in the stables.

Mr. Flint: Instead of retiring bonds, you can use the money for public improvements. We haven't really talked about how you would spend \$5M. You could build a clubhouse. You could do something else with that money other than retire debt. I don't see a significant savings on your assessment. You would have to set the floor when you auctioned it. The floor would have to be at least what the outstanding debt is.

Mr. Harding: Do we have any idea what Wyndham wants to do with this?

Mr. d'Adesky: I think they would use it to run their timeshare operations. If there was some sort of interest that we wanted to maintain in the building it may be possible to negotiate

some sort of agreement for community events or things like that. We have to do some work on our side to come up with bottom line numbers in terms of the bonds. I have to get an opinion on that. I have done the math and I think I know the number, but I am not tax counsel, so I'm not signing off on that number yet. The cost of that is probably a couple thousand dollars in legal fees to do that.

Mr. Greenstein: They want to know what the selling price of the building is.

Mr. Flint: We would have to tell them whether the interest is there, and we would also have to explain the public disposal of asset process. You have to declare a surplus. You couldn't negotiate with one party.

Mr. Greenstein: So, we should do whatever administrative work is necessary to be responsive to that letter. We can proceed with the MSA because if something occurs with the disposition of this building then the termination clause would kick in on the MSA and we would go down that road.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor to Authorize Staff to Research Heritage Crossing Purchase from Wyndham Destinations was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Amended Engagement Letter from Latham, Shuker, Eden & Beaudine, LLP for Legal Services

Mr. d'Adesky: Attorney fees are going up 5% relative to benefit increases. We haven't increased our fees since 2014.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Amended Engagement Letter from Latham, Shuker, Eden & Beaudine, LLP for Legal Services was approved.

NINTH ORDER OF BUSINESS

Consideration of Adding Bollard Posts at Entrance Gate

Mr. Scheerer: This item was taken care of. Within the last week someone drove through the old construction gates off of 532. I started getting some emails and text messages from some of the residents and staff. People were accessing the unimproved lots in the back of the terraces,

so we went ahead and reinstalled the gates and put up some no trespassing signs. We put six 4x4 posts with reflectors on both sides and a no trespassing sign by the old construction area.

TENTH ORDER OF BUSINESS**Ratification of Agreements for Use of
Amenity Facilities (2)**

Mr. Flint: You have two amenity use agreements between the District and the Resort. They pay \$1,200 for each rental.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Agreements for Use of Amenity Facilities were ratified.

ELEVENTH ORDER OF BUSINESS**Ratification of Natural Gas Agreement with
Infinite Energy**

Mr. Flint: The Board has entered into this agreement for a lower cost of gas. This was sent to us after the last meeting and Mr. Greenstein went ahead and executed it. It is the same agreement that we have had every year. It covers Heritage A, Heritage B, Homestead and the Carriage Point pools.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the Natural Gas Agreement with Infinite Energy was ratified.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2019-04 Setting
a Public Hearing for the Purpose of Towing
Rules and Policies**

Mr. d'Adesky: I was asked at the last meeting to look into some basic rules on towing and parking. I pulled some basic rules from other CDDs. I tried to include very general stuff in there that is included in a lot of places, like no delapidated, no registration, no license plates, etc. The key provisions that we are really going to need direction on is to what extent are we going to prohibit overnight parking. There are some communities that we have that do not allow for overnight parking at all. We have to create a map that would be attached to it that would show any areas that we want to prohibit. There is no map because we wanted more Board direction on areas that we wanted to prohibit.

Mr. Dryburgh: There seem to be some short-term rentals on my street, where the owners are parking their golf carts inside of the garages and allowing the short-term renters to use them. They drive like idiots and they are parking wherever they want to because they are short-term renters and they don't care. How are going to enforce this?

Mr. d'Adesky: It is kind of blanket. We could come up with some way to mark their golf carts. It has to be fair and it has to be uniform.

Mr. Flint: We will come back in July with a map and put this back on the agenda.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. d'Adesky: There hasn't been any movement on the annex change bond issue. It will come back up in the future. We are obviously working to close out the MSA. We are going to get some of those changes done, recirculate it, make sure Kingwood is okay with it and Supervisor Greenstein is delegated to sign off on that once its final.

B. Engineer

Mr. Boyd: I talked to Alan about the one pond that needs to be cleaned out. I will get some pricing on that.

C. District Manager's Report

i. Action Items Lists

Mr. Scheerer: As I said in the last meeting, there were some existing signs over there and we are in the process of having those created. As soon as I get them in, we will install them.

Mr. Greenstein: I think the only other discussion we had was what signage could we put up to direct people. We were talking about whether you could put up signage before you get to that turn.

Mr. Scheerer: The other sign that is being expanded is about 8x16 inches and it says resident access card required and all other vehicles enter at 1600 Reunion Boulevard, make a U turn left and then right at the light and the first right into Reunion. The other sign would be a 24x24 stop sign with resident access card required for each vehicle and the gate is monitored. That is an existing sign, but we just increased it because it was only 12x12. The Butterfly Park is

all complete with the exception of the benches. The benches have been ordered and as soon as they come in, we will install them. We are going to pressure wash all of the pads and the curbing in front of the park prior to installing the benches. Chris and his team at Yellowstone did a great job on what Trudy wanted to see for design. The park looks good and we had our first butterfly.

Mr. Greenstein: Good work on that.

Mr. Scheerer: I received a proposal by text from Jarvis Excavating. The scope of services have been discussed on the pond located in Patriot's Landing. It was to remove all of the invasives, all of the deadwood, prune the willow trees and completely get rid of all that plant material around the bank of the pond and on the bottom of the pond. This would leave all oaks, pines and maples. He gave me a price initially of \$2,000 to cut it and leave it in place, which is not what we want. He will come in and the exact scope for \$4,800. I think it is a good price. We have used Jarvis on a couple of other projects. He is good at land clearing. He has the proper equipment. The only thing is he would have to come in behind the retention pond by the horse stable. We walked the whole thing. Chris was back there initially. We looked at it and I think it is a good number. I think it is something we can work with.

Mr. Flint: Are you going to sod or seed?

Mr. Scheerer: There wasn't any contingency in there for sod and seed because we didn't know what it was going to look like once we were done. As you know, it is heavily vegetative now. It looks like it is supposed to be a dry pond. Right now, it is the rainy season and it may not be the right time to do that.

Mr. Flint: Let's clear it and see what we have.

Mr. Scheerer: I know the resident that brought this to everyone's attention just wanted it to look like a pond. It is a good October project for when it cools down and everything stops growing.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Patriots Landing Retention Pond Clean Up at a not to exceed amount of \$5,000 was approved.

Mr. Flint: The next item is the dog park playground.

Mr. Harding: Alan and I met with Tim Campbell a couple of weeks ago. We looked at the big park over there off of Youston. You can see the drawing he gave us here. We walked the

park and we tried to determine which area would make the most sense in there. The bigger area that we chose for the dog park area, we chose because half of the day there is shade from the trees on the one side into the area. It has close access to the path. Alan felt like we could get water from where the mailboxes are. It is a pretty simple thing to do, as far as the dog park goes. He suggested that the playground should go a little further up. We already have some benches in there and a trash can. We have to put sidewalk in for ADA. It is just a matter of what size we want to do on the playground and what we want to spend. If we want to move forward, he will get us some prices. We did talk about the possibility of putting a light in, since there is no light in the park. The lights would just be low lighting.

Mr. Flint: A lot of times, you make these parks dusk to dawn. Is there any concern from the homeowners around here?

Mr. Goldstein: All of these houses on this park are rental homes. The only permanent homeowners there are Kim and Rob Bell and they are dog owners. She likes the idea of a dog park. He said the ADA pad that we put under it was going to be where most of the cost was.

Mr. Flint: You can do a poured in place rubberized surface or you can do rubber mulch or fiber mulch. Fiber mulch is the cheapest and then rubber mulch and poured in place is the most expensive.

Mr. Harding: Let's cost it out.

Mr. Greenstein: Is it all CDD property?

Mr. Harding: No. It is HOA property.

Mr. Flint: We would need an easement or the Master POA would have to fund it because we can't give them the money to do that.

Mr. d'Adesky: If we are putting improvements on the property then we need to have access.

Mr. Greenstein: We can talk to the Master POA and see what their thoughts are.

Mr. Flint: Are we done painting the poles?

Mr. Scheerer: Yes.

Mr. Flint: I know Steve needs to look at the crosswalk.

Mr. Harding: We already have a sign in the street for pedestrian crossing.

Mr. Flint: They are proposing a sign on both sides of the entrance.

Mr. Harding: It would be a painted walkway with signage.

Mr. Greenstein: In going back to number 12 on the signs, there are some posts that are not standing straight up

Mr. Scheerer: We will take care of it.

Mr. Greenstein: You gave us a proposal on the poles. You did a survey on how many traffic poles we have that are not standard Reunion poles.

Mr. Scheerer: There were 44 street signs at a cost of \$34,000.

Mr. Greenstein: I would like for you to identify the ones that are truly street signs. All of the signage to the right of the Terraces are substandard. Their signage should be the same as everyone else's in Reunion. Let's count up how many signs we have to get the Terraces up to speed.

Mr. Scheerer: I will make it happen.

Mr. Greenstein: We will eventually get to the traffic signs.

Mr. Harding: Where are we on the speed signs?

Mr. Scheerer: As you know Chet Berry does a lot of that for us. He was out of work for a couple of weeks, but he is back to work. The signs are programmed and ready to go. They are sitting in my office. If they don't go up Friday, it will be Monday.

ii. Approval of Check Register

Mr. Flint: Included in your agenda package is the check register totaling \$125,879.

Mr. Harding: Can someone tell me what \$3,900 is for?

Mr. Scheerer: I think George made the Board aware of that at a previous Board meeting. The hospital parcel was going in on 532 and they needed to terminate the power to the meter. Part of our irrigation system was controlled by a meter out on 532, so we currently have no meter there to power up the irrigation system. Yellowstone went in and put battery operated controllers on all of our zones.

Mr. Flint: There are 40 some zones. It was either that or we would have had dead landscaping.

Mr. Harding: Are there systems in play that measure the amount of water in the ground and then turn the sprinkler system on?

Yellowstone Rep: Some of it is not working off of the Maxicom system. We have to have flow meters on a lot of your valves. They do have moisture readers. It will tell you how much moisture there is per zone.

Mr. Goldstein: Kevin told me that none of the ones on the golf course currently work. He bought all new rain gauges that will control all of the water on the golf course when it rains.

Mr. Flint: That would be the Master POA because they are the ones who maintain your landscaping and irrigation.

Yellowstone Rep: You could put rain sensors on them.

Mr. Harding: Now that Sinclair Road is full of apartments on both sides and we still maintain the median, is there any way to have the apartments help pay?

Mr. Flint: They are already paying CDD assessments.

Mr. Harding: It is not a CDD road.

Mr. Flint: Neither is 532.

Mr. Greenstein: Being on the Reunion West Board I have mentioned from time to time about doing more than just the grass on the median on Sinclair. I think at some point down the road that entrance could become the main entrance because of traffic and road construction.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the Check Register was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: Included in your agenda package is the balance sheet and income statement.

iv. Status of Direct Bill Assessments

Mr. Flint: We have two outstanding May payments from Enock. I will follow up on those.

FOURTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Next Meeting Date

There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the meeting adjourned at 2:43 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman