

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, September 12, 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
Alan Scheerer	Field Manager
Rob Stultz	Yellowstone
John Cruz	CWS Security
Kevin Baker	Kingwood International Resort

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, all five members of the board were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Any members of the public have comment for the Reunion East Board?
Hearing none, we will move to the next item.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 15,
2019 Board of Supervisors Meeting and
Acceptance of Minutes of the August 15, 2019
Audit Committee Meeting**

Mr. Flint: Are there any additions, corrections or deletions? Mr. Greenstein had some comments on the section dealing with the closure of Spine Road that he pointed out. We went back and listened to the tape and modified the version you have in your agenda.

Mr. Greenstein: It's basically a paragraph where I make reference to the conversation I had with John Chiste who had spoken with Neil Eisner and they agreed to the concept of a resident only gate. It's nothing that you would have a problem with.

Mr. Harding: I will make a motion to accept that.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor, the Minutes of August 15, 2019 Board of Supervisors Meeting and the Acceptance of Minutes of the August 15, 2019 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Update on Proposed Closure of Spine Road Bridge Access for Reunion Village

Mr. Greenstein: At the last meeting we basically had agreement on how they would proceed, but it's a small administrative item amongst all the things they are dealing with. A couple of days ago I approached John Chiste to get something in writing. This morning I had a conversation with him and he basically considers Reunion Village a Neil Eisner project, and he wanted to check with Neil that it was positively the way they wanted to go. Unfortunately, Neil is on a trip to Africa. I will read what I got from John this morning. It says, "Mark, I was unable to get to Neil this morning actually he is in Africa. I am unable to do anything without his authorization as he is responsible for the project. What I can confirm to you is that we will officially get back to the CDD with our final plan and intentions prior to the next board meeting."

Mr. Dryburgh: Are they thinking about an unmanned gate similar to what we have?

Mr. d'Adesky: I think we need to let them present their idea at the next meeting.

Mr. Greenstein: Their plan is to put up a full blown guardhouse at the back of the hospital leading to Reunion Village. Where you leave the residential section of Reunion Village and go across the bridge in order to get over it, prior to the bridge on CDD property, there will be a Liberty Bluff type resident only gate.

Mr. Dryburgh: That's acceptable.

Mr. Greenstein: That's what we talked about and agreed to. We will see it in their plans. They have yet to come to the board for funding.

Mr. Harding: Our keys would have access to their area?

Mr. Greenstein: Yes.

FIFTH ORDER OF BUSINESS

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

Mr. d'Adesky: The form of the resolution is the same except for the fact that the date is changed to September 12th. You also need to name a date for the hearing. The Rules were updated per the comments of the last meeting. We also provided a map, Alan brought a color version for you to look at. It shows the areas in red that are prohibited. Once again, it's sections of the road not a whole road.

Mr. Dryburgh: At the last meeting we somehow got to no on the street parking overnight, but I don't think any of us meant for that to happen.

Mr. d'Adesky: We talked about the definition of overnight and you kept modifying what overnight meant. If you want to scratch that you can.

Mr. Dryburgh: We want to discuss that. It is my feeling that if we try to say no overnight parking on the streets, you can forget about the residents allowing us to do anything. They will fight us on everything. I don't think they will complain about sticking to the one side of the street parking. My wife would be the first person in here to complain about overnight parking. What if we have a party, what if three people stay over in my guest bedrooms and they have cars? They should be able to park on the street at night.

Mr. Greenstein: Our biggest concern has clearly been the blocking of emergency vehicles and sloppy parking habits.

Mr. Harding: I don't think overnight should be in there.

Mr. d'Adesky: Is anyone in favor of keeping it?

Mr. Greenstein: I don't think so.

Mr. d'Adesky: We can remove that.

Mr. Harding: Are we going to be able to send this out to all property owners before the meeting?

Mr. Flint: You don't have an obligation from a legal perspective.

Mr. Harding: Doesn't it make sense, either through the HOA or something, to get this out to property owners?

Mr. d'Adesky: If you direct us to do that we can.

Mr. Dryburgh: I agree.

Ms. Hobbs: Can we have a link on the website?

Mr. d'Adesky: Yes, or we can send an email to owners with the map.

Mr. Harding: I don't think you need a link just send it out.

Mr. Dryburgh: I think we need a paragraph explaining the rationale, that firetruck won't get to your home if cars are parked this way blocking them. That's why we're doing this.

Mr. d'Adesky: So you want a little cover on the email explaining why we're adopting these. It might be smart to delegate a supervisor to review that language and sign off on the email to everybody.

Ms. Hobbs: On Section 1.3.4, can the wording on B be changed to wholly or partially blocks.

Mr. d'Adesky: Yes, absolutely. We will change that.

Mr. Greenstein: Should this document have the draft watermark on it?

Mr. d'Adesky: We can put it out with the word proposed on it. You can alter it at the hearing too. We are going to suggest the November meeting unless you want to call a special meeting for this hearing.

Mr. Greenstein: This is not final, I just want that to be clear.

Mr. Goldstein: I think the meeting needs to be in the evening too. We have too many people that can't come during the day.

Mr. d'Adesky: We're going to need to look at schedules to find a date.

Mr. Flint: Your October 10th meeting won't allow us to meet the noticing requirements. Either you can move it to November 14th and then do it later or pick another day. I'd say any time after October 24th you could choose.

Mr. Goldstein: Could we do it the first week of November? Anyone have a problem with that?

Mr. Flint: If you keep it on the 14th we can cancel the regular meeting.

Mr. Goldstein: I'm out the 14th. I can do the week before or after.

Mr. Harding: What about the 7th?

Mr. d'Adesky: The 7th works for us.

Ms. Hobbs: I can do the 7th.

Mr. d'Adesky: What time? 6:00 p.m.?

Mr. Greenstein: Let's do November 7th at 7:00 p.m.

Mr. Goldstein: 6:00 p.m. is kind of early.

Mr. Greenstein: I think 7:00 p.m. shows folks we are concerned that they are working, they can get dinner, then come and participate.

Ms. Hobbs: Is this in lieu of the November meeting or an additional?

Mr. d'Adesky: Don't cancel it yet, if we don't have any other business we can cancel it whenever.

Ms. Hobbs: That works.

Mr. Flint: With the changes that were discussed, is there a motion to approve Resolution 2019-07?

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor, Resolution 2019-07 Setting a Public Hearing for the Purpose of Towing Rules and Policies on November 7, 2019 at 7:00 p.m. at the Heritage Crossing Community Center was approved.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Reunion Property Owner CDD Amenity Access Card

Mr. Flint: Mr. Harding had asked that we put an item on here. He communicated with some residents that had asked him about the possibility of having access cards for the pools.

Mr. Harding: It might be difficult, but I've had a number of people, especially from the Terraces, ask me about access cards. They have a lot of instances of outsiders coming in. They thought about getting some sort of security for the CDD amenity.

Mr. Flint: Security has the basis now to ask anyone for proof of residency or proof they are a guest. We have policies in place to allow for that.

Mr. Dryburgh: I know they can, but what I'm hearing is they are not. I have been to the Terrace's pool and they do have a lot of outsiders.

Mr. Flint: Did you get pricing Alan?

Mr. Scheerer: I though John had looked at that at one time. We did back in 2007, but it's been a long time. If the board is interested in that we could get costs.

Mr. Harding: George, is this done in other CDD communities.

Mr. Flint: Yes.

Mr. Goldstein: How do you get cards for renters?

Mr. Greenstein: Can I make a suggestion? We have discussed this issue as far back as I can recall. We tried to integrate access for the resort and fitness center. We couldn't come up with one universal way of handling it. We shouldn't abandon the subject, but we need input from

Kingwood, the Master, the CDD, etc. I agree that security should take a look at large volumes of people. I don't want to promote any kind of big brother feel where you go in and ask people what they're doing there.

Mr. Baker: Kingwood is going to be putting in RFID access card entrances on all their amenities soon.

Mr. Flint: Is it also used for entry through the gate?

Mr. Baker: Yes. They have different versions that do different things.

Mr. Goldstein: Would the CDD pay for that, would it be our responsibility?

Mr. d'Adesky: If we are using it for CDD facilities, yes.

Mr. Flint: We need to make sure the resort is willing to cooperate and issue them on behalf of the CDD. Then we can get pricing to install the equipment on the pools. That's the easy part.

Mr. Greenstein: We will be here all day. This is great discussion, but right now I'd like to get someone from this board to volunteer to take the lead on working with the resort and the Master as appropriate to scope this out and report back at the last meeting.

Mr. Dryburgh: I'll do it.

Mr. Greenstein: You can talk to anyone you need to other than board members outside of the meetings. Thank you, John.

B. Directional and Advertisement Signage

Mr. Flint: This was generated in 2017 as a result of the fact we had different signage all over the community. It was a free for all on signage. We worked with the resort and their vendor to come up with a signage policy and designs, that way we have uniform signage. We removed non-conforming signs and some repetitive signs. Any signage on CDD property has to be directional in nature, it can't be advertisement. Reunion West did not initially come on board, but they eventually adopted the same policy that Reunion East did. There was recently an issue with Encore and some signage related to their projects outside the gates.

Mr. d'Adesky: This only applies to advertising on our property. If they own the property, they can do what they want if they have the right permits.

Mr. Scheerer: With open houses we are limited on what we can remove. Typically, I pull them when I see them and Yellowstone should be pulling them too.

Mr. Dryburgh: Every time I go out of the gate, there are a bunch of signs every day.

Mr. Scheerer: I'll get with Curtis about that. They should be pulling the signs. It's an ongoing battle.

Mr. Greenstein: When it came to real estate related signs, the Encore projects like Bear's Den, Spectrum, and Eagles Trace, I pushed heavily and they adopted it, a combination of signs. If three projects are in the same direction, don't put three individual signs. The only issue was a specific sign, there's one in the roundabout right now. It's being removed. There's a sign opposite the green on 14, the par 3. When you drive through the gate there's a Spectrum sign and that's being removed. The sign they put up for Eagle Trace along Reunion Boulevard is not visible from the golf course.

C. Security

Mr. d'Adesky: Once again, due to the change in the security provider we wanted to make sure there wasn't any notice or termination requirements that were in the existing the contract. In looking at the contract between the CDD and the HOA we discovered that it had lapsed and had not been renewed. A lot has changed since then with the law; therefore we provided a new draft copy. It's the old agreement with certain provisions that are no longer legal removed, and things that don't pertain removed. The West board voted to enter into an agreement with the East to delegate their authority to allow there to be one contract, it's simpler administratively. There will need to be some language added to that form regarding this being for both CDD's.

Mr. Harding: I have some concerns and know that others have the same concerns. As a CDD Board supervisor and Reunion's Neighborhood Watch coordinator, I have some major concerns with what Reunion's Property Owner's Association and Master Association Board has implemented at the control of Kingwood. In my opinion, along with many property owners plus our prior Reunion security owner, with these latest changes in the security operations Reunion's level of security and degree of safety for property owners has diminished and has possibly been compromised. According to the latest Master Association budget proposed, it looks like the security cost has gone up. David Burman says that's not right and he is going to give me more feedback. I believe the following changes in our security operations are going to make our Reunion development more susceptible to an increase in crime and it will impact us as property owners. They are replacing our patrol vehicle cars with patrol carts is a bad idea. How will they

be able to get to a crime quickly driving a cart versus a car? That's a whole other issue. The new security personnel uniforms do not provide the same level of a strong security image as far as Gerald and many others believe. Our security used to wear uniforms resembling police officers with badges, it was a whole different image. Osceola deputy sheriffs Joe Wiston and Angel thought the reason our crime level was so low was because of the level of security operations we had. Now all that has been changed. It's concerning that these changes were made without any input from the CDD. There was no consultation with the board. Reunion Resort pays for its own properties, but all the other Reunion security operations expenses are paid for by our Master Association and the CDD. Those are ultimately paid for by Reunion property owners through assessments. There's no mention as to what individual is now the overall director or manager of Reunion's security operations. I'm not sure what John Cruz's job is now other than giving advice and interacting with us. For us to agree to any amendment, I don't want to endorse it. I'd like to have some meetings with Kingwood to talk about what they're going to do to get back to where we were before. I have a lot of people coming to me with concern about what has been done and where we are going from here. Even the police would tell you we have downgraded our security. Those are my comments.

Mr. d'Adesky: To give some background, we just discovered this. Factually, as of today, there is no agreement between the HOA and the CDD in effect. There has a carryon of practices, but in the absence of an agreement there is no oral or holdover agreements with governments. So, there's effectively no agreement. There's no obligation to pay or compensate for these services because there is no agreement in place. There is the risk of liability if you have people who have apparent authority and wearing uniforms in your facilities. If we have folks in CDD facilities in uniforms and we are not taking certain actions, we do have some risk. If they were to do something we would risk being liable for them, not to say we would actually be liable but there is a risk.

Mr. Goldstein: Could we do a short-term agreement? Or a one-year contract. There's no longer any safety guards at the water park and my neighbors are furious. That's liability.

Mr. d'Adesky: I thought about that when I was updating this and I added language specifically to that point. For termination I set it at 60 days' notice to terminate by either party without cause. But I also said if there's a material breach of this that's not cured within 10 days of notice we can terminate.

Mr. Greenstein: When the transition of ownership changed, we tried to explain the fact that almost any line of business or service that is supplied to resident has a component that is Master Association, CDD, and Resort. You have to look at everything carefully to see the interrelationships to determine what's best overall. We worked together very well up to this point to establish contracts to do simultaneous procurements. This is a subject where I think we need to designate someone to take the lead for the board. Don, I'm hoping you'll be that person because it is contemplated but we have interest as home owners. From a CDD standpoint, there are lines you can't cross. George and Andrew will help you.

Mr. d'Adesky: Some things you asked are totally valid concerns, but it's a difficult conversation because as a CDD we are only allowed to do certain things. It doesn't invalidate those concerns, but we have to only talk about CDD facilities. The direction would be to delegate authority to Supervisor Harding to enter negotiations with Kingwood and if something comes of that we can get something in writing for the next meeting, or you can just report back.

Mr. Flint: I think you should enter into an agreement if you're going to continue to pay. If you don't pay you potentially don't have staff gates and we don't have protection from a liability perspective. I think you're better off with an agreement with a 60 day out without cause, than having no agreement.

Mr. d'Adesky: You can approve the form of the agreement with the details to be negotiated and approved by Supervisor Harding.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor, Authorization of Supervisor Harding to take lead on discussion with Resort and Master regarding Security Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I have one other thing. After the last meeting we talked about the unexchanged bonds a little bit. I will not go into it because it is a legal issue, but for the record I will say that we met with the counsel for Kingwood. I will say on the record that I was disappointed with the response and it will require further back and forth between the Trustee's counsel, Kingwood, and ourselves to try to come to a resolution. It was not the resolution we were expecting. That's all I will say for now.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Action Items Lists

Mr. Flint: I was informed by the Resort that the MSA should be executed today. We don't have a copy yet, but I Richard stopped by before the West meeting and indicated that it should be executed. We did have to make adjustments to the agreement to comply with bond counsel's direction from a tax perspective. It's not exactly like the last version the board saw, but we believe it is substantially the same. Once it is executed we will bring it back for ratification.

Mr. d'Adesky: We will need to go through the fee making process.

Mr. Flint: Yes, we've been waiting to get the signed agreement before we start that. Regarding the small retention pond, We were waiting for the dry season I believe.

Mr. Scheerer: If the Board recalls you approved a company coming in the fall to start that process, I spoke with them last week and we have a meeting scheduled next week. We will meet and get this process started, I want to make sure Yellowstone is there too because they will maintain it after it's done.

Mr. Flint: For the dog park and playground, I know Alan and Mr. Goldstein have some proposals on that. Richard Signer indicated that he would like for there to be an easement between the Resort and the CDD versus a license agreement. He's going to engage a surveyor to develop a legal description. Their main concern is there is two access points coming into that piece and there is development potential for those access points. Once we have a legal description it's just a matter of getting it on the Board's agenda for approval.

Mr. Goldstein: We are at a point where we are close on the bids and know pretty much where we are going to be. We were hoping we could get the Board to approve with the stipulation we get the easement. We have two spreadsheets. The Fence Outlet is less money, but they did not include the concrete pad we need. Heritage Solutions will do the whole thing. Berry Construction is fairly close. Alan and I are pretty much in agreement that Heritage Solutions is the best route.

Mr. Scheerer: Last meeting we discussed Toho getting us a price for a meter. They've had some scheduling issues with doing a field visit with us so I don't have that number as of yet. The board can still move forward and maybe by the time installation is ready we will the Toho numbers needed.

Mr. d'Adesky: As a preliminary step, I think we should delegate authority to a supervisor to sign off the final form of the easement agreement regarding that tract.

On MOTION by Mr. Goldstein seconded by Ms. Hobbs with all in favor, Authorization Delegated to Mr. Goldstein of Execution of Contract subject to Approval of Easement with an NTE amount of \$17,000, was approved.

Mr. Goldstein: On the playground equipment, we were able to put the sunshade on and got a very reasonable price. American Parks came back with the blue shade for \$61,000 and that includes footings. Playmore did not get back to us.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor, the American Parks Proposal subject to Approval of Easement with an NTE of \$61,000, was approved.

ii. Approval of Check Register

Mr. Flint: The total for August is \$82,484.17. Are there any questions? Hearing none,

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor of Check Register for August totaling \$82,484.17, was approved.

iii. Status of Direct Bill Assessments

Mr. Flint: We are in good shape for the direct bills.

iv. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the arbitrage rebate calculation report for the Series 2005 bonds indicating a negative rebate so there is no issue there.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor, the Arbitrage Rebate Calculation Report was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Any Supervisor's requests? Hearing none,

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is October 10th in this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with
all in favor the meeting adjourned at 2:20 p.m.



Secretary/Assistant Secretary



Chairman/~~Vice Chairman~~