

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, February 13, 2020 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
Trudy Hobbs	Assistant Secretary
Steven Goldstein	Assistant Secretary
John Dryburgh	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager
Victor Vargas	CWS Security
John Cruz	CWS Security
Tricia Adams	GMS
Rob Stultz	Yellowstone Landscape
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comments on anything on the agenda that you would like to bring to the Board's attention. If there are any comments, please state your name and address and try to limit your comments to three minutes. Are there any public comments?

Ms. Dharindra Bissoon (Excitement Drive): As you know, I serve on the Community Watch and security, Mr. Harding and Alan Scheerer have been very effective in taking care of the community and keeping people off of the golf course after hours. Of course, my man Alan Scheerer, had to replace the gates during the holidays about five to ten times, but he was always

willing, ready and able. I want to thank security for collaborating with the Terraces and replacing the roof. They went over the logistics with the county regarding the road, signs and the traffic. So kudos for the names that I call now for what they do to keep Reunion the way Reunion is.

Mr. Greenstein: Thank you.

Mr. Flint: Are there any other comments? Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 9, 2020 Meeting

Mr. Flint: Are there any additions, deletions, or corrections to the January 9, 2020 minutes?

Mr. Harding: They got a lot of names confused as far as who said what. I'm just wondering if we should say our name before we talk.

Mr. Flint: That would be one way to do it.

Mr. Harding: I don't know if it is all that important.

Mr. d'Adesky: Part of it is. Just make sure that one person finishes talking. It is really hard if we are talking over each other for the transcriptionist. That is one general issue.

Mr. Flint: If you approve the minutes, subject to incorporation of your changes, then we can make those changes without having to go through a meeting.

Mr. Harding: Alright.

Mr. Flint: If it's just name identification, then we can go back, based on your notes, go back and listen to the tape and make the correction as part of the approval.

Mr. Harding: In some cases, I know that I didn't say it, but I'm not sure who did.

Mr. Flint: We will go back to the tape and re-listen. I typically don't listen to the tapes myself because I went through the meeting once and that was enough, but if there a question on who said what, I can go back and listen to who made the comment.

Mr. Harding: Okay. I will send you the corrections.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the minutes of the January 9, 2020 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: This is a rule and rate hearing. The District was previously presented with a proposed rule dealing with the rental of Heritage Crossing and horse stables facilities. Included

in that were some proposed rates. You set a public hearing for today to actually consider those rules and rates. We had to run two notices in the newspaper; 29 and 28 days in advance of today's meeting. Since it is a public hearing, we will open it and ask if there is any public comment on the proposed rule or rate at this point. Hearing none, we will bring it back to the Board. We are proposing to add a new chapter to the rules and rates, which is Chapter 3. Chapter 1 are your general rules that were adopted when the District was created. Chapter 2 was your non-resident and user fee that we went through the process of establishing a fee, in the event a non-resident wanted to use the facilities. Chapter 3 would be the fee for using certain CDD facilities, which are this building and the horse stables. The context for this rule is that we entered into a Management Services Agreement with the Resort to operate these two facilities. As part of that agreement we still are in control of these facilities and still have the obligation of setting the rental rate for these facilities. So the agreement with the Resort, obligates them to collect our established rental rate and remit back 50% of that rate. That 50% remitted back to us is to cover the wear and tear and the capital that's related to the buildings. They are responsible for the day-to-day maintenance. We set the fee for both buildings at \$1,500 per event. We did that to set a ceiling, with the understanding that we would come back hopefully at the hearing and maybe bring that down to another rate. My recommendation at this point, is that you consider it adopted at the \$1,500 per event rate and implement it at some rate lower than that. So you still have the ability to go up to that dollar amount. It gives you the flexibility to do that, but by a motion, you can set it at \$1,750 or whatever the Board decides to do. That would give us the flexibility to get with Anthony in the Resort and develop what the negotiated rate would be that would apply to the Management Services Agreement. One issue that we left blank is there are some instances where non-profits may want to utilize the facility for a fundraiser, things like that, and you may or may not want to make a provision for that. If you don't make a provision for that, then they would have to pay the full rate that everyone else pays.

Mr. Dryburgh: Some church groups said it was very convenient for them to use this facility for their religious services. Why would we give them a substantial break? We can adopt it and decide. In reading this last night, do residents receive a discount?

Mr. Flint: If the event is greater than 50 people, they would receive a 50% discount on whatever we end up negotiating with the Resort.

Mr. Dryburgh: It requires that the resident be in attendance.

Mr. Flint: Correct.

Mr. Dryburgh: Is there some process that we can put into place to ensure that occurs?

Mr. Flint: Well, the Resort is managing this facility, so it would be incumbent upon the Resort to make sure that the owner is there. That gives it the idea if someone who works for State Farm wants to have their Christmas party here, they can rent the facility as a resident to get the 50% discount and then they are not even here, or maybe their wife works for State Farm or their friend.

Mr. Dryburgh: My son works for a company that has birthday parties. They never show up. They use that discount here. My question was how do we control birthday parties at the swimming pool?

Mr. Flint: Later on we are going to be talking about dog park policies. My suggestion is that we bring back at the March meeting, an Amenity Policy, which includes your dog parks, pools, the pocket parks and playground.

Mr. d'Adesky: There should be a no commercial provision.

Mr. Dryburgh: Yes, but they are not going to be advertising to us that they are doing that. They are just going to say, "My 14th removed cousin is having a party and I will be there with 200 friends."

Mr. Flint: The proposed policy that we are going to bring back would say there's no commercial use of CDD facilities. In that instance, someone who might be doing that could be prevented from doing that. If someone is teaching swimming lessons and they use the pool to teach swimming lessons, again that would be a commercial use.

Mr. d'Adesky: They are not going to be able to hide that.

Mr. Flint: Normally we would have language in there.

Mr. Dryburgh: I just wanted to make sure we have a discussion on the record.

Mr. Flint: I think that's how we would handle that scenario. For a non-profit, you could set a dollar amount or set a percentage or remove the language. Whatever the Board's preference is. It's really more of a policy issue.

Mr. Dryburgh: I would like to go along with the recommendations as far as setting the rate at \$1,500 per event.

Mr. Flint: For the non-profit, you can set the rate at \$100.

Mr. Dryburgh: I'd rather set it at \$100.

Mr. Greenstein: Just a nominal fee.

Mr. d'Adesky: Do you want to set it at \$100 as the normal cost of cleaning?

Mr. Flint: The Resort is going to charge a cleaning fee outside of this.

Mr. Greenstein: I don't think this is going to come up too often, but there are events with 501(c)(3) organizations that make arrangements with the Resort for catering or for golf course use or whatever. I think when it comes to this facility, we can give them a break.

Mr. Flint: Right.

Mr. d'Adesky: That's fine.

Mr. Greenstein: In order to be able to adopt this with some modifications, I think in Section 1.6 where it talks about the fee for residents, is there a circumstance where there would be a waiver of a fee?

Mr. Flint: If it's less than 50 people, the way it's worded right now, if it's a small event, the fee is waived. If it's more than 50 people, then it's a 50% discount of whatever the full rate is.

Mr. Greenstein: True. So in Section 1.6 (a), where it says, "However, for a Resident to be entitled to a waiver," add "or discount of the fee."

Mr. Flint: Correct.

Mr. Greenstein: It does say, "or a reduced fee," afterwards, so maybe it was fine the way it was.

Mr. Flint: Okay, then I think we are good then without it.

Mr. Greenstein: The only other thing that I would like to add is on the top of Page 3, where it says, "shall pay rental fees as follows," since this may be something we may want to discuss further and agree to set a maximum, why don't we say, "The fee for the use of the Heritage Crossing Community Center is no greater than \$1,500 and the fee for use of the Horse Stables is no greater than \$1,500."

Mr. d'Adesky: You can say that.

Mr. Dryburgh: I think it's well said.

Mr. Greenstein: This way, it's clearer than, "It is subject to further discussion among the Board."

Mr. Flint: That's fine.

Mr. Greenstein: If we don't do anything, it's \$1,500.

Mr. Dryburgh: That's a good idea.

Mr. Greenstein: The only other change, is on the top of Page 4, in Section 1.10 where it says, "In accordance with that certain Interlocal Agreement between Reunion East Community

Development District and Reunion West Community Development District,” “Reunion East” should be “Reunion West.” In other words, since the amenities are in Reunion East, Reunion West in the Interlocal Agreement is equivalent to Reunion East. This allows them to be treated the same way as a Reunion East resident.

Mr. Harding: Good catches.

Mr. Greenstein: Other than that, I’m good.

Mr. Flint: Is there any other discussion from the Board on that? Hearing none,

A. Consideration of Resolution 2020-05 Establishing a Fee Schedule for the Utilization of the Community Amenity Facilities

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor adopting Resolution 2020-05 Establishing a Fee Schedule for the Utilization of the Community Amenity Facilities was approved, as amended.

Mr. Flint: We will close the public hearing.

FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser

Mr. Flint: As you know, we use the tax bill as the collection method for our Operations and Maintenance (O&M) and Debt Service assessments. We have a separate agreement allowing us to do that, but in addition, some of the Property Appraisers for the various counties are now requiring this additional agreement. It’s the result of some legislative changes that were made that in part, instituted penalties for the disclosure of information that would be confidential. For example, if you were a police officer or firefighter, there are some instances where people can ask for their address and name, that sort of thing, and be protected under a public information request or otherwise. Because of the penalties, the Property Appraisers sent us a Preliminary Assessment Roll in June that has all of the properties within the District. So in an effort to make sure that we are not disclosing something that they provide us, they are requiring these agreements, which are standard. I will say what they provided to us already redacts the information so we don’t see an instance where we would be disclosing something that we shouldn’t. So we are okay with these agreements. I think District Counsel reviewed them

Mr. d’Adesky: Yes. They are standard in Osceola County. It is also why we can’t have something like a Resident Directory that the CDD puts out because we can have serious penalties for disclosing people who might be a judge or a victim of a crime or something like that.

Mr. Dryburgh: Is there a State law?

Mr. d’Adesky: This is a State law.

Mr. Dryburgh: So is it within the State Law that they must be renewed every year?

Mr. d’Adesky: These agreements?

Mr. Dryburgh: Yes.

Mr. d’Adesky: No it’s not. They just renewed it year to year for practice. This is the practice the County has.

Mr. Flint: They came back with another one each year.

Mr. d’Adesky: The County comes back with one.

Mr. Dryburgh: So once a year, we are going to have the same discussion.

Mr. Flint: Yes.

Mr. d’Adesky: The reason why they do it that is in case the law changes, because this law just changed. It could change next year so we will re-draft their agreement and send it out. That’s why it goes to December because most laws take effect on January 1st.

Mr. Dryburgh: That makes sense.

Mr. Flint: It’s really not a big deal for us. We are used to this agreement not only in Osceola County, but in many other counties that have similar agreements.

Mr. d’Adesky: GMS is a competent management company.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Towing Enforcement Agreement with Reunion Resort & Club of Orlando Master Association

Mr. d’Adesky: We don’t maintain a force that’s able to go out there and spot folks and identify them for towing. So in Districts where we have towing, we almost always use the Master Association as the vehicle to go out there and delegate our authority to identify folks who are parked impermissibly and allow the towing operator to tow them. We require standard

requirements under a District contract, insurance indemnification and allow termination within 60 days. This first one is with the HOA.

Mr. Harding: They did change that?

Mr. d'Adesky: Yes. We updated it.

Mr. Flint: I provided a revised one. Just the name changed.

Mr. Harding: It's with the POA, not the HOA.

Mr. Greenstein: It's the Master Association.

Mr. Flint: They are interchangeable.

Mr. d'Adesky: That's just a term that we used to identify it internally. It doesn't change it.

Mr. Goldstein: It's the same thing, right?

Mr. Greenstein: Technically the POA is more correct because you don't need to have a house there. It could be property. It's raw land that's undeveloped, but most people recognize the HOA.

Mr. d'Adesky: It's an internal reference within the document. It really doesn't matter.

Mr. Greenstein: That was the only thing that I identified.

Mr. Harding: Me too.

Mr. Flint: Obviously it's a two-party agreement. The Master Association agreed with this agreement. We sent it to Egis to review and we will need to circle back with them, but the Board also needs to approve it.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Agreement with Towing Enforcement Agreement with Reunion Resort & Club of Orlando Master Association was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Towing Company Related to Towing Enforcement

Mr. d'Adesky: This is the actual agreement with the towing company, Bolton's Towing Service, which is the company that will actually be doing the towing, that is required to comply with the statutory requirements. Many towing companies don't want a super onerous contract, so we tried to keep it fairly simple, but it requires the standard compliance, public records and what not.

Mr. Harding: So we changed that one to the POA as well?

Mr. d’Adesky: This one is directly with the towing company. So there are two separate agreements.

Mr. Greenstein: It’s between us, so it’s just with the Reunion East CDD. The other document said Reunion East POA.

Ms. Hobbs: I have a quick question under Section 2.

Mr. d’Adesky: I updated that.

Ms. Hobbs: It said they would do a drive by inspection and I didn’t think we wanted that.

Mr. d’Adesky: Sometimes when you stare at the computer you put something in twice.

Ms. Hobbs: Okay. Thank you.

Mr. Greenstein: We all reviewed tons of documents in preparation for this meeting and I didn’t come up with anything.

Mr. d’Adesky: It’s standard and similar to other communities that have towing companies operating within them. We tried to keep it similar so we can show them that this is the same agreement we have in other communities. There aren’t a lot of towing companies.

Mr. Harding: I imagine not many towing companies just drive around looking like they are bored.

Mr. d’Adesky: Exactly.

Mr. Greenstein: They are in Winter Haven.

Mr. Flint: There is a statutory requirement that they must have a facility within so many miles of the CDD. They indicated that they do comply with that requirement. I saw that they were in Winter Haven also.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the Agreement with Towing Company Related to Towing Enforcement was approved.

EIGHTH ORDER OF BUSINESS

Discussion Items

A. Reunion East Irrigation System

B. Procedures for Towing Warnings and Towing

Mr. Flint: Why don’t we flip Items A and B since Item B is related to the towing. Tricia, do you want to go over the proposed guidelines that we are working on that we would provide to the HOA and the security company?

Ms. Adams: Sure.

Mr. Flint: I provided a copy of the procedures.

Ms. Adams: This document was sent out to the Board under separate cover from the agenda and is standard for CDDs in Central Florida that adopted parking and towing policies. These guidelines are generally written with enough elasticity to allow security offers discretion, so they have the ability to engage in enforcement opportunities but understanding the direction of the Board for warnings and communication, until there are repeat offenders or egregious situations. I would be happy to go through this section by section. I did get some comments back from the Chairman and it was one of the more substantive notes. When we are looking at specific areas where on-street parking is not permitted, it will be noted in here that it includes cul-de-sacs associated with those streets.

Mr. Dryburgh: So the sign is conflicting.

Mr. Harding: Yes.

Ms. Hobbs: I know this covers the streets where we are going to have one side parking, but in the overall larger document that we looked at in rectifying, there is also a permission to tow cars that are parked on the grass, where they are not supposed to be or on service type streets that go behind houses.

Ms. Adams: This is written to be applicable to the entire rule that the Board adopted regarding parking restrictions and parking enforcement. So this is applicable for any of that illegal parking.

Ms. Hobbs: Okay.

Mr. d'Adesky: Some of those situations we might have been able to tow them already, in the middle of the park or something like that.

Ms. Hobbs: Yes. I don't want to make this into a long document. I just want to make sure that we don't get someone saying, "But it doesn't say in here that I can't park there."

Mr. d'Adesky: Right.

Mr. Flint: We may be able to add a sentence in here that clarifies that it's not just limited to these streets, but there are some general restrictions.

Ms. Hobbs: Perfect.

Mr. Flint: If someone is parked across a sidewalk in the wrong direction, those situations are violations of State Law, whether they are on these streets or not.

Ms. Hobbs: Exactly.

Mr. Flint: That would be something that would be subject to your policy.

Mr. Harding: The police have ticketed for that too.

Mr. Flint: Right. Ideally, they would be the ones that would address those issues.

Mr. d'Adesky: We want the ability to address them.

Mr. Dryburgh: I just want to go on the record so it's very clear what you will and will not tolerate, such as people parking cars that might block driveways even though security needs to update some of their discussions. There is no driveway blockage. No fire hydrant blockage. No parking in the wrong direction.

Mr. Flint: Right.

Mr. Dryburgh: Common sense things, which security is going to make sure that their staff understands they have to enforce.

Ms. Adams: Keep in mind that this is an internal document used to inform the Master Association and security staff about the operating guidelines. This is not something that would be released to residents. As a compatible piece with this, there will be additional communication that goes out to residents, especially once the signs are installed that will generate some interest in these parking policies.

Mr. Dryburgh: So that's going to go out through the HOA.

Mr. Flint: This won't, but the document she is referring to will.

Ms. Adams: This internal operating guideline has been provided to Egis for their feedback. The reason that it is presented to the Board is that staff understands that you had a keen interest in the operating guidelines and wanted to ensure that there was the ability for progressive communication and not a draconian approach to the policy.

Mr. Greenstein: I always interpreted the conditions that John was pointing out on what constitutes improper parking/illegal parking, before we took any action on controlling it further.

Mr. Dryburgh: Yes.

Mr. Greenstein: The Master Association has a sign from Bolton's in the front of every community that basically puts people on notice that if you are towed because you parked illegally, you will be towed by Bolton's and has a phone number to contact.

Mr. Flint: Right.

Mr. Greenstein: So that part is already in place, but now we are extending it to more specific situations where parking will not be allowed.

Mr. Goldstein: I don't see that we put anywhere in here that we are not going to start towing cars the day that signs go up. We need to make it very clear so that everybody doesn't get

freaked out. Like there will be a warning period or something. We discussed that, but I don't see it in any of the documents.

Mr. Flint: We are going to put that in what goes out to the community.

Mr. Goldstein: I just want to make sure that John and those guys aren't going to start towing cars because we'll never hear the end of it.

Mr. Greenstein: They don't work on commission, so you don't have to worry about it.

Mr. Goldstein: I know. So we will discuss that.

Mr. Flint: I don't know that these need to be adopted. It was really a discussion item. If you have any feedback, let us know. Item A, regarding the irrigation system, was added as a discussion item, but I think it's actually an informational item. I don't know that we want to have a lot of discussion on the record at this point.

Mr. Greenstein: No.

Mr. Flint: We provided a letter under District Counsel's signature. Andrew, did you want to present this item?

Mr. d'Adesky: This was an informational update. It seems like there might be some confusion about the status of the irrigation system. Let's be frank, Reunion can be a confusing community sometimes, so we wanted to reach out to Kingwood. I don't think we ever had a fully disclosed letter to them to show the history of the irrigation system. It's a little complicated. It also helps the Board to look through it and see the history of the irrigation system. Certain assets weren't turned over immediately and there were certain access easements and Easement Agreements. We are hoping to have a meeting with them on the current status and get everything set up so we can operate in a way that is productive for everybody in the community, but also complies with State and tax law, because the irrigation system is a CDD system and we have to operate it as a public improvement. That's all I have. Are there any questions? I'm happy to get with the Board Members separately if you want to get the history. It's a long history.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Updating on Auditing Requirements

Mr. d'Adesky: I wanted to provide an update on Senate Bill (SB) 7014. Most of the updates are on things that we were doing anyways, like keeping the audit on the website and certain ways we nominate the Auditing Committee. It now requires that Board Members be on the Auditing Committee. You already do that and already named one of your Board Members as

the Chair. So those provisions aren't problematic. The one thing that I want to make sure everybody knows is if there is a duty to report if the auditor asks you a question, you should always answer, because failure to answer an auditor who is performing a Government audit can be considered a criminal offense. It's usually a question of whether you know of any undisclosed claims. The District typically answers no. If you have any questions or if there is anything that came up regarding the audit, you can always go to George and he would be more than helpful to walk you through that. That's all I had.

B. Engineer

Mr. Flint: Steve, do you have a report for the Board?

Mr. Boyd: Just on the Reunion West items. Do you want me to update the Board on what's happening there?

Mr. Flint: Yes.

Mr. Boyd: I have two items. One, is that I engaged a Landscape Architect to provide the Landscape Plan. This required for the mail kiosk by the County. That's supposed to be put in next week and I'll immediately turn that into the county. I called the developer that's developing the parcel adjacent to it and discovered that the driveway is going away. It does not need to be used. I'm not clear yet and I'm going to clarify if we need to remove it as part of this improvement or they are taking it out or if it's just going to be abandoned. I already revised a plan to show the county that with that driveway going away, the left turn lane goes away and as a result of that, the entire widening operation could be accomplished by re-striping. That plan was revised and I'm going to take that to the county with the Landscape Plan for the mail kiosk and we should have the permits shortly after that. I don't anticipate any problems with the county on the permit being done differently. I have some measurements that I can go over with you. George, I thought I sent you this, but apparently, I didn't. So I'm presenting it to the Board and then I will follow up, but we will need to update them with this change of scope.

Mr. Greenstein: Steve, I just want to stop you because I want to explain to the audience what we are talking about. Before I get to that, let me just ask you this question. We need permits to change striping. I'm looking at Alan now. We created crosswalks and had Fausnight come in, lay it out and put in the proper signage. Now it's coming to light that we did not do any permitting work on that. This issue is the west gate coming around Sinclair Road. On the Reunion West CDD Board, on which I serve on, we believed we could widen the road by taking out the sidewalk and moving it more towards where the Eagle Trace townhouse development is, to allow for traffic

that has access to Reunion residents to the right lane. In other words, we didn't want people in the left lane from getting to the gate because it gets backed up and you end up on Sinclair Road waiting. So what Steve Boyd our Engineer is saying is that we changed our plans because we are changing the roadway, the sidewalks and we had to get a permit. Through that process, it was discovered that there is a neutral area where there is some marking of the roadway that would allow for people to make a left turn, leaving the driveway into the Resort that's currently there. However, that driveway is no longer going to be there, so he basically said another solution for us, rather than tearing up the sidewalk and spending a lot of money, is to re-stripe the lines to move traffic coming into the Resort, more to the left and center, which would allow us to have unfettered access in the right-hand lane. So with all of that being said, why do you think we need permits for that?

Mr. Boyd: We might not, Mark. What's confusing about it is they already have a permit application in hand with plans. So one way or the other, I need to update that plan and let them know what we are doing. Maybe I simply can remove that portion. Both the mail kiosk and the turn lanes are in the same permit application.

Mr. Greenstein: That's a surprise.

Mr. Boyd: I could potentially remove that from the permit application and then we will come back and have Fausnight go out there and do the work.

Mr. Greenstein: That's what I would do. The fact that we killed two birds with one stone with one permit, is fine. It's funny how this has all come around full circle, because the very first thing we talked about was removing improperly marked lines because of the way the use of the area has changed. So the fact that we can basically get what we need fairly quickly is good news. What do you think, Alan?

Mr. Scheerer: I think the driveways are already removed. They already added the curb outside the gate. The only turn lane that we would have out there would be for the lift station, but I don't know that we need a turn lane for access. The only people that should be in the lift station is Toho. I think all of that has already been removed and the new curb has already been installed.

Mr. Greenstein: Good.

Mr. Scheerer: It should be a simple fix if we are allowed to do that.

Mr. Greenstein: That would be great, if we get this problem taken care of with re-striping lines and shifting the traffic more towards the center of the roadway, so that the right lane can go

in. Then we have to get with the Resort to install signage saying, “*Resident Gate to the Right.*” We will figure it out.

Mr. Scheerer: We will eventually put something like that or similar onto the asphalt itself.

Mr. Dryburgh: That striping is going to have to go quite a bit down the road.

Mr. Greenstein: Oh yeah. If you look, there are lines that are faint because they are all washed out.

Mr. Scheerer: In the Capital Budget for Reunion West we added a complete re-striping of all of Traditional Boulevard.

Mr. Greenstein: Right.

Mr. Scheerer: So there is already funding in there for the project. It’s just a matter of how you want it laid out.

Mr. Goldstein: The sooner we do it the better

Mr. Greenstein: Absolutely.

Mr. Goldstein: Last Friday night, there were 50 cars lined up when I came through the other side and 20 cars lined up to make their turn onto County Road 532. I sat there for 10 minutes and cars were cutting through to go out that they had nothing to do with Reunion. You can tell. I know you guys do your best, but that will help. Get it done.

Mr. Greenstein: So Steve, now everybody is up to speed on what we are talking about. Just so you also know, the mail kiosk on Valhalla Terrace in the back on the West side, had no parking. It was never set up for whatever reason. It was across from the large hotel. So we have a project to create handicapped spots and parking so people can basically get out of the street and like at every other mail kiosk we have in Reunion, get their mail safely and then get back and leave. Right now, they have to basically park in the street because there is no place to park. So what do you think the timeline on that project is going to be?

Mr. Boyd: Like I said, I will provide the Landscape Plan to the county next week. They didn’t have any comments other than requiring a Landscape Plan.

Mr. Greenstein: Okay.

Mr. Boyd: So I’m hoping that we will get approval back from the County fairly quickly. I did get three bids on the overall project and I’ll read off the numbers. We will just focus on the mail kiosk at this point, but SDC, the contractor doing work on the south side of County Road 532 for another developer bid \$120,700, including the turn lane, but the mail kiosk itself was \$58,374. The vendor doing the work on the parcel declined to bid on the turn lane, but bid

\$51,173.47 on the mail kiosk. The third bidder is a smaller contractor that I have experience with in another CDD that is well suited for this size job, bid \$26,339 for the mail kiosk. He has an additional \$13,600 in general commissions, which would probably be reduced some, but taking Tradition Boulevard out of his other bid, which I'm not mentioning, brings his total to \$61,500.

Mr. Flint: For both.

Mr. Boyd: It is \$26,339 for the mail kiosk and \$13,600 in general conditions. So that needs to be reduced somewhat.

Mr. Flint: What is the name of the contractor?

Mr. Boyd: Florida Site & Seed. The owner's name is Randy Palmer. He has done a lot of jobs this size for us in the Harmony CDD. He is from St. Cloud.

Mr. Flint: This Board doesn't actually award that contract, but it is a shared cost. The fact is that he is going to have three bids, as long as the Board doesn't have an objection. We don't have a permit yet, but we will have it on the Reunion West agenda for next month.

Mr. Greenstein: That's good.

Mr. Boyd: For the next Board Meeting, I am going to have them update their bids with the landscaping design for the mail kiosk because we do have to add that.

Mr. Flint: So that number doesn't include landscaping?

Mr. Boyd: No, because we didn't have a design for them to bid. They all declined to put an estimate on it.

Mr. Flint: Okay.

Mr. Boyd: Our plans basically said, "Remove and replace what's there," but they didn't want to bid on that. These are all apples-to-apples comparisons. They all filled in the blanks on the same bid form.

Mr. Greenstein: Okay, good. Thank you, Steve.

Resident (Not Identified): That right lane you are talking about, the yahoos that aren't residents go into the right lane by mistake. That's happening now. It takes forever for that to clear. So you might need some divisions in the road.

Mr. Flint: We are going to make sure we have good signage, but you can't do anything to prevent idiots.

Mr. Dryburgh: You can't cure stupidity.

Mr. Harding: We are still going to need a security officer in those lanes to keep them moving in the right place.

Mr. Greenstein: They do a good job. Friday night is especially bad, but they usually have two officers; one working the left lane and one working the right lane. The one on the right hopefully has the easier job, but again, you get people who try to use the right lane who aren't entitled to use it. This is going to improve things greatly because a lot of times, you are at the bottom of the funnel and you just can't get around a car. This is going to push the traffic over so whether they wind up or not in the right place, you will still be able to get around them.

Mr. Dryburgh: So they have to do signs in addition to the striping.

Mr. Greenstein: Absolutely.

Resident (Not Identified): At one point, there was a police officer at the gate. We weren't here, but our son lives here. He was telling us it was great because the police officer was there. What happened with that?

Mr. Harding: That's not a daily occurrence for them. It's not life threatening. They are thinly staffed.

Resident (Not Identified): So it just happened one time?

Mr. Greenstein: Most of the time they are interested in giving out tickets or that's their meeting spot for their afternoon communications. There is an area on Sinclair Road that is the entrance to another project, which hopefully won't see the light of day, that parallels 429. That is my personal opinion. By the way, an Osceola County sheriff's car sits so I suggest being careful leaving Sinclair Road since you can easily exceed the speed limit if you're not careful.

Resident (Not Identified): Yesterday, I came through the back gate and went onto the right side. I was in line and had to go to the right, when a young lady in front of us, pulled over to the right. I thought maybe she was a resident. We all waited to get up to the gate. She has her paper.

Mr. Greenstein: Exactly.

Resident (Not Identified): Then a gentleman opened the gate because he had no choice and she went through. I'm sure she's going to do the same thing today.

Mr. Dryburgh: You can't cure stupidity. We talked to security about specifically stating what they need to use to be able to use those gates, I don't know if that's happened or not, but you will see people sit and come in the gate when it's not manned and wave at a machine that's not manned and not working. They will sit there for 10 minutes until someone drives up and has an opener.

Mr. Greenstein: This is going to help a lot. Just so you know, the Reunion West CDD meets regularly. They didn't meet this month, but they meet at 12:30 today and Reunion East

meets at 1:00 p.m. So if you want to sit in on a Reunion West meeting to discuss Reunion West issues, that would be the time to do it. Let's proceed.

C. District Manager's Report

i. Action Items List

Mr. Flint: We talked about irrigation. The County Road 532 costs are on hold. We discussed parking. Alan, do you want to give an update on the playground and the dog park?

Mr. Scheerer: Absolutely. The dog park is complete and it's my understanding that it's being used. Mr. Goldstein called me today saying that Lorraine give us permission to relocate one of the park benches and one of the trash cans underneath the tree in the dog park. I set up a meeting with our contractor for Monday. Last week, the engineer for the playground company was onsite to sign the Notice of Commencement and get it notarized. That was done last Tuesday. Like I said, I think it's going to take between 60 and 90 days to get the project completed, once we finish permitting. As I said at the last meeting, they requested engineering drawings for the playground, which were submitted. So we will get through all of the hoops. I think within the next 60 to 90 days before summer, we will have a new playground and shade structure in that location as well.

Mr. Goldstein: So everybody else knows, there is still another bench and trash can in that park for people that don't want to use the dog park.

Mr. Scheerer: It's going to be in great proximity to the playground.

Mr. Greenstein: We will have an appropriate ribbon cutting ceremony when everything is completed.

Mr. Scheerer: It's not on the Action Items List, but Ms. Hobbs asked about the stop sign. That's been relocated. It looks like it's in a good spot so we will have Fausnight come out and put it in a decorative pole. We put in a temporary pole for now. We relocated both speed limit signs. I don't think the one by the water park is hidden and we are limited. So if there are no objections, I know that there was a request at some point to relocate one speed limit sign to Grand Traverse Parkway, between Castle Pines Court and Tradition Boulevard.

Mr. Greenstein: That will be perfect.

Mr. Scheerer: So if there are no objections by the Board, we will choose a location there and relocate that particular speed limit sign.

Mr. Goldstein: Sounds good.

Mr. Greenstein: Yes.

Mr. Flint: Regarding the dog park, I received an email from Mr. Goldstein about a dog park user suggesting that the Board consider implementing a policy that Celebration has for their dog parks. I reviewed that policy and it's really not something that I think is workable in this community. I've never seen a policy like that. We must have somebody in charge of issuing permits to use the dog park and verifying vaccination records.

Mr. d'Adesky: They do that because the HOA runs the dog park.

Mr. Flint: Those parks are run by the Master Association. They have a full-time staff and office. I provided a couple of examples. One is from the Randal Park CDD in the Lake Nona area and the other is from Starkey Ranch, which is similar. It would be a good idea for the District to adopt dog park policies as well as a policy for the use of the pool, playground and some small pocket parks in the community.

Mr. Dryburgh: Are they putting up a sign?

Mr. Flint: That sign was an example. We basically pulled that off of the Internet. At next month's meeting, we will present an amenity policy that will cover everything; pools, dog parks, playground, etc. After you adopt that policy, which doesn't need a rule hearing, it can be done by motion, we will put signage up at the dog park as well.

Mr. Harding: Until we get an official adoption, I think we should install a sign as soon as possible, since people are using it. It's been used for two weeks. We can always make a change. I'm just concerned that it's sitting there without a sign. How much is a sign?

Mr. Scheerer: It depends on what you want on the sign. There are generic signs that we can pick up telling people to please pick up after their pet or leash their pet.

Mr. Harding: This is pretty much the standard.

Mr. Flint: If the Board is okay with what is on this proposed sign, we will post one.

Mr. Scheerer: I can have one posted tomorrow.

Mr. Flint: But this one is kind of specific. It will say, "You Must be at Least 16 years old to Handle a Dog" or "Children Under 13 Years Old Must be Accompanied by an Adult." If the Board is okay with those age delineations, we will post the sign.

Mr. Dryburgh: Lets go ahead and order it. If we want to make a change later, we can.

Mr. Scheerer: Absolutely.

Mr. Dryburgh: Can you find one like that online?

Mr. Scheerer: Yes.

Mr. Flint: We have a sign company that can make them.

Mr. Scheerer: I will go to my sign guy and take samples for an 18' by 24' sign. I will have them made up as quickly as possible. It will probably be the first of the week.

Mr. Dryburgh: Thank you.

Mr. Scheerer: There is one entrance, but there is a double gate in the back for landscaping purposes. So I don't think we need a sign there. That gate will stay locked until it is ready to be mowed. That's not a resident entrance or guest entrance.

ii. Approval of Check Register

Mr. Flint: You have the January Check Register for the General Fund and payroll totaling \$715,384.10. The majority is Debt Service assessment revenue that we received from the County that was submitted to the Trustee. Anywhere you see, "Reunion East CDD care of U.S. Bank," that's Debt Service assessment revenue. Are there any questions on the Check Register? Hearing none,

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Check Register for the month of January was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through December 31st, which is the first quarter of Fiscal Year 2020. No action is required of the Board, but if you have any questions, we can discuss those.

iv. Status of Direct Bill Assessments

Mr. Flint: There is one small direct bill that has not been paid yet, in the amount of \$3,720 for November and one for February in the amount of \$1,008.60. I believe that's from the Resort. EHOF and Orlando Health paid their assessments. Are there any questions on the financials? Hearing none,

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda?

Mr. Harding: I just have one item as a follow up. As far as Reunion Village and the access, are there any more expenses that we are incurring?

Mr. d'Adesky: We don't have anything as of this date.

Mr. Harding: Is that something we should have on the Action Item List as far as how we handled it?

Mr. Flint: We can track it. The developer of the parcel agreed that they would interconnect with that bridge and there would be a guard gate, but I haven't seen their plans or any designs showing that.

Mr. d'Adesky: They have to come to us.

Mr. Harding: Do we need to approve it?

Mr. Flint: We would have to accept the roads and the guard houses, so that would be part of what would be conveyed to the District.

Mr. Harding: I think for follow up, we should do that.

Mr. Flint: I can follow up.

Mr. d'Adesky: They have to provide us with those plans.

Mr. Harding: I know. We can even see a proposal.

Mr. d'Adesky: Sure.

Mr. Harding: Why don't we ask them to give us a quarterly update.

Mr. Greenstein: I usually ask. In fact I had a discussion with John Chiste about it. It is something that has to be included in the Development Plan for that parcel. They basically pulled back the one they had originally showed us four or five months ago. So just to be clear, the last item we discussed was access to the bridge, which would be with a resident only gate to not allow pass through traffic.

Mr. Harding: Exactly.

Mr. Greenstein: But you want the residents of Reunion Village as well as residents of other parts of Reunion to be able to go over that bridge, go through or around Reunion Village to get to the hospital and restaurants. There will be a full-blown guard house that looks like the entry gate at the front of the Resort, at the entrance to Reunion Village, which is behind the hospital. So there will actually be two points of access control; one that is a staffed guard house and then a resident only gate similar to what we have at the Liberty Bluff entrance. So hopefully the next plan we see, will incorporate all of those features before we sign off on it.

Mr. Harding: Good.

Mr. Flint: I will add it, so we track it too.

Mr. Greenstein: That's good. I was talking about that before the meeting started.

ELEVENTH ORDER OF BUSINESS

Supervisor's Request

There not being any, the next item as followed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date

This item was not discussed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman