

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, May 14, 2020 at 1:00 p.m. via Zoom Teleconference.

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
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
John Cruz	CWS Security
Tricia Adams	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. All Supervisors were in attendance via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Any members of the public that have input on agenda items or non-agenda items can do that at this time.

Resident (Britney): I emailed in and I think we'll get it, but I wanted to raise the topic of using the pools and other amenities since CDC guidance seems to say it's okay and also the water park has been opened. I wanted to hear more of the thought process if that's going to be a no, as to why.

Mr. Flint: We will get to that. My recommendation to the Board would be to discuss that item earlier in the agenda. I think there might be a number of people on the Zoom call that are interested in that item.

Resident (Lauren): I'm raising an issue, we just finished our Board meeting for Seven Eagles and one of the members was mentioning that we've had a homeless couple sleeping in the cove area next to the pool for quite a while now. I wanted to bring that to your attention if you were aware of it.

Mr. Flint: Thank you, we have security on the phone and we will make sure they are aware.

Mr. Dryburgh: Why wouldn't security have picked them up before?

Mr. Flint: We will have a discussion on that.

Resident (Lauren): I also saw a wet towel by the pool even though the pool is closed. So someone might be using the pool.

Mr. Flint: Thank you. Are there any other comments? Hearing none, we will move on.

### **THIRD ORDER OF BUSINESS**

### **Approval of the Minutes of the February 13, 2020 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to the February 13, 2020 minutes?

Mr. Dryburgh: I have a correction to page 3. I said, "Why would we not give them a substantial break." On page 4, it has a statement that was attributed to me, but I do not have a son so that was not my comment.

Mr. Flint: We will get that fixed. Thank you John.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor, the Minutes of the February 13, 2020 Meeting, were approved as amended.

### **FOURTH ORDER OF BUSINESS**

### **Amenity Re-Opening Planes – Added**

Mr. Flint: Is the Board okay with moving the amenity issue up earlier in the agenda?

Mr. Greenstein: Let's discuss it now.

Mr. Flint: We are in unprecedented times right now. In regards to the amenities, after the Governor's executive order or stay at home order basically all the amenities were closed as a result. The Governor has a reopening plan. Phase 1 of his plan does give an opportunity for the Board to

consider reopening certain amenities. We still cannot open spas or hot tubs, and we can't open fitness centers. There can't be active recreation classes either. The pools, tennis courts, etc. can be opened back up but under certain parameters. The Governor's executive order makes it very clear for governments, and the CDD is a government, that we have an obligation to make sure that social distancing, cleaning of the facilities, etc. are followed. It's an obligation that is placed on governments, as opposed to a private entity. We manage CDD's all around Florida, over 160 of them. There are other management companies as well. We have all been communicating with various District Counsels around the State, our insurance company, etc. There are certain things we have to do, and other things that are recommended. In communities where we have staffed facilities, we've begun to reopen. Staff is there to monitor the use and social distancing, the ten person gathering rule, and other things. We've also opened them with restrictions on capacity, it is recommended that they only be opened between 25% to 50% of the permitted capacity of the pool. The CDD owns 6 pools, one of which is Seven Eagles. Seven Eagles is the only pool that is staffed. The other 5 community pools are not staffed. Most of the unstaffed pools that are owned by governments have not been reopened, because of the obligation that is placed on CDD's to monitor the social distancing. The guidelines that were put out by our insurance company also include certain requirements. They are recommend not opening facilities that are not staffed. Tricia has put together a plan, it is here for discussion purposes for the Board. I don't want members of the public reading this and saying this is what the policy is. These are discussion points for the Board to consider. Tricia could you walk the Board through this.

Ms. Adams: You did a very good job of covering the essential points, but I will also go through them. To hone in on the Seven Eagles pool, the tentative plan is to open that up May 18<sup>th</sup>. Staff has conferred with Anthony Carl and he does believe he has the staff to open that pool for modified operating hours. Starting May 18<sup>th</sup> it would be reduced hours from 10:00 a.m. to 6:00 p.m. and the proposal is for 7 days a week coverage. The Resort is offering to staff Seven Eagles pool with an attendant and someone to monitor CDD compliance at no charge to the District. The pool capacity would be reduced to 24 which is the most generous allowance by the CDC at this time. As George mentioned, the spa will be close and the furniture will be rearranged so that the pool capacity is equitable to the number of seats available. Staff will be patrolling for CDC guidelines and for sanitization of surfaces that will be touched. There needs to be communication with residents regarding some of the CDC requirements about not using amenities if you have been

ill or feel ill. There is suggest signage that will be posted and we need to alert residents to what steps they need to take if they use the amenities and are subsequently diagnosed with Covid-19 in a short time frame. This document was circulated to the Board earlier today to aid in discussion. I will note that Anthony has the Resort staff wearing masks. The next step is to consider whether other pools should be opened. The Resort has put forward that they can staff those pools at \$15 per operating hour. The Board would need to provide input on a hierarchy of pools to be opened or ask for additional staff input based on the feedback we received from particular neighborhoods. I can say that most of who we have heard from has been the Heritage Crossings area. Alan may have additional input about which pools are historically the most busy. The Board might want to consider the pool capacities at different locations noting that more people could be accommodated with larger capacities. I can access a document that has the pool capacities.

Mr. Dryburgh: Tricia, the 24 capacity at Seven Eagles, is that within the pool itself?

Ms. Adams: That's the entire area.

Mr. Harding: If only 24 people can come in, you might as well have it closed.

Mr. Goldstein: Don, I don't agree with that. 24 is better than none.

Mr. Harding: If I take my family there though, that's half of the 24.

Mr. Greenstein: Our pool area fits more than just what the actual pool itself is. There is a lot of area over there.

Ms. Adams: That's a good point. We've set up controls at other properties that are based on the pool capacity but perhaps at Reunion East we should make a seating allowance for the extra area. That would still abide with the CDC guidelines.

Mr. Greenstein: It's not our busiest time of the year, it's May coming into June. I think we need to move forward with this so we can experiment with it and see how it goes. I think it will be successful provided that the guidelines are adhered to.

Mr. Goldstein: Will the bar area be open?

Mr. Greenstein: The Resort and Anthony intend to provide food service there. They'll probably pull the barstools away so people don't sit there. It will probably be takeout like at the clubhouse.

Mr. Flint: This does not cover the restaurant area, that would be separate from the 24 person capacity.



Mr. Goldstein: The pool deck opens into the restaurant and bar area, the play area, and the bocce ball area. I would think all that area would just be 6 foot distance away rule. Then you monitor the amount of people in the water.

Mr. Harding: How did we arrive at 24 at the pool? Did we decide that?

Mr. Flint: The pool is permitted with a specific bathing load, and the recommended parameters are 25% to 50% of the bathing load. We are really only addressing with that restriction is the use of the pool. We understand it is a bigger space that includes a bar and restaurant. It's going to need to be managed by the Resort and they've agreed to do that.

Mr. Harding: The question with the other pools is do we want to pay the Resort \$15 per hour for so many hours of those being open to monitor capacity.

Mr. Greenstein: Seven Eagles is the largest facility so we should start there. It's centrally located. We do have community pools that have been self-service, we've never staffed them before. I think we can get there at some point, if we see that the demand is there.

Mr. Goldstein: Why don't we hire a lifeguard instead of just a person standing there to monitor?

Mr. Greenstein: That person has to monitor, disinfect, maintain social distancing guidelines. It's a mixed bag of duties. I think we need to see what the demand is, because I don't want anyone to feel that we are not hearing the community. I'm confident that working with the Resort, it could be a win-win for everyone.

Mr. Goldstein: Mark, my point is if we are going to spend money to put somebody in there and people are already asking why we don't have lifeguards, why not spend the money to do a dual purpose position.

Mr. Greenstein: I'm personally am not endorsing opening the community pools at this time, so there's no need to discuss what we are paying for or not paying for.

Mr. Goldstein: I'm talking about Seven Eagles.

Mr. Dryburgh: We're not paying anything for Seven Eagles.

Mr. Goldstein: Someone is paying for it.

Mr. Greenstein: It's not us. We are not required to provide a lifeguard, if we did we'd have it. I understand what you are saying Steve, and when the time comes to address staffing of Seven Eagles on a permanent basis under the MSA we can look at that.

Mr. Harding: I think we need to put something out through the HOA to the property owners to tell them what our plan is. The pools will be open when they open them across the state. I'm getting calls from the Terraces wanting to know when they're going to open the pools. There is a demand Mark, I don't know how big it is but I'm getting emails about it.

Mr. Greenstein: We will do these things as quickly as we can. If our insurance provider is recommending against it, and they don't believe we can operate the way we did previously and be in compliance with CDC guidelines and be in a positions where we are not vulnerable then we don't open. Maybe we'll get lucky and by next week or two weeks there will be new guidelines and we can reevaluate.

Mr. Harding: I'm just asking that we get something out to the property owners telling them we are going to abide by the CDC rules and Seven Eagles will be open with certain parameters but the other pools will remain closed until we get further direction from the CDC.

Mr. Goldstein: Mark, it's not an insignificant amount of money. It's about \$20,000 for a month on the seven pools.

Mr. Greenstein: Communication is key, we will put out notices for the pools. The original plan, Anthony could only afford to do it on weekends only. With the current unemployment insurance benefit program we have going, no one is incentivized to come just to work on Saturday or Sunday.

Mr. Flint: As soon as the meeting is over, we'll work on getting the notice to the HOA.

Mr. Harding: I agree that we should keep the other pools closed for now.

Mr. Goldstein: Will Anthony be submitting something or sending something to anybody who comes into rent through Reunion's rental program so they are aware of the restrictions?

Mr. Flint: I don't think he has a responsibility to do that. We will be sending stuff out to the community and it will be posted on our website.

Ms. Beverly Papas (Heritage Crossing): I'm calling regarding the Heritage Crossing pools. I do not understand why the CDC cannot have other pools open for limited times. It's the heat of the summer coming up. Insurance does not require lifeguards and now they're requiring patrol to keep us 6 feet apart or only so many people in a pool. The Governor opened the pools across the State. We bought here recently and one of the reasons was for the amenities. I think this has to be taken into consideration, the one pool versus all the other pools. I don't understand how the insurance can mandate that we cannot have a lifeguard but we had to have a monitor to patrol. If

that is true, we pay CDD fees and whether it's a limited amount of time or not these pools should be opening for the residents. That's my comments.

Mr. Flint: For the record, the insurance company is not mandating it. The insurance in conjunction with a number of attorneys have developed suggested guidelines. The insurance company has participated in that discussion and they do believe we may be at risk if we do not staff the pools and ensure we are following every guideline. Now, we could staff the community pools if the Board chooses to do that. It appears the Board has made a decision at this point that we want to move forward with Seven Eagles as a test case and in the future the restrictions might be raised or they might make a decision to staff other pools. Opening the other pools unstaffed would not be in compliance with the CDC.

Ms. Carpenter: George, you said that very well. The District would be at risk if we go against what the insurance company and similarly situated governments are doing.

Mr. Greenstein: Thanks Jan. I want to make it clear that we are not trying to be bureaucratic, we are trying to be efficient and safety conscious. Could we get a motion that provides us with administrative leeway in the chance that next week things let up or change. That way we don't have to wait until next month.

Mr. Flint: The Board could delegate authority to the Chairman to make decisions going forward regarding the amenities without the need for another Board meeting.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor, Delegating Authority to the Chairman to Make Decisions Regarding the Opening of Amenities, was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Discussion of Process and Timeline for Reviewing and Ranking Landscape Maintenance Proposals**

Mr. Flint: We were in the process of bidding out the landscape maintenance right before the Covid issue came and we ended up having to cancel our March and April meetings. The bids were opened on March 3<sup>rd</sup> and we provided you with a summary sheet of responses. Reunion West did meet in March and the recommendation to staff was that an evaluation committee should be established and at least one member of each Board be appointed to the committee. Reunion West appointed Mr. Greenstein because he sits on both Boards. Since East hasn't met, no one has been appointed to the Committee. The next logical step would be for Reunion East to designate one of their Board members to the Committee, along with staff, Alan, and myself. We would review and

rank the proposals and they would be brought back to both Boards. The Boards could choose to accept that ranking or not accept it, but at least that way we have an ability to have a consensus ranking that you could consider.

Mr. Goldstein: I would volunteer to do that on the East side with Mark.

Mr. Harding: Did the Yellowstone cost include the rental of the building?

Mr. Flint: No, all the bidders were told to bid assuming that no facility would be provided.

Mr. Dryburgh: One of the issues we had with Yellowstone in the past was their quality of service dropped substantially over time. Is this process going to include a quality standard?

Mr. Flint: Yes, we have a clear scope of work they will do. The evaluation criteria that the Committee will be using to evaluate the responses will take into account past performance. The contracts have a 30-day without cause termination if we do hire someone and they don't provide quality services. I will have to reach out to all the bidders to make sure that they are going to hold their bid price.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs, with all in favor, Selecting Mr. Goldstein to Serve on the Evaluation Committee for the Landscape Contract, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Management Services Agreement for Seven Eagles**

Mr. Flint: I don't know if we're in a position to have a discussion on this item right now. We haven't had a chance to get with the Resort on this. My preference would be to defer this to next month.

Mr. Greenstein: I agree.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Natural Gas Agreement with Infinite Energy**

Mr. Flint: We purchase our gas to heat the pools through these bulk sale agreements which are more cost effective. This is the same price we've had in the past.

Mr. Scheerer: It's the same price and agreement that the Board has approved in the past.

Mr. Flint: So the cost has not gone up. Our recommendation would be to approve the agreement.

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

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-06  
Approving the Proposed Fiscal Year 2021  
Budget and Setting a Public Hearing**

Mr. Flint: This is the first step in the budget process, the proposed budget can be adjusted between now and August. At this point, the budget contemplates the per unit amount remaining the same. Are there any questions on the budget?

Mr. Greenstein: I'll make a motion to approve the budget.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor, Resolution 2020-06 Approving the Proposed Fiscal year 2021 Budget and Setting a Public Hearing, was approved.

Mr. Greenstein: If you have initiatives or projects that you want to see implemented or completed that has budgetary impact for next year, that's the kind of input I would like to see. We analyze the budget and we want to know what the bottom line on assessments are. There is a change coming up on the Interlocal Agreement between East and West because the number of units are changing. So, really think about projects and initiatives that you may want to start that would require budgeting in the next fiscal year.

Mr. Dryburgh: Mark, during your West meeting there was a bit of discussion on safety on the highways and talking about speed bumps and speed control systems. Has there ever been a discussion about if we need to have some time of small sinking fund for that?

Mr. Greenstein: The Replacement and Maintenance fund is basically what you're talking about.

Mr. Dryburgh: How much is in that right now?

Mr. Flint: It's on page 13, our projected beginning balance next year for that fund is \$3.25 million.

Mr. Greenstein: There is significant funding in there, but we try to use it judiciously. Think about how we could improve upon the beautiful place we currently govern.

Mr. Dryburgh: I'm thinking about that but I'm also thinking about the safety. Once the economy opens back up and our traffic quadruples we will have to figure out how to address that.

In Roadway Improvements we have about \$20,000 and from our discussions on that one speedbump would be that whole budget.

Mr. Flint: There's flexibility to make changes in the budget. You're not locked in. If you adopt something in August and decide to do something different, you can amend the budget or the project list.

Mr. Dryburgh: I did notice that someone took the time to paint the exterior of one of the gate shack doors brown and it looks great. We should have that on all the doors. That's a fairly small expense, is that something maintenance could take care of or do we have to have that budgeted?

Mr. Scheerer: We had funding in the gatehouse/guardhouse maintenance and repair line item. I was skeptical of the color that was chosen, so we did the one door in the back of the West guardhouse. The color turned out a lot better than I thought, so we went ahead as part of the general maintenance and repair line item and painted that gatehouse door. I just wanted to see what the color looked like before I did the other two gatehouses.

## **EIGHTH ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Expansion of Parking and Towing Policy**

Mr. Flint: I'm sure the Board can recall the process we went through to adopt an initial towing policy which included a rule hearing that set the initial roads that would be subject to the parking and towing policy. We are here to discuss this and we are looking for direction from the Board. We did some initial work on pricing to see what the additional cost of signage will be if the Board does expand this policy. The mechanics of it, we would have to go through the same process we did before. We would bring a policy and a map back to you, you'd have to set and then hold a public hearing and then the rule would be effective.

Mr. Harding: Do we have any more recommendations from Security or anyone else as far as what else needs to be considered?

Mr. Flint: Tricia and Alan have been involved in this. Fortunately, no one has actually been towed under the policy. There have been a number of warnings. I think the signage and warnings have resulted in compliance.

Mr. Greenstein: How many Board members here believe that the implementation of the parking rules and towing policy has benefitted the District?

Mr. Goldstein: I do.

Mr. Dryburgh: I do.

Mr. Greenstein: From looking at the number of citations recently given, it's a very small number. We can talk about the remaining cost of doing this, but I think first we should agree that we want to complete the implementation of this project.

Ms. Hobbs: Across the street from me where there are no driveways you can get 40 cars. If you pick the side of the street that has driveways, you can park maybe 10.

Mr. Goldstein: That makes a lot of sense. Trudy, you should get together with John Cruz. I did that on the East side.

Ms. Hobbs: I'll get with John. I don't think it will be too difficult.

Mr. Greenstein: Alan, did we come up with a projection for the cost on the East side?

Mr. Scheerer: Yes, we got an email from Fausnight, it's \$44,160.

Mr. Dryburgh: Do the signs have the ability to have a simple statement added to it saying, "No Parking This Side." Even though the signs have arrows, people don't seem to understand that where there is not a visible sign they can park.

Mr. Scheerer: I'll speak with Fausnight about that.

## **B. Sinclair Road Gate Operations**

Mr. Flint: When we put the agenda together in March the issue of the Sinclair Road gate operations was relevant. There was discussion about making the Sinclair Road gate a resident only gate and just use the main gate on 532 as the only staffed gate. I haven't heard a lot about this issue since March, likely because of the stay at home order cutting down the traffic. It's up to the Board if you want to discuss this.

Mr. Harding: I think we should go ahead with the current plans involving widening that area so people can get by the traffic there. We should see how that works and once we get back to normal times and traffic we can consider making it a manned gate. I do think we should put it on the back burner for now, and let's go ahead and do the expansion.

Mr. Dryburgh: That's already done.

Mr. Greenstein: There is a conversion from one lane to two lanes as you come around, and you have the resident only lane. It is elevated so you can read the sign. The signage on the ground is very prominent. I wasn't honestly aware that we were going to do that.



Mr. Scheerer: That was part of the sign plan that the engineer drew up. We have it in three locations. As soon as you transition from single lane to two lane, it's stenciled there. At the midway point there is another set of stencils, and then right before you get to the guard house.

Mr. Greenstein: We really can't test it under these current conditions. I think we should hold off on doing anything with signage right now.

Mr. Dryburgh: People are ignoring the rules on the ground. They see a sign that says right sign resident only and it's difficult to ignore that.

Mr. Goldstein: I agree with John, we need a sign on the side. We look down on the ground and read it because we know it's there, but someone coming in for the first time isn't going to pay attention to what it says on the right or the left. There needs to be a big sign that hits you in face when you come around that curb.

Mr. Dryburgh: They know it's in their benefit to ignore it, because they also know security will take the easy way out so they don't block up the lane.

Mr. Greenstein: Okay, Alan can you come up with some potential signage?

Mr. Scheerer: Yes sir. I already have an idea.

### **C. Proposed Amenity Facility Policies**

Mr. Flint: The Board approved an MSA for the stables in Heritage Crossing. In addition to that, you have to have Amenity Facility Policies that not only address the Heritage Crossing and stables, but the pools, the dog park, and playground. Tricia has worked on drafting a set of draft Amenity Policies. In regards to Heritage Crossing and the stables, the Board went through a rule and rate making process and you set a ceiling. Tricia, do you want to walk the Board through the Amenity Policy?

Ms. Adams: Yes, this is quite an extensive document because it does cover all the amenities that are owned by Reunion East CDD. These policies are based on some of the best practices for other CDD's throughout Florida. This Amenity Policy has been reviewed by the Chairman of the Board and by staff. The Board can have a month to review and provide feedback to staff and we can bring back a revised policy next month.

Mr. Greenstein: I would agree with that.

Mr. Goldstein: Me too.



**D. Irrigation System Operations / Dispute**

Ms. Carpenter: I'm just going to give a brief update on the irrigation issue that you all have seen some correspondence on. I'm not going to say a lot when it comes to legal liability issues. For their benefit, nothing I am going to say is a fact or admission that has been confirmed by the CDD. When the bonds were issued in 2002 and 2005 a large portion of bond proceeds was used to build the irrigation system. As a part of the bond issue, the developer completes improvements and turns them over to the District upon completion. When the first developer started having issues and was leaving, and LRA came in, the District tried to work through agreements to get the rest of the property improvements turned over to the CDD to get the conveyances completed and show accurate ownership. In 2013-2014 this happened, we had an agreement with LRA and there were some legal proceedings going on and LRA filed to prevent the District from going forward and negotiating rates and other things related to the irrigation system. It was agreed that there would be a joint group committee of the two Reunion CDD's and the developer to talk with TOHO Water Authority to come up with a solution on how to move forward. The issue is there is an irrigation well owned by the CDD and it is being operated under a permit that is still in the name of the developer that was never turned over to the CDD. There are legal issues associated with that. The issue is that the irrigation well has been providing water for 15 years or so, and that water is coming from the well relatively free and inexpensive. The requirement for the developer and for all development in Florida, is at some point the wells stop drawing water from the aquifer to preserve the State of Florida ecology and water systems and the irrigation water be used through a reused system. That's why the lines were put in, why the ponds were developed by the CDD initially. In the time period since the development started, LRA and Kingwood have been operating the system and the CDD owns the lines and the millions of dollars of improvements that the CDD and the original developer put into place. In January we became aware that Kingwood had entered into an agreement with the TOHO Water Authority providing for long term irrigation reuse rates. The agreement that we came by totally on accident, stated that Kingwood was the owner and operator of the system which is not true. The system is owned by the CDD. We sent a letter to Kingwood and Kingwood obtained legal counsel. We spoke with their counsel and they agreed it would be much better to resolve the issues related to irrigation, long term water, and it's in the best interest of the residents to get this resolved amicably without litigation. The CDD has a lot of governmental restrictions and requirements on the ownership of public improvements. We have to be sure that

any agreements entered into are proper and that no public property is used by a private entity under quite a few restrictions. The attorneys for Kingwood are going to present a proposal for operating the system and resolving the outstanding issues. The Board members have looked at that. It says a lot of nice things, but we don't have any backing for any of those statements. We don't see anything supportive on the legal issues, there's no support of the expenses they say they've spent. Our recommendation at this point would be to respond with those questions. It would be nice to avoid litigation to keep the costs down, but we have to remember that the Board's responsibility is to preserve the public assets. We need to resolve this quickly at this point and get it moving now that we are aware an agreement has been signed. We are looking for the Board to direct staff to go forward, get the additional information, and send the let back to them saying that we are willing to work with them but we need you to provide this information quickly and show reasonable efforts to come up with a cooperative solution. I don't want to answer a lot of questions since we are on the record. The transcript could be read and used in the future for a court proceeding.

Mr. Greenstein: Jan, I think we should avoid the questions. Everyone was given the material and you laid it out beautifully as to where we are. I'm going to propose that you go forward and ask for clarification as to how they can support their contentions. Try to come up with a meaningful and tangible list of things that have to happen that we can accept. We will make sure we take care of our fiduciary responsibility and our obligation to the public, since we are dealing with a public facility. You are always better off not having to litigate something.

Mr. Harding: Mark, your motion is for her to proceed?

Mr. Greenstein: Absolutely.

Ms. Carpenter: I would ask that you amend the motion to include delegating authority to the Chairman to make decisions, because you don't want to be forced to wait two or three weeks to discuss it at a meeting. Hopefully nothing will happen immediately, but it would nice to have that authority granted.

Mr. Harding: I agree, I'll make a motion with the amendment included.

<p>On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor, Authorization for Ms. Carpenter to Proceed to Get Information and Delegation of Authority to Mr. Greenstein to Make Decisions as Necessary, was approved.</p>
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## **NINTH ORDER OF BUSINESS**

## **Staff Reports**

**A. Attorney**

Ms. Carpenter: We don't have anything else going on right now. Things have been different because of Covid-19 and it has been crazy the last couple months, but other than that things are very good. Thank you.

**B. Engineer**

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

Mr. Boyd: Did you want to talk about the erosion with the overpass that I went out and looked at with Alan. We worked up a sketch on what needs to be done there.

Mr. Flint: I do think you should give the Board an update on that.

Mr. Boyd: On the North side of the Tradition Boulevard overpass, or I-4 overpass, some erosion has started to take place. I went out and looked at it. As runoff comes off of the overpass, it comes around the barrier wall on the pedestrian sidewalk and it is running down the hill. It has been operating like that since it was built, but for some reason a gully started to form a while back. I sketched up a solution, it's probably the more expensive solution but it is the preferred solution. I'm working on getting some pricing for that. We want to go ahead and get that repair done as soon as possible before the rainy season starts. George, I'll come up with a plan B for a lower cost solution. My concern with a lower cost solution, I don't want to do something that is going to end up being a long term maintenance issue. Once a gully like that has started, you can repair it but they tend to always be a problem in the future. The solution I'm proposing is to put an inlet at the top of the hill, and use a 10 inch pipe to get the water down to the bottom of the hill with an energy dissipater. Part of this is on the developer's property, so we also need to get an easement onto the developer's property because the bottom of the hill is theirs. That's where the water is going.

Mr. Harding: There's no structural issue in regards to the bridge itself, correct?

Mr. Boyd: That is correct. There is no structural issue.

Mr. Harding: I just wanted to get that on the record. There were people who contacted that were very much concerned.

Mr. Boyd: If we don't get it repaired, the sidewalk might crack. The bridge itself though has no risk. We do need to get it fixed because a problem like this will grow and grow. It needs to be repaired.

Mr. Harding: And the sidewalk has been blocked off?

Mr. Scheerer: Yes, there are boards placed at both ends of the sidewalk, one on the East and one on the West side of the bridge. They state that the sidewalk is closed, and there is some caution tape stretched across the sidewalk. We added cones in front of the area that is washed out as well.

Mr. Greenstein: Steve, I appreciate you doing two proposals but we budget for something like this. I would definitely look at doing a long term or permanent solution. Unless it was so enormous that we couldn't do it financially. If it's in our means to do it, I would think that is what we would want to do.

Mr. Boyd: Understood.

**C. District Manager's Report**

**i. Action Items List**

Mr. Flint: We talked about irrigation. Number 2 is on hold. Number 3, we talked about parking and at the next meeting we will have an expanded policy and map for the Board to consider. The playground is currently being installed and will be completed soon. The access to Reunion via the Davenport Creek bridge, we are communicating with the developer on that. They had agreed that we would have a resident only access at that bridge and the Board agreed to that. The District is going to need to bear the cost of that gate. Encore is putting in a staff gate at the entrance to Reunion Village, but the gate between Reunion Village at the bridge and Reunion Proper, would be a District cost because it is being done at a request of the Board. We are working with them to make sure that there is appropriate design and room for turnarounds. Alan and Steve have both been working on that.

Mr. Goldstein: George, the barriers on that bridge have been moved and people are driving through at night. Are we going to leave that open for construction or can we get those barriers put back? It's wide open to the resort right now.

Mr. Flint: Alan, will you check on that? They can't leave that open.

Mr. Scheerer: Yes, I will.

Mr. Flint: When they do have it open, they have to have it staffed. We'll follow up on that.

Mr. Goldstein: Thank you.

Mr. Greenstein: Good catch Steve.

Mr. Flint: That's all we have on the action items list. Was there anything the Board wanted to add?

Mr. Harding: I have a few other items that I would like to talk about with regards to the action items. For benefits of the minutes and record, would you talk about the Orlando Health Hospital and the helipad that they sent the letter about?

Mr. Flint: Yes, I can touch on that. There is likely a regulatory requirement that if the helipad is to be constructed they have to notify all the landowners within so many feet of the proposed helipad. As part of the construction of the Orland Health Hospital, they are contemplating having a helipad there. The CDD, as a landowner of property within the zone they are required to notify, did receive a letter. The letter is notify us that they are considering putting a helipad there and giving us an opportunity to express any concerns or objects we have. I did forward that on to the Board just as an FYI. I don't know that the Board has an objection to it. The developer of Reunion Village is aware of that and received the same letter. To the extent we have no objection or comment, there's no need to respond to the letter.

Mr. Harding: Thank you George. Jan, you might speak about this next one I have. I wrote a draft letter with regard to unlicensed golf carts in Reunion and how it completely out of hand. We talked earlier about traffic issues in general, but the golf cart situation is another topic. I have a number of people calling me in regards to kids driving golf carts. A golf cart crashed into a parked car on the west side and kids were driving the carts. I drafted a letter to ask our Orlando Deputy Sheriff who supports our neighborhood watch, to step up their patrol in the community and they could even give tickets to people who are driving down our streets with unlicensed carts. That is against the law. We are just waiting for a major accident to happen. The Resort supposedly gives instructions to the people telling them that they shouldn't be driving on the public roads, and that the carts are not licensed properly. Maybe they should get the carts licensed, but for certain there should not be kids driving them. They claim they have instructed people prior to leasing them to take precautions and keep them off the roads. I typed up a letter, and Jan had suggest that if we were going to do something it ought to be with the Board requesting that kind of surveillance and not just one supervisor.

Mr. Carpenter: If it has risen to a health and safety issue then yes the sheriff should be alerted and we need to make sure that residents know if they see anything to call the sheriff. We

as the CDD cannot give tickets, we don't have that authority. We are stuck with getting the sheriff to come in when we see those things.

Mr. Dryburgh: Jan, my problem is I don't think I've ever seen somebody driving one of those carts that has been rented from the Reunion group. Rarely do you see them anywhere except on the streets. I don't know what instructions are being given to them and if they ignore it or what. It does seem to be in mass that they go in the roads.

Ms. Hobbs: Where can they drive them if they can't drive them on the road? If they're renting golf carts that are not licensed for the roads and telling them they can't drive them on the roads, then where are these people going to drive them?

Mr. Goldstein: First of all, you can't license golf carts that go 19 mph or over in Florida. They're legal on the roads as long as they don't over 19 mph in communities that are under 35 mph posted speed limits. There are questions as to whether or not you have to designate those roads though.

Ms. Carpenter: Yes, there is a requirement that you have to go through to designate yourself as a golf cart community. You open yourself up to a lot more people driving golf carts on the roads.

Mr. Dryburgh: I think that door is already open. When we said 'Hey guys, you can rent them' it became a wide open door. Anyone that wants one has one or they're planning to get them. Now the question is how do you handle it so that at least they follow the rules that make sense.

Mr. Goldstein: I agree with John.

Ms. Carpenter: The first thing is having the Sheriff issue a ticket or two. That generally stops things as well as advising the golf club that they should only rent these things for use on the golf course, not the roads.

Mr. Greenstein: The big problem that we've seen recently is third party private rentals. Those people are renting golf carts and other recreational vehicles from entities other than the resort and they bring them in and use them any way they want and everywhere they want. The same way that they require vehicles on our property to be inspected and get a permit or authorization that they are able to have the vehicle parked overnight on a property. If someone is going to have a golf cart, it should be registered. I think the Master has more opportunity than the CDD has to get involved.

Mr. Harding: They are CDD roads, Mark does that put us in any liability?

Ms. Carpenter: We are not able to do anything about it from an enforcement standpoint. It's against the law to drive non road ready carts on roads. They should be getting tickets.

Mr. Harding: Jan, I could send the letter to our Deputy Sheriff and just mention that it is from Don Harding, the neighborhood watch coordinator.

Ms. Carpenter: I was thinking of sending it from a CDD perspective. They are our roads and liability, that letter should come from the District.

Mr. Harding: Okay.

Mr. Greenstein: Is there an exemption or exception for golf cart communities where you travel from one course to the other and you have to go on a public road in order to get to that course?

Mr. Harding: You can cross the road, but you cannot travel down the road. That's the difference. To Trudy's question of where they can drive, I do not know.

Ms. Hobbs: I do agree that the letter should be from the CDD, not just one member. It makes sense that the Board would let the Sheriff know about the issue and ask them to enforce it.

Mr. Harding: Okay, moving on to other items from the action items standpoint. Did we cover the access controls on our pools? Right now the pools are closed down, but is that going to happen?

Mr. Cruz: The locks are being installed as we speak, so that is underway. Everything is moving along regarding that.

Mr. Goldstein: Where are you with the access cards, John?

Mr. Cruz: I'm waiting on those to get here, they should be here this week. We will distribute those using the same process that we do for the other gate credentials.

Mr. Harding: With the pools shut down, I wouldn't worry about putting the access cards out yet.

Mr. Dryburgh: Hasn't there been discussion that our membership cards should tie into that somehow? Were we able to do that?

Mr. Cruz: I'm not quite sure, I know there were some technical hurdles that were being worked through. I don't have the information to comment on that feature.

Ms. Adams: When these new RFID cards are issued they'll be good for the locked amenities as well as the access gate?

Mr. Cruz: Yes.



Mr. Dryburgh: Perfect.

Mr. Flint: We will work with John to make sure we are in agreement on the guidelines that he is using to issue those cards. We want to make sure everyone who is entitled to have a card is receiving a card, whether they are a renter or owner, etc.

Mr. Harding: I want to thank Alan for refurbishing some of the signs that people were concerned about in the neighborhoods.

Mr. Scheerer: There were only a handful of signs that we pulled, and they are in production now. We are making them out of reflective materials since they are at the entrance of the gates. We hope to have those Friday or Monday and we will get them installed right away.

Mr. Harding: For purposes of the minutes, I'd like to thank George. We got the new April 2020 Reunion Entity Document posted on our websites. If anyone happens to read the minutes, they'll notice that they have been posted. Hopefully people will look at that document.

Mr. Goldstein: Don, thank you for all your hard work on that. It is really a great piece.

Mr. Greenstein: It is, and it is on a number of different venues.

Mr. Harding: It's on the Resort website as well.

Mr. Goldstein: Great.

Mr. Flint: I did want to mention under my report that I got a call from Kingwood yesterday. Kingwood has gotten into the winery business, and they recently acquired a winery. They wanted to let me know that they are considering putting a wine tasting room in the stables to tie into their business plan and ownership of the winery. I didn't think the Board would have an objection to that, but I told them we would discuss it. I did tell them if there are any changes to the facility we would need to sign off on that. As long as they complied with the liquor license and insurance requirements, we would not have a problem with them doing that. I just wanted to mention that to the Board.

## **ii. Approval of Check Register**

Mr. Flint: You have the February, March, and April Check Registers for the General Fund and payroll. Are there any questions on those?

Mr. Greenstein: I did not see anything unusual.



On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Check Registers for the month of February in the amount of \$990,108.11, and the months of March and April in the amount of \$845,014.07 were approved.

**iii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through March 31<sup>st</sup>. 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: We have several payments that are still outstanding. We usually follow up in early June. Technically, they are not outstanding until the end of May.

**v. Presentation of Registered Voters – 477**

Mr. Flint: As of April 15<sup>th</sup> we have 477 voters in the District.

**vi. Discussion of Qualifying Period and Procedure**

Mr. Flint: There's a one page information sheet in your agenda. If there are any members of the public that are interested, they can review this and they would need to contact the Supervisor of Elections office.

**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?

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Request**

There not being any, the next item as followed.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date**

The next meeting date is June 11, 2020 at 1:00 PM.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Secretary/Assistant Secretary

  
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Chairman/~~Vice Chairman~~