

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, July 9, 2020 at 1:00 p.m. via Zoom video conferencing, due to the COVID-19 virus.

Present and constituting a quorum were:

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

Also present were:

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| George Flint | District Manager |
| Tricia Adams | GMS |
| Jan Carpenter | District Counsel |
| Kristen Trucco | District Counsel |
| Steve Boyd | District Engineer |
| Alan Scheerer | Field Manager |
| Victor Vargas | CWS Security |
| John Cruz | CWS Security |
| 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: For the attendees, the Governor passed an Executive Order, allowing us to have meetings remotely via Zoom. That Executive Order extends through this month, so at this point, as a government entity, the District is meeting via Zoom. That may change in August. We provided the Zoom contact information on the website and legal notice. So, there is an opportunity to provide public comment. We have that at the beginning of the meeting, so members of the public have an opportunity to comment on any agenda item. The Board adopted a public input policy. It asks that you try to limit your comments as much as possible and state your name and address. We amended the agenda to add one item related to the pool cleaning contract with

Yellowstone. For those on Zoom, there is a, “raise your hand” function. You will see it on at the bottom right. If you desire to provide public comment, click on it and it will alert us to the fact that you want to provide comments. For anyone on the phone, you can press *9, to alert us that you want to provide public comments. Do any members of the public want to provide comments to the Board at this time?

Mr. Byron Allen (Heritage Crossing Way): Hello everyone. I was a victim of a vehicle break-in in Heritage Crossing on March 19th of this year. In light of COVID-19, I’m curious to know what steps can be taken to prevent the increased crime in our community.

Mr. Harding: Byron, as you know I had communications with you back and forth via email and so has David Burman of our HOA. One of the things that has come out of some of these concerns and some of the events that happened at Reunion East relative to security, David Burman has taken some action to make sure we get more information out to the community about what is happening. Of course the Osceola Sheriff’s Office has been involved. I think they stepped up their patrols. Even our own security people are doing a lot of patrols throughout the neighborhood. We had a number of vandalized cars, home invasions and so forth. These have been noted in some of the notifications that have come from David to all property owners, to alert them to these issues and remind them to keep their cars and homes locked and call any suspicious behavior into security, as well as the police especially if there’s a major concern. There was a party next door with over 100 people. It got shut down quickly after the owner and my wife called the police. You brought up the point as far as people not knowing about what’s going on. Through the HOA and with security’s help, putting out information via their website and to property owners as far as events, I think that is all helpful and hopefully will better provide security to our neighborhoods. I think we are doing everything we can. As David Burman outlined to you and as I outlined to you, it’s a little difficult in our community with our roads being public and security being limited as to what they can do in terms of challenging people coming through the front gates. I think you indicated that you were concerned about security just waving people through and not checking license plates on a regular basis for people coming in. I think John Cruz and Victor Vargas are going to try to step up their discipline with their people at the gates regarding that particular issue. Then again, they really can’t stop anybody from coming in. They can challenge them, ask for their license, and if something is suspicious they can see where they are going and so forth to try to further ensure that there is not going to be any bad things happening. Other than that, I don’t know what else to tell you. With more communication out there and

everyone's awareness we have a neighborhood watch and hopefully people communicate with each other in terms of suspicious items going around the neighborhood.

Ms. Hobbs: We used to get a monthly report from Security.

Mr. Harding: That's a good point, Trudy.

Mr. Dryburgh: We don't get that anymore and I think that would be useful.

Mr. Harding: I don't know the cost to add to our security system, a scanner to scan driver's licenses. It probably takes less than 15 seconds. It's just like a credit card reader. As you know, the new driver's licenses are supposed to have a data strip to give them information. We certainly could at a cost, offer that. The other choice is, why wouldn't we put cameras up in communities at Reunion where people have no garages, because those are the ones with the highest risk?

M. Greenstein: The one thing that we have to be careful or mindful of is that there are jurisdictional issues. There are properties that are owned and maintained by Condo and Master Associations. We are basically operating. We delegated authority and entered into an agreement with the Master Association to provide for security. Multiple jurisdictions are involved. When you bring up cameras or gate control or various different things, there isn't one solution or one entity controlling all of these things. I believe that we are doing a good job overall and the community through the Master Association and our contractor have definitely increased the number of patrols and number of personnel that are out there. We will continue to work. Don, I appreciate your work with the community watch and wearing dual hats. We will continue to do whatever we can to increase vigilance. I think we have a good relationship with the Osceola County Sheriff's Office. The main thing is if you see something, if something doesn't look or feel right, report it. I think Trudy's point about the statistics, we can definitely talk with David Berman of the Master Association about getting more data as far as activity reports.

Ms. Hobbs: I think it helps people get aware of what is happening. They are aware that we are seeing more car break-ins and so on and hopefully that raises their awareness and more people take notice of what is going on. The biggest help as we know are the people in this community paying attention, looking at specific activity and reporting it.

Mr. Harding: That is the whole idea of the neighborhood watch.

Ms. Hobbs: Yes. I recently had some guy ring my doorbell. When I didn't answer the door, he knocked on it. As he knocked on the door, he spotted my SkyCam bell. As soon as he saw it, he turned around and walked straight off my porch. That's not right. I reported it and said

there's a suspicious person. I think that's part of it. A lot of us have to be aware and report things when they are not right.

Mr. Harding: Is Victor or John online?

Ms. Adams: Yes. John Cruz is online.

Mr. Harding: I think John and Victor should provide their reports on a monthly basis, talking about activity as far as your security people are concerned and maybe even activity that the Sheriff's Office has performed would be beneficial in making people aware of what's going on and being more observant.

Mr. Cruz: Hello everyone. I'm here with Victor and have a couple of comments. With regards to the reports, we can get those statistics out again. That's not a problem at all. We can have those just like with the street parking violations, automatically sent out to the Board or to Tricia or whoever wants to receive those. Victor and I spoke today, and we are going to put out monthly status reports like a briefing of any incidents that occurred, and the actions taken so that everyone is up to date.

Mr. Harding: John, are going to put that out through the HOA?

Mr. Cruz: Yes. Whenever we have to put out any mass communication, we give it to David and Debbie, and they send an eblast out to everyone.

Mr. Harding: To all property owners.

Mr. Cruz: As far as the comments on that home invasion earlier this week, that occurred Monday into Tuesday. Within 72 hours, we had that guy arrested and behind bars.

Mr. Harding: Good job!

Mr. Cruz: We have, I would say, the best relationship with the Sheriff's Department out of any community in this area. I challenge anybody on that. We work very closely with them and there is no such thing as a property or community that is 100% crime free, but when unfortunate events happen, we jump on it and get it resolved. There may be one or two incidents that cannot be resolved and it's completely out of our hands and out of the Sheriff's Department hands. It's a matter of procedure and evidence collected. It's unfortunate to say that sometimes, crooks get away with it. That's just the reality of it, but I would say that our track record shows that when something happens, if it does, we take care of it. Reunion continues to be one of the safest communities in Central Florida.

Mr. Greenstein: Thank you John and Victor.

Mr. Harding: Byron, do you have anything else?

Mr. Allen: I appreciate all of you sharing your thoughts on what's being done. Thank you, John for chiming in; you and Victor both. I will just say one more thing. I think I told Don in our email exchange that in a perfect world, if Reunion security could just be more proactive on our security measures instead of reactive in regard to the crime, that would be perfect. Maybe going back to the drawing board and looking at ideas of installing security cameras or the ID verification at the front gate, whatever can be done to be more proactive in regard to our security measures, than just reactive. Because we can always call the police when it comes to finding out a car was vandalized or there was a home invasion. Just like we call security. That's reactive. Whatever we can do to try to prevent it as much as possible, would be perfect.

Mr. Greenstein: Thank you, Byron.

Mr. Goldstein: I think security has been very proactive and I think they are going out of their way to add extra patrols. They are doing a lot of extra things that were never done at this resort before. I can appreciate, Byron wanting them to do more. We all do, obviously, but everybody has their limits to what they can do. When you look around us and what's happening in other places, John and Victor have done an amazing job. That is not to say they can't do it better, but they have done better than I think we could expect.

Mr. Greenstein: Steve, I don't think there's any disagreement among the Board Members or among the community overall relative to personnel. I think the issues Byron has been bringing up, we can kick around again with the Master Association or the resort, such as additional technological things. So, we will look at that.

Mr. Goldstein: That would be a great idea.

Mr. Flint: Are there any other public comments? I don't see anybody else.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 11, 2020 Meeting

Mr. Flint: Are there any additions, deletions, or corrections to the June 11, 2020 minutes?

Ms. Hobbs: I have one. On Page 21, right at the top it says, "I was thinking of the bridge on the west side over the river area, but that's fine. I go fishing off of that bridge." I do not go fishing off of that bridge. I think I said that I have seen people fishing off of that bridge.

Mr. Greenstein: Are we all okay, by just deleting, "I go fishing off of that bridge?"

Ms. Hobbs: Yes.

Mr. Harding: On Page 6, there was a statement made by me versus Mr. Dryburgh. On Page 22, there is a statement regarding the playground. It's not me. It may have been Mr. Goldstein. I'm not sure. Some of those get confusing. Maybe the fact that it doesn't matter, I don't know.

Mr. Greenstein: If no one is going to be sued, then we are fine.

Mr. Goldstein: We have one on Page 30, where it says, "Mr. Goldstein: You mean the gate on the walkway itself is off of its hinges?" That was actually Alan continuing his conversation with Don.

Mr. Harding: Yes.

Mr. Greenstein: I will amend it. The reason why I have taken over this, is because I have to sign off on the minutes and I'm making adjustments to the hard copy.

Mr. Flint: Are there any other comments or corrections?

Ms. Hobbs: No.

Mr. Flint: Then we need a motion to approve the minutes as amended.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the minutes of the June 11, 2020 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2019 Audit Report

Mr. Flint: We provided the audit report in the Board's agenda package, which was completed last month. It was transmitted to the State, as required and we are asking the Board to accept it and ratify our action in transmitting it. As in prior years, there were a couple of comments in the Report to Management, relative to assigning bonds as part of the restructuring. As you recall, a portion of the bonds were not assigned to any specific property, so there is no pledge to repayment. That was by design by the bondholders in the event there was even an opportunity to assign any of that debt to land that wasn't already assigned. They would have that out there versus writing it off. As you know, that is an issue between the Trustee and the District and now Kingwood. That comment continues to be in the audit. We provided a response as we have in the past. It doesn't necessarily impact the District from property that the District owns or any particular owner or resident within the District. A recourse that the bondholders have is to assign to property that the debt is pledged to. At this point, that comment is the only one. Otherwise,

there are no other findings or recommendations related to the audit. Are there any questions on the audit?

Mr. Greenstein: The Management Letter addresses everything and is included in the report. Do we need a motion to accept the audit?

Mr. Flint: Yes, to accept it and ratify our action in transmitting it to the State of Florida.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor accepting the Fiscal Year 2019 Draft Audit Report and ratifying District Management transmitting to the State was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services

Mr. Flint: At the last meeting, the Board reviewed the responses to the Request for Proposals (RFP) issued for landscape maintenance services and the recommendations of the Landscape Review Committee. An Agreement with Yellowstone Landscape (Yellowstone) was included in the agenda package. The effective date of the agreement is July 1st. The scope and pricing are consistent with what was indicated in the RFP and the response. The way it is drafted is there is a separate agreement with Reunion East and Reunion West. We just need to make sure the agreement contemplates the allocation of costs between both Districts.

Mr. Goldstein: George, maybe I missed it somewhere, but did they address the storage of their equipment and our past payment for the use of Bagley's building? How does that all play in right now?

Mr. Flint: In the prior agreement, there was language where we were obligated to provide them with space. It didn't necessarily address the terms of the agreement, but there was an obligation that both Districts provide them a facility to operate out of. That obligation was removed from this agreement.

Mr. Harding: So, we are no longer paying Mr. Bagley?

Mr. Flint: That is a separate issue from the Lease Agreement that the District continues to be a party to. That is not necessarily impacted by this agreement, other than we no longer have the obligation to provide space going forward. That is a separate discussion. Maybe we can deal with this agreement and then under, "Other Business," if the Board wants to talk about that, we can discuss that further. The Chairman and I discussed that issue and to the extent we can, we are

working on it. I had conversations with the landlord. I reviewed the terms of the agreement, but I think that's separate from the agreement from Yellowstone.

Mr. Greenstein: Okay.

Mr. Flint: The difference being that we no longer have an obligation to provide space. The prior agreement obligated us to provide the space.

Mr. Greenstein: The valid question to raise, as you say George, we can discuss under, "Other Business." We need a motion to approve the Landscape Grounds Maintenance Agreement with Yellowstone.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Agreement with Yellowstone Landscape to provide landscape maintenance services was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pool Services Contract with Yellowstone - Added

Mr. Flint: We added a new item related to the aquatic maintenance for the pools. Yellowstone had also been providing the pool cleaning services for all of the CDDs pools, with the exception of Seven Eagles, which is operated by the resort. Between when the agenda went out and today, we received a letter from Yellowstone, terminating their agreement for the pool cleaning. We ended up adding that and amending the agenda. We have to make a change, because when we bid out landscaping, we anticipated that if someone other than Yellowstone was selected, we would need to engage another pool maintenance contractor. So, we reached out to pool cleaning companies and received proposals from Central Florida Pools, the company the resort uses for their pools and Robert's Pools, the company that we do a fair amount of work within another community. Tricia provided a summary of those bids. Yellowstone came in at \$7,464 per month, which is irrelevant, because they are exercising their option to terminate that agreement. Robert's Pools came in at \$7,200 per month, which ends up being \$86,400 and Central Florida Pools was the highest at \$8,445 per month or \$125,000 per year. We have \$130,500 budgeted. We provided you an email of the scope of work. It was included in the RFP. We are comfortable that Robert's Pools can perform under the scope. I'm sure that Central Florida Pools could perform under the scope as well.

Mr. Harding: Is that Alan's recommendation?

Mr. Flint: They are the lowest bidder by a significant amount, and we believe that they can perform. We would be comfortable with them doing the job, but ultimately, it's the Board's decision.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor awarding the pool services contract to Robert's Pools to replace Yellowstone was approved.

Mr. Flint: We will get an agreement drafted and coordinate. Yellowstone did not indicate when their services would stop, but we will get a contract in place and coordinate the transition of when Yellowstone will stop, and the new contract will start. Sounds good.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen and Jan?

Ms. Trucco: We just wanted to give the Board a quick update regarding the Kingwood matter. We have been in contact with Counsel for Kingwood regarding reaching a mutually acceptable operating agreement for the reclaimed irrigation water system and Kingwood's dealings with Toho Water Authority. We brought several things to their attention, including provisions of Florida Law that establish requirements related to the operation of this reclaimed irrigation system, such as the ratemaking hearing process. We also requested complete and substantiated information regarding their interactions with Toho Water Authority. We reached out again this week and are still waiting a response from our counsel, but we will continue to keep the Board updated of their response. That's all I have to report today.

B. Engineer

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

Mr. Boyd: Yes. Alan and I have continued to work on the erosion repair on Tradition Boulevard. We have another bid that we were hoping was going to come in before we had the meeting this morning, but they are still lagging. We know that you approved a not-to-exceed (NTE) amount. We were hoping to get another bid that was going to come in under that. We have some short-term remediation in place to keep it from getting any worse in the sort-term. We have a meeting with Rick Feather onsite tomorrow morning to coordinate with him. He had a concern about whether we were going to impact their dumpster pads at the bottom of the hill, which we

are not. We are going to resolve that tomorrow morning. We had this second bid in our hands and should be able to proceed based on what you authorized us to do last month.

Mr. Greenstein: So basically, what you are saying, Steve, is after tomorrow's meeting and let's say another week or so goes by for lag time, based upon our previous authorization with the NTE, which was \$17,000, you should be able to select the vendor.

Mr. Boyd: Correct.

Mr. Flint: My thought is if Gary's Grading as the alternate bidder, doesn't provide anything by the end of tomorrow, we move forward with All Terrain Tractor Service. I don't think we want to wait, unless the Board objects. The savings, if any, are going to be significant. I would be surprised if they come in lower than \$17,000. They may, but it is probably going to be a significant savings. It will take a few weeks to try to get the bid from them. We obviously understand the urgency in getting that repair done. Some of these improvements are on property we don't own and that is the purpose for the meeting with Rick Feather, because the bottom of the hill is actually part of the Spectrum development, where the outfall is. Technically, we might want to have a construction easement and then a permanent easement in place. I would think under the current circumstances, if we can get an agreement with them, we can start the work. Jan, correct me if I'm wrong.

Ms. Carpenter: Yes. We can do a quick construction easement and get that replaced immediately and then follow up with a more permanent one, if you feel there's an issue. We can do that fairly quickly.

Mr. Greenstein: Sounds good.

Mr. Flint: Jan, do we want the Board to authorize the Chairman to execute that construction easement?

Ms. Carpenter: Yes, that makes sense, so we don't hold them up. Have them authorize a construction easement and permanent one, if we can get it done in one document. It just depends if the other side is going to have attorneys and how much work they are going to do. If we can bring it back, we will, but let's give the authority to sign it, in case we can miraculously get it all done quickly, but they are fairly routine.

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| <p>On MOTION by Mr. Harding seconded by Ms. Hobbs with all in favor authorization for District Counsel to prepare a construction easement for the erosion repair on Tradition Boulevard and the Chairman executing the same was approved.</p> |
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Mr. Flint: Do you have anything else, Steve?

Mr. Boyd: That's all I had.

C. District Manager's Report

i. Action Items List

Mr. Flint: Kristen addressed Item 1, which is the irrigation issue. It says this item is on hold, but obviously it's not on hold at this point. Item 2 is on hold. Item 3 is the expansion of the initial Parking and Towing Policy. A public hearing was scheduled for the August 13th meeting, to consider amending the rule that authorizes the Parking and Towing Policy. So, we will be addressing that in August. Item 4 is the playground shade structure. We decided to open the playground in the absence of that shade structure. Alan is shaking his head. We have an installation date, but it's not until later this month.

Mr. Scheerer: It is supposed to ship on July 17th and we hope to have it installed by the end of the month.

Mr. Goldstein: We are hoping to get water in this week, George, for both the dog park and the playground for the fountains.

Mr. Flint: Okay. Great. Item 5 is the Davenport Creek bridge crossing and guard access. Steve, that should be something you might want to address. You came up with a preliminary design for the guardhouse. You have it on the north side of Davenport Creek next to one of the buildings. It looks like you are able to accommodate the design within the existing right-of-way (ROW).

Mr. Boyd: That is correct. We will be able to put this within the limits of the existing sidewalks. There will be a two-way gate with a keypad on each side, so if you are coming or going, you would have to activate the gate.

Mr. Harding: It's basically the same as what we have on our back gate, coming in through S. Old Lake Wilson Road.

Mr. Greenstein: The design looks the same to me. You have the solid gate and then have the bars in front of it to avoid tailgating. The only question I had, Steve, is I went over there yesterday and took a look. It's a tight fit.

Mr. Boyd: It is.

Mr. Greenstein: If you look at the sidewalk, the key question is, will we be able to construct a turnaround, so if people ignore the signage that we put up for resident access only,

they can turn at Whisper Way. Right now, at the Liberty Bluff gate, there is ample space to do the turnaround to get through that cut in the island. In the diagram, on one side, I can see a cut in the island, but not coming from the other way. So, what was your thinking about the ability to turn around?

Mr. Boyd: What we have done is we pulled the proposed curb all the way out to the sidewalk. The keypad would be in the center and then it widens out. It's wide enough for a car or single unit truck to turn around. The single unit truck may have to make a three-point turn.

Mr. Greenstein: Right.

Mr. Boyd: It's not large enough for a tractor trailer to turn around. We would have to have a pretty big area for that to happen. So, I think that worst case scenario of somebody coming in from Reunion that is trying to leave, they can turn around. If for some reason, they are in a vehicle that's too big to turn around, they would have to back up into Whisper Way. There may need to be some signage on the south side of the bridge, alerting to the fact that there's a gate ahead and there is no ability for a truck to turn around. A car can turn around.

Mr. Flint: They can do that at the intersection where there is a split off of the road within Reunion. We can possibly put some signage there that hopefully would prevent tractor trailers from turning down there. It is resident only access.

Mr. Greenstein: The good thing is by having it located where it is, it is fairly visible. Once you make that turn off of Tradition and get on the spine, going towards Whisper Way, you are going to see it. We will have to put up some other warning signs, like we have at the Liberty Bluff gate. A tractor trailer couldn't make the U-turn at the Liberty Bluff gate either.

Mr. Harding: They would have to back out.

Mr. Greenstein: As long as the average vehicle can do it, even a three-point turn. I'm not overly concerned about it, but I just want to get your feeling for not having to go beyond the existing sidewalk.

Mr. Harding: Yes, I'm comfortable with that.

Mr. Boyd: They will have some extra room there. There is room so that doesn't have to happen.

Mr. Harding: One thing from a security standpoint. I know until it is implemented, at least Alan has Encore involved with blocking that area off with large equipment at the end of their shift every day. So that seems to be working well.

Mr. Greenstein: When I went by there the other day, there was a 5-foot chain link fence. I don't know if it has concrete blocks. They did something to secure it in place. You are not getting through there unless you physically get out of your vehicle and start moving stuff around.

Mr. Harding: Okay.

Mr. Greenstein: I think it serving the purpose that we intended.

Mr. Goldstein: I checked it over the weekend, and they had the concrete blocks and a big tractor blocking the area between them. You couldn't get through at all.

Mr. Harding: So, Steve, what would be the timing on this new gate?

Mr. Boyd: Is this something that the group developing to the south is going to do or is this something that the CDD is going to do and then get reimbursed from them? We will need to take this to the County.

Mr. Flint: The CDD will be paying for it. I don't know if we would be able to get Encore to permit and handle the construction aspect so we can talk to them about it.

Mr. Harding: Okay.

Mr. Flint: It becomes a timing issue. We don't want it in there while you have construction traffic going back and forth like you have right now, because things are going to get damaged.

Mr. Harding: The timing is probably not good right now.

Mr. Greenstein: I'm assuming that it's going to tie into when the roadway within Reunion Village is accessible to the public.

Mr. Harding: I would think so too.

Mr. Flint: We may want to start on the permitting part of it. If we are going to be bidding and contracting it, we should complete the bidding part.

Mr. Boyd: Right. So, what will we need to do is take a concept sketch and turn it into final plans and send it out for permitting.

Mr. Harding: So, we can go after the permitting now and be ready for when we want to implement it. Right?

Mr. Boyd: Yes. We will need to coordinate with power for the gates and whoever is going to handle the communication systems.

Mr. Flint: We will work with the POA on that.

Mr. Greenstein: It may be something for the Master Association to handle as far as staffing the main gatehouse. In other words, the one that is going to be behind the hospital; the one that you will have to go through in order to get into Reunion Village. Unless you are a resident, you

can't get through our gate. At the appropriate time, we will coordinate with the Master Association. We will share our plan. This way, if it does have any impact on staffing of the official security gatehouse by the hospital at the entrance to Reunion Village, then they can't consider it.

Mr. Flint: Are there any other items that the Board wanted to discuss?

Mr. Harding: Are we close to finalizing the gates at the pools as far as making sure that you can't just reach over the fence and open the handle to the pool and finalizing our access controls to the pools? Right now, they have a temporary card at the pool that you can use, and the gates are open right now.

Mr. Flint: Yes. Tricia, what is the deadline for eliminating the temporary card?

Ms. Adams: July 31st.

Mr. Goldstein: Will we also have some sort of structure that will keep people from reaching over and opening it from the other side?

Ms. Adams: Yes.

Mr. Flint: Alan, do you have an update on the shields?

Mr. Scheerer: I noticed that they started to put some of those in already. Seven Eagles had one. I haven't been to the other pools yet. Maybe John can update that, but it's my understanding that they are working on that now.

Mr. Harding: Okay, because Homestead didn't the other day.

Ms. Adams: As of today, they are about 80% done, but all of them will be on by the end of the month.

Mr. Goldstein: Good.

Ms. Adams: John and his crew have been working furiously with processing applications for the RFID access card distribution.

Mr. Goldstein: Do we have plans to send out another email blast, informing the owners of the deadline coming down fairly quickly?

Ms. Adams: Yes. When security is caught up on processing applications, we will send out another courtesy reminder.

Mr. Greenstein: It's the first time that I have ever embarked on a field trip of all CDD owned amenities, with my pad and paper, along with family members, just looking at some of the facilities. Before I get into the things that I brought up that need to be addressed, which are maintenance items, which will be addressed and the resort will take a look at, I'm really impressed with an unappreciated or unrecognized beauty of The Terraces set up with the gazebo and the

pool and the fountain. It is beautifully maintained. We went over there, and everything was perfect. I appreciate what we have and what it means to that community. I'm kind of using this as a segue into the infamous mission of getting the street signage up to speed. When I say, "street signage," I'm talking about the poles. The original developer took the easy way out and we have no idea, from a financial standpoint, what went on. The standard Reunion poles were not used. It may have been originally anticipated, but they put up what I call, "generic corrugated street signs." I think it was last year. Right, Alan?

Mr. Scheerer: We did The Terraces the previous year.

Mr. Greenstein: Yes, all of the signage that was along Excitement Drive, was visible and upgraded. We really need to continue that process. Because of the expense involved, we didn't do it all in one shot. I think this fiscal year, we should get an estimate of what it would take to do the entire project. Maybe we can prioritize if we have to. We've had some savings. I'm not saying that I'm going to burn all of the money that's already been saved in the aquatic contract from the budget, but we should look at it. I propose that we complete that project for The Terraces.

Mr. Scheerer: I don't know if you remember, Mark, but we did all of major intersections along Excitement Drive and had those changed out. So, what we are really dealing with are some of the interior decorative fluted sign posts within the inner roads; Mourning Dove Circle specifically, in The Terraces. We will get some pricing on that and will bring that back.

Mr. Greenstein: That would be great.

Mr. Scheerer: The maintenance items that you sent over were already being addressed. We have been in contact with Anthony about some of the other issues that the resort is maintaining.

Mr. Greenstein: Just so you know, some of the things that I brought out with us, was some screening on windows that needed to be replaced and a couple of ceiling fixtures, which were traditional residential, hanging below the ceiling type of fixtures. So, you had all sorts of insects. Those need to be cleaned, possibly the bulbs changed, doors that stick and things like that, but the resort does the maintenance for us, so we gave them a To-Do-List.

Mr. Scheerer: We will make sure it's taken care of.

Mr. Goldstein: At the last meeting, George, you were going to look into the Golf Cart Study for the neighborhood.

Mr. Harding: That's an action item.

Mr. Greenstein: It's on the Action Item List.

Mr. Flint: I communicated with the county. The county doesn't have a formal process, so it's not something that has come up very often. All of the folks that were involved the last time the issue came up, are no longer there. The issue was passed around from department to department, depending on when it came up, but I have a contact person there. For long-term purposes, they want to develop a formal policy, handling future requests, but they thought in the interim, they could handle our request, but they need justification from our engineer. I spoke with Steve Boyd and provided him with the section of Chapter 316 that addresses this issue. They are not being very clear on what they want from us to be able to review, so we have to try to come up with what we believe would justify the community being deemed a golf cart community, based on the language that's in the statutes. So, I'm working with the engineer on that. It is on our To-Do-List.

Mr. Goldstein: Thank you.

Mr. Greenstein: Yes, thank you.

Mr. Flint: Is there anything else?

Mr. Harding: The resort wants us to carry the insurance for the Seven Eagle MSA. Are there any issues with that, right now, whether it is \$1 million or \$5 million? Is that still being debated?

Mr. Flint: The issue with the MSA is the language that was in the draft that you saw was basically the prior agreement with changed terms. That was the form of the agreement we had. We had come to an agreement previously on that language, but going forward, we are basically waiting on the resort right now. I will follow up with them.

Mr. Harding: Okay.

Mr. Flint: They are not focused on the issue. We are looking for feedback from them. Mark and I had conversations. Tricia followed up with Anthony. Anthony sent an email earlier this week that just said they are not prepared yet to discuss it. So, we are continuing to work on the issue. We want to make progress on it. We are waiting on feedback to be able to understand how the agreement may change going forward.

Mr. Harding: Okay. Good. Thank you.

Mr. Flint: That is where we are at with that. We will continue to follow up with the resort, but until they focus on it and provide us some reasonable feedback, they are continuing to operate and maintain it in the interim. It is just a matter of getting that agreement renegotiated.

Mr. Harding: Thank you.

ii. Approval of Check Register

Mr. Flint: You have the June Check Register for the General Fund, replacement and maintenance and payroll totaling \$78,478.71. Were there any questions on the Check Register? Hearing none,

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Check Register for the month of June was approved as presented.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through May 31st. 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 a direct bill from EHOF that was due in May. John Chiste indicated that they were in the process of wiring those funds. They wanted to make sure that I knew that in advance of this meeting. Other than that, everything else is up to date.

EIGHTH 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? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Are there any Supervisor's requests? Hearing none,

TENTH ORDER OF BUSINESS

Next Meeting Date

This item was not discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Secretary/Assistant Secretary



Chairman/~~Vice-Chairman~~