

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, August 13, 2020 at 1:00 p.m. via Zoom video conferencing, , pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

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
Victor Vargas	CWS Security
John Cruz	CWS Security
Rob Stultz	Yellowstone Landscape
Tricia Adams	GMS
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: One member of the public is present by phone. She or he indicated that they would like to be heard. Please state your name and address and try to limit your comments to three minutes.

Ms. Adams: They did not raise their hand and I will keep them on mute in case they wish to speak.

Mr. Flint: Is there any public comment at this point in time? Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 9, 2020 Meeting

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

Mr. Harding: I have two, but I don't know if we need to correct them. On Page 3, when we discussed getting a scanner to scan driver's licenses that wasn't me. I think it was Mr. Dryburgh.

Mr. Dryburgh: That's correct.

Mr. Harding: On Page 7, I discussed Bagley's building, not Mr. Goldstein. On Page 14, I mentioned finalizing the security of the pool gates, not Mr. Goldstein. Those are my corrections. Otherwise, I'm okay with the minutes.

Mr. Dryburgh: On Page 5, we discussed about Byron kicking around technological things again with the Master Association or the resort. Should that be on our Action Items List for discussion in the future? I didn't see it anywhere and didn't want it to get lost. This is the paragraph just before the third order of business.

Mr. Greenstein: As far as putting it on the Action Items List?

Mr. Dryburgh: Yes, that's correct.

Mr. Greenstein: We can discuss that.

Mr. Dryburgh: That's fine. I just wanted to bring it up so I don't forget it.

Mr. Greenstein: That's not a problem.

Mr. Dryburgh: The minutes are fine.

Mr. Flint: We can make the changes that Don mentioned.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the minutes of the July 9, 2020 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Rule Hearing

i. Consideration of Resolution 2020-08 Adopting Amendments to the Parking and Towing Rules

Mr. Flint: The first public hearing is related to the parking and towing rules to incorporate the remainder of the roads within Reunion, the barest end, which are private. The Board previously adopted parking rules with a limited number of roads and subsequently, considered

rules for the remainder of the streets. We set the rule hearing for today and included the amended proposed rules in your agenda. Are any members of the public present at this point?

Ms. Adams: No members of the public are present.

Mr. Flint: Since no members of the public are present, we will bring it back to the Board for discussion and consideration of Resolution 2020-08. Is there any discussion from the Board?

Mr. Greenstein: Tricia, can you provide us with a brief summary of what we are accomplishing through this action today?

Ms. Adams: Yes of course. Supervisors are familiar with your parking rules that you adopted on December 19th. There were certain sections of Reunion East that were designated no parking zones. There has been an expansion of those proposed areas. Included in your agenda package are maps, which indicate which side of the street prohibit parking. Alan worked with Supervisor Hobbs to determine which areas should be designated no parking zones. The security team also reviewed the parking maps and has further input beyond what was proposed for no parking. Should the Board adopt this resolution, it will amend your current parking zones. The next step is to amend your agreements with your enforcement through the resort security team. It will also amend your Towing Agreement with Bolton's Towing to include these new areas. Part of the Fiscal Year 2020 budget includes the installation of additional no parking signs. I believe they cost \$320 per sign. Is that correct, Alan?

Mr. Scheerer: Correct.

Ms. Adams: At September's Board meeting, Supervisors will review the proposed no parking sign installation as well as proposed agreements related to the adoption of this rule. Staff is ready to answer any additional questions.

Ms. Hobbs: Have we had any feedback at all from residents, positive/negative?

Ms. Adams: Yes. For the streets that had parking rules adopted back in December, there was a gentle phase in period as well as a prolonged communication period, even prior to parking violations being issued. About four parking violations or so were issued per week at this time. There has not been a lot of feedback. We receive an occasional email regarding someone who prefers not to have parking designated on their side of the street, which is to be expected with this type of implementation enforcement.

Mr. Harding: I noticed that a number of residents I've spoken with, feel that the signs are far enough away that they can't visually see them easily. I also noticed that the sign that we selected is not well thought of. It is not the traditional European sign that says, "No Parking,"

with a circle and line through it. It just says, "No Parking," with arrows. I guess my question to Alan is, is there a sign that might cover more and/or what is the cost if we tighten it up a little and add some additional signage?

Mr. Scheerer: I will try to address that. I'm sure that we can get Fausnight to come between now and next month to come up with perhaps a different modified sign that would include what you are asking. I don't know what the sign cost will change, but I'll look into that. Before we bring it back to the Board, we will make sure that we get some examples of that sign. As far as the distance between the sign, I believe the original difference was 300 feet. When we installed them, we installed them every 150 feet. So, we actually added more signs and cut the distance down.

Mr. Dryburgh: Alan, it's a straight line. I think 150 feet may work fine, but when you are on a curved street, remember that renters may come in at night and will park, not necessarily where they are supposed to, because they don't see the signage. It's something to consider kicking around to find the cost. The sign could be something as simple as "No Parking this Side of the Street."

Ms. Adams: Supervisor Dryburgh, just to confirm. The option of this resolution doesn't tie the Board's hands in terms of the signage placement.

Mr. Dryburgh: Yes. I'm just trying to make a point here so that the Supervisors can think about this, because at some point, we may have to come back and say, "You're right, we need to have more signs." I'm just putting it on the record.

Mr. Scheerer: We can always add more signs after these are installed, if we have problematic areas. This was based on the original design that was adopted by the Board.

Mr. Dryburgh: Yes.

Mr. Scheerer: The footage was dropped from 300 feet to 150 feet to include more signs. As a starting point, I think this is a good place to start. We will look at some options as far as the language of the sign.

Mr. Dryburgh: That's fine. I just wanted to bring it up because as we expand this across both Reunion East and Reunion West, we want to be clear as we can for people so there isn't any confusion. If we have people towed, we don't hear, "I didn't know."

Mr. Scheerer: Yes, sir.

Mr. Harding: I'm not sure that we want to change all of the existing signs as far as the language and spend the money on it. Maybe for some of the future signs, we might want to have

some of what John is suggesting, but to go ahead and spend money on what we already installed, I don't think we want to do that.

Mr. Dryburgh: I agree Don.

Mr. Goldstein: I think we are using a standard "No Parking" sign, everywhere aren't we?

Mr. Scheerer: Pretty much.

Mr. Goldstein: It doesn't matter what we put up. Foreign people aren't going to understand them if they don't understand our traffic laws.

Mr. Harding: Maybe John Cruz or Victor might want to weigh in. Are there any issues as far as the signs are concerned from a security standpoint?

Mr. Cruz: There have been no issues. It's just a major improvement. We haven't had to actually tow anybody yet. We kind of taken the liberty to making contact and getting people to move. It's been working. We haven't had to tow anybody and it's been a smooth process. It's a little rocky in the beginning, but it's sound now.

Mr. Greenstein: Even though we will discuss this in detail at the next meeting, I think the only other thing we can do to improve awareness at the gatehouses, is that people need to be aware that we only have parking permitted on one side of the street and they should be aware of the sign. When you give somebody a pass that lets them enter the property, I think we need to let people know that we have restricted parking within the resort. They would look for signage because you really have to be blind if you can't see these signs.

Mr. Harding: Along those same lines, maybe we need to have Artemis put out a reminder to people that we now have parking on one side of the street and to pay particular attention to it.

Ms. Adams: We will enter into a community-wide campaign to let people know about the new "No Parking" zones because it will be inclusive of not only Reunion East, but also Reunion West.

Mr. Dryburgh: Sounds good.

Mr. Greenstein: I projected that it would be the summer of 2020 by the time that we were able to implement it resort wide. I guess that I was on target with that one. I think this has been a good project and it is successful. The number of violators we have relative to the total population here is miniscule.

Mr. Cruz: Mark, we will take a look at the passes that we hand out to guests and those who don't live here permanently and see how we can incorporate a note of some kind or visual to warn of parking on one side of the street.

Mr. Greenstein: That would be good. Thank you. With that being said, we need a motion to adopt this resolution.

On MOTION by Mr. Harding seconded by Ms. Hobbs with all in favor Resolution 2020-08 Adopting Amendments to the Parking and Towing Rules was adopted.

B. Budget and Assessments Hearing

i. Consideration of Resolution 2020-09 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: At this time, we will open the public hearing. For the record, no members of the public are present to provide public, so I will bring it back to the Board. I apologize for the lateness, but I emailed a revised budget this morning for Reunion East. When the budget was prepared, the percentages for the cost share were entered incorrectly in the budget, so we revised that and distributed that to the Board this morning. The good news is that it reduced Reunion East's budget from 58% to 52% and moved "Transfer Out" to "Reserve & Maintenance (R&M)." The Reserve and Maintenance Fund transfer was increased as a result of the shared cost allocation in Reunion East. We re-balanced the budget based on the assessment level. The only difference between what was in your agenda and what was emailed out, the shared costs have not changed, just the percent that was allocated to Reunion East. Reunion West's percentages were correct. The percent that was allocated to Reunion West was correct. We just had the incorrect information in the Reunion East budget.

Mr. Greenstein: It's a good outcome.

Mr. Flint: Yes, thank you for bringing that to our attention, Mr. Chairman. Are there any questions or discussion on the budget?

Mr. Greenstein: Overall, assessments are level. That is always a good thing. We are putting more money into the R&M Fund. Each Supervisor looked at the budget for anything that they believed needed to be in the budget. The one item that is in there that I asked Alan about, because of the way it was captured in the budget in the R&M Fund, is for the resort only gate coming out of Reunion Village. The money is in there, just the way it was tied into access control, because that's one of the major areas of expense, but nonetheless, it is actually for that small island that we will create with the gates. That was one of the larger ones.

Mr. Dryburgh: Am I correct in assuming that these roadway, sidewalks and bridges would include the repair of the bridge going over I-4?

Mr. Greenstein: That's happening this week.

Mr. Flint: The work will start tomorrow.

Mr. Scheerer: Correct.

Mr. Greenstein: If everybody is good with the budget from a planning standpoint, I recommend adoption of Resolution 2020-09.

Mr. Flint: As I stated earlier, we don't have any members of the public here.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2020-09 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations was adopted.

ii. Consideration of Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This resolution takes the budget you just adopted and imposes the assessments related to that. The budget and Assessment Roll are attached to the resolution. For the record, no members of the public are present to provide comment on the public hearing related to this. Are there any questions on the resolution? If not, we need a motion to adopt it.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Flint: We will close the public hearings.

FIFTH ORDER OF BUSINESS

Consideration of Pool, Spa & Fountain Maintenance Agreement with Roberts Pool Service, Inc.

Mr. Flint: As we explained to the Board previously, Yellowstone Landscape (Yellowstone) made a business decision to get out of the pool maintenance business. They were previously providing that to the District. We anticipated a potential change when we were bidding landscaping. We received proposals and I think the Board decided at the last meeting to hire Roberts Pool Service and Repair, Inc. (Roberts), which was our recommendation. So, we are just bringing back the actual agreement for the Board to approve. Alan, do you want to mention what the costs are?

Mr. Scheerer: I'm sorry. I don't have the costs with me, but I met with Roberts over the last two weeks in advance of their taking over the pools. The cost is \$7,200. I met with Roberts over the last two weeks. They start on Saturday, the 15th. Yellowstone's last day will be tomorrow

and I had conversations with Yellowstone about finishing out the rest of this week. Roberts is excited to be here. We appreciate all of their hard work for the years they were maintaining the pools here. We never had any pools closed during their tenure as our pool care provider. We look for a lot of the same moving forward with Roberts. There was an increase of \$1,000 per month in the pool contract compared to what we are paying for Yellowstone. That was contemplated for your 2020/2021 budget as well. So that number is in the budget.

Mr. Flint: Even with that increase, the \$7,200 is very competitive.

Mr. Scheerer: Extremely competitive.

Mr. Flint: We obtained a couple of quotes and this was the lowest. This is for seven days a week service. Correct?

Mr. Scheerer: Correct. They will begin service at 6:00 a.m., seven days a week. They are very responsive. I think we are going to have a good experience with them as well. We will have a follow up meeting on Monday or Tuesday of next week to review any hiccups. We haven't chosen the date yet. Security provided us with three keys, in advance of Roberts taking over. Spies Pools who is providing the chemicals has been onsite several times on behalf of Yellowstone, checking all of the controllers, making sure that our ORPs are registering correctly and that we have everything in place for the transition. I don't see any issues. As usual, I'm on call any day, seven days a week. They have all of my contact information. So, I think we are going to have a good experience moving forward.

Mr. Stultz: Excellent.

Mr. Greenstein: Yes. Thank you, Rob. As Alan pointed out, rarely do we have an issue concerning pool water quality, operation and maintenance (O&M) of the pools under Yellowstone. We weren't looking forward to this day, but if that's what is in the plan, everybody has to move on. You are focusing on other aspects of business and that's fine.

Mr. Stultz: We fully want to focus on the landscape piece because that's what we do best. I think you are in good hands with Roberts. I've been in contact with JP over the last couple of weeks, trying to make sure that we can offer them any advice that they need. So, if there is anything we can do in the future, please let us know.

Mr. Greenstein: That's great. Thank you, Rob.

Mr. Scheerer: Thank you, Rob.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Pool, Spa & Fountain Maintenance Agreement with Roberts Pool Service and Repair, Inc. was approved.

SIXTH ORDER OF BUSINESS**Consideration of Management Services Agreement for Seven Eagles**

Mr. Flint: We've been communicating with the resort and trying to get a Management Services Agreement (MSA) for Seven Eagles. Since the prior one expired, we've been operating with no agreement in place. The resort indicated that they haven't had time to focus on the issue to be able to communicate with us on what changes they may want to see. In lieu of that, they agreed to enter into a month-to-month agreement, which we believe is better than having no agreement in place. So, we included a month-to-month agreement in your agenda about being the legal entity that the agreement is being entered into. I think we might have had the old information in there from the prior agreement, but we revised that agreement to include the Reunion Club of Orlando, LLC. The terms of the month-to-month agreement will be placed under the prior one. There are no expenses that the District would incur by entering into this agreement. What it does, is it protects us with the insurance provisions, indemnification provisions and other provisions that protect both parties. Right now, we have the resort operating with no formal agreement. So, our recommendation would be to enter into the agreement on a month-to-month basis, until such time as we can bring back a revised agreement reflecting any negotiated terms. Obviously, it would be subject to your approval. The Chair has been involved in the discussions we had with the resort up to this point.

Mr. Greenstein: I think this is what we need to do to cover ourselves from legal exposure. Hopefully, they will find the time to focus on it, but we were basically operating officially without an agreement in place. We will plug in a leak with this action now. Does anybody have any issues or questions concerning the MSA for Seven Eagles? If not, we need a motion to adopt the agreement as proposed on a month-to-month basis.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor entering into a Management Services Agreement for Seven Eagles on a month-to-month basis was approved.

SEVENTH ORDER OF BUSINESS**Discussion of Installation of Camera System at Terraces Pool**

Mr. Flint: We had a request from residents and the HOA from the Terraces about the possibility of the District installing cameras at the Terraces pool. This was forwarded to the Board

for discussion today. I think we should discuss the installation of cameras at all of the pool facilities.

Mr. Harding: Exactly.

Mr. Flint: Not necessarily the Terraces. I intended for the agenda item to be worded differently, but it slipped past me. We communicated with security. I think Tricia or John and Victor may have information on the type of cameras they would recommend and the cost. There are some unknowns because the cameras would require power. We know what the cameras would cost, but we would have to do more research on the other costs depending on the Board's discussion and position.

Mr. Harding: So, we can put a plan together, an estimate of costs and what is involved and at least have it brought before the Board at some point down the road.

Ms. Adams: John has done some legwork to look at different vendors and he has a lot of experience with the cameras that do work well and don't work well at Reunion. There is a particular camera that the security team recommended. The cost of those cameras is \$720 each. We would be happy to bring a proposal to the Board, but we need to understand the scope, if it would include all of the pools. The general recommendation without a field visit from the security team is probably two cameras per pool area. In addition to the cost of the cameras, infrastructure is also required. There is a Licensing Agreement that needs to be renewed every three years. So those are some general pieces of information about the security cameras, but we would be happy to bring a formal proposal to the Board at a future meeting. John, did you have any further comments on that?

Mr. Harding: Just out of curiosity, where would they view what was going on? From the main guard shacks?

Ms. Adams: Yes. The security office has a pretty good setup and have the ability to monitor.

Mr. Harding: Okay.

Ms. Adams: John is unmuted right now, so if he wanted to speak to any particular details or operational issues, please feel free to jump in.

Mr. Dryburgh: Are you recording this information?

Ms. Adams: Yes.

Mr. Dryburgh: For how long?

Mr. Cruz: The average you are looking at is about 30 days' worth of footage. That could be adjusted as needed. If there is one pool that we would need longer recordings of, we can make those adjustments as needed. As far as viewing, the interface is web based. You pretty much pull up a browser and can view the cameras and configure the layouts as needed. There is even a mobile app that's available. There's also a feature where if we wanted to share certain camera views, we can do that quickly. So, there are a lot of good features with this particular vendor. I've had the opportunity to demo a few of their cameras over the past 60 days and I'm very impressed with what they have to offer with features like facial recognition. They even have a feature where you can type in a vehicle model or make and it will scan through everything you recorded. If you type in Toyota, it will show you every Toyota that have gone through the view of that camera. So, it's a pretty sophisticated system and highly recommended.

Ms. Hobbs: What was the request? What problem do they have?

Mr. Harding: Trudy, it started at the Terraces from a neighborhood watch standard. They were concerned with the Terraces because they are right on the edge of the community and people were seen hopping the fence coming into that area all the time. Maybe that's an area we should consider, depending on costs and so forth. That was one of the main concerns and where it started.

Ms. Hobbs: That was the question I was asking. I can understand having them at the Terrace pools, but whether we would need that expense for the rest of the pools, I would say that maybe we need to get a quote.

Mr. Dryburgh: Trudy, we used to have the same issue at Heritage Crossing where people would walk in and jump in the pools, or they would drive in saying that they were going to the park and would swing over. They knew the pools were there, so they would bring in five, six, eight or ten kids.

Ms. Hobbs: How is the camera going to stop them. You are going to see people turn up, but the cameras aren't going to take their photo.

Mr. Dryburgh: I thought that security had an agreement where they were going to be stopping and talking to people and asking to show their membership card. Am I wrong?

Mr. Cruz: Yes, that is the practice now when we patrol the pool areas. To circle back to what Trudy said, part of this request for the cameras is even though we have taken measures to lock out folks who aren't authorized to use the pools, people are still going to find methods around any system that you put in place. People will get creative. This is just another system to help us keep folks who don't belong in the pools out of our pools.

Mr. Harding: So, John, are you in favor of doing this?

Mr. Cruz: Yes. Currently at the water park, we have cameras and it gives us the opportunity to have more eyes out there. I am definitely in favor of having the cameras out there.

Mr. Harding: See what is involved with the cost and maybe we start with the Terraces and see where we go from there.

Mr. Greenstein: Let me just interject. When we ran through the minutes, Supervisor Dryburgh pointed out, "Let's not lose point," so I put a placeholder on the technological view that we want to do. This is a subset of that. I recommend that we include this item on the Action Items List. We can always catch up on Reunion West, but it should be a resort-wide technology review with emphasis on security and safety. If anybody wants to explain the bureaucratic language, they can, but the idea is that cameras are part of that. Capturing license information is part of the review process at the gatehouses. We can look at all of that and see what the real issues are. It would be helpful to know to be able to get a view, even if it's once an hour. You take a look and see what's going on at the pools. If any large groups come in, they can deal with them. We sent the resources to where they are needed rather than expected to be caught by patrolling, doing a sweep and driving around all over the place to find people. I want to expand the item from the cameras to a technology review for the entire CDD. Put it on the Action Items List and then we will put the proper parties on it, which would include security as well as somebody from the Board who wants to take an active role in working off of the clock as we do everything around here. They would volunteer their time to work on this.

Ms. Hobbs: I'm not against the cameras at all. I think they are a good idea. I just wanted to make sure, even in my own mind, I understood the problems we were addressing and what we were expecting from the system. So, I'm not against the cameras. I think they are a good idea.

Mr. Greenstein: There were security issues. I forgot the gentleman's name from Heritage Crossing.

Mr. Dryburgh: Was a cart broken into?

Mr. Greenstein: Yes. Anyway, security is not only at the pools and not only at the gates. It's everywhere. I'm not saying to have drones, but we need to do a review. We really haven't done it. In fact, George, I'm sure you see it and Tricia, from professional associations that support Special Districts, run webinars and are always asking. They usually engage Districts that are utilities running quasi municipalities, but nonetheless, the issues pertain to us as well. So, I think by doing a technology review and including this issue and any other security related concern, any

way that we can approve safety, welfare, the resident experience sort of speak, we can consider it. John, did I hear you say that you would like to help out?

Mr. Dryburgh: Yes. I would be happy to help out on that project. So, we can have you represent the eyes and ears of the Board and Tricia could represent GMS and discuss with George.

Ms. Tricia: I'm sure whatever the Board wants, George will agree is a fine plan. I will ask for clarification, Mr. Chairman. Are you thinking of a professional security assessment or an internal security assessment?

Mr. Greenstein: More internal. I think the information is available. We have John and Victor from the security company and they would recommend any additional resources that we would need. Just like reviewing these cameras. There is some time to get experience with it, hopefully, but I'm not looking to rack up big bills or use our newfound riches that we put into the replacement.

Mr. Harding: We could see what other communities are doing with regard to surveillance and neighborhood watch and all of that kind of stuff.

Mr. Greenstein: Right.

Ms. Adams: Just for the Board's information, recently I worked with another District that was able to engage the local law enforcement authority to do a security assessment. There was no cost to the District. It was an overview of what was in place and recommendations for additional security measures.

Mr. Harding: So, we can have the Osceola Sheriff's Department prepare an assessment. Right?

Ms. Adams: If they are amenable. Don, I think you have a contact with Osceola County.

Mr. Harding: I do. Joe Whiston is my contact.

Mr. Greenstein: Quite honestly, I was thinking that John would be the official designee and Don, being the Community Watch representative. I think we can show folks that we are alive and well and we are not just trying to get through COVID.

Ms. Adams: Staff will be cautious about keeping information between the Board and not imposing any violations.

Mr. Dryburgh: We never break any laws.

Mr. Greenstein: So, it's the community watch.

Ms. Carpenter: The Board has discretion when it comes to security issues, to have discussions outside of the Sunshine Law. So, if the Board ever needs to have an executive session

to discuss the security assessment that is produced or any other security issues, the Board has that ability.

Ms. Flint: I agree with Jan, but I wanted to mention that a provision was added to the Statutes and under the Sunshine Law, allowing the Board to meet out of the Sunshine on issues of security like this. So, my recommendation is if we are going to have a detailed discussion in the future, we do it under that provision. If you are starting to talk about where cameras are being located, this is all public record. You really don't want that, not only members of the public potentially, but it's in the minutes. That's why the legislature has that exemption. If you have to meet, you don't have to separately advertise it or have a Court Reporter or whatever else have to do when you have litigation. So, if work on a report with something, we probably want to meet outside of the Sunshine Law to discuss and present it.

Ms. Carpenter: Please stick with the Sunshine Rules.

Mr. Flint: That doesn't exempt you from talking to other Board Members, but you need to have a Board meeting.

Ms. Carpenter: We still need to go through a specific process and determine what we are going to talk about. Just as a warning. Sorry, but that's my job.

Mr. Flint: I'm not suggesting that you talk to each other. What I'm suggesting is that the Board can meet out of the Sunshine to discuss any report. I will work with Jan on the details.

Mr. Harding: I will send the information to Joe Whiston, requesting the Osceola County Sheriff's Department to make an assessment. It sounds like we want to do that.

Ms. Adams: I haven't worked with that particular law enforcement agency, but it's not unlikely that they would be willing to do that.

Mr. Harding: Okay. I will send you that information.

Mr. Flint: They may not come up with anything we haven't already talked about, but if it's free, you might as well ask. I haven't necessarily seen anything profound of those reviews or recommendations, if there is no cost.

Mr. Dryburgh: You are just dotting your "Is" and crossing your "Ts," George to make sure that everybody has a foot in the door. Tricia, would you just keep me up to date on whatever information you gather?

Ms. Adams: I will coordinate with you in terms of communication with our internal security team and with Osceola County if that is an opportunity.

Mr. Dryburgh: Okay. Thank you.

Mr. Greenstein: I would be remiss, if I did not say that for John Cruz and Alan's FYI, creating this technology review or commitment to conduct the technology, does not replace the need for basic security at the gates of these pools, to prevent people from reaching over and just opening the door. So, let's get that fixed as soon as possible, please. I'm not going to say anything else.

Mr. Harding: So that is being worked on.

Mr. Greenstein: Yes, it was a requirement. It continues to be a requirement and we are going to conduct a technology review. It should not have to include the subject of what kind of device you have to put on the gate or what do you have to do to the gate to prevent somebody from reaching over and opening the gate. There's no reason to have a lock on the gate, if you could reach over and open it.

Mr. Harding: Yes.

Mr. Dryburgh: John, how often are you having security stop and look at the staff and people that are in the pool. Do they actually walk into the pool and ask questions?

Mr. Cruz: As far as how often, varies on the activities of the day. We try to hit all of the communities at least three times in 24 hours. When they perform a community check on a community that has a pool, part of that check is to stop in and assess the situation at the pool, such as checking the emergency phone to make sure it is working. In addition, check the gates.

Mr. Dryburgh: Are they actually approaching whoever is in the pool and verify that they should be there?

Mr. Cruz: Yes. If there's a complaint or if we receive information that somebody may not be a resident or a guest, we will make that approach, but we try not to dance a fine line with that because we don't want to come off as harassing others, but yet we still want to make sure that people that are enjoying the pools belong in the pools.

Mr. Greenstein: That sounds good. It's a far, but fair policy. Okay, so we are going to set up a technology review action item and move forward on that. Great.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jan?

Ms. Carpenter: We don't anything major. The one thing that I do want to report on is the irrigation issue. It had been several months since we heard from Kingwood's counsel. If you recall, I sent them a request saying that we needed more information before we could go forward.

I sent them somewhat of a terse email yesterday saying that it's been two months and we can't let this go as this is a serious issue of government property. Their counsel called and said they were gathering information to help support the rates and some of the other actions they have taken, and they are still very interested in negotiating a resolution. They gave me some detailed information verbally. I asked them to put the fees in writing, but it sounds like their counsel understands our concerns and where we are. So, I think it would be appropriate, at this point, to look at their proposed agreement to see if we can come up with something that might work for the CDD. It sounds like they are in the process of doing this and that they have gathered information and understand some of our concerns. So, I would like to move forward on an agreement to see if we can get this wrapped up. It will be a long process with setting rates.

Mr. Flint: Do you need action from the Board, Jan?

Ms. Carpenter: Probably authorizing us to spend the time going through the agreements, coming up with comments and getting a preliminary draft of what we think would work for the District. If the Board is okay with that, we don't need a motion, but if anyone objects, let me know.

Mr. Dryburgh: It makes sense.

Ms. Carpenter: If anyone has more questions or comments, please feel free to call Kristen or I anytime and we can talk with you individually since there could be litigation. I was pleased, because I was to the point of saying that we were going to have to tell the Board that we have to resort to litigation if we had not received a response. So that was good news. That's all we have rather than some minor issues getting the easement done and a few other things. Thanks.

Mr. Harding: Do you need a motion to go forward with this or could everyone just nod their heads?

Ms. Carpenter: Everyone nodding is okay. You will see it on the invoice and I just wanted to make sure you knew what it was and that no one objected to us going forward. Thanks.

Mr. Greenstein: Thank you.

B. Engineer

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

Mr. Boyd: Yes, just a quick update. As mentioned earlier in the meeting, the repair to Tradition Boulevard erosion on the east side of the I-4 overpass is scheduled to start tomorrow. Encore agreed and they are signing the Temporary construction Easement this afternoon. We look forward to seeing that work completed soon. That's all I have to report.

Mr. Flint: Are there any questions for Steve? Hearing none,

C. District Manager's Report

i. Action Items Lists

Mr. Flint: Jan discussed the irrigation turnover. Item 2 is on hold. Item 3 was completed with the public hearing today. We have the signage and the modification to the Towing Agreement. Item 4 is the playground shade structure, which I believe was delivered.

Mr. Scheerer: It's here. I received an email this morning indicating that we passed final certification, so we are going to do some initial cleanup today. I will communicate with Tricia. I know she wants community-wide communication about the playground being reopened. The current COVID signage is still in place. As soon as this meeting is over, I'm heading straight over there. We are having some delays with Toho on the water meter for the dog fountain. I engaged with another party at Toho who is above the person we are working with to try to get some legs to this so we can remove it from our list. We are good to go at the playground.

Mr. Harding: Alan, are we going to pour that pad and change the bench?

Mr. Scheerer: I will get with you on that. We just received it today, so if you don't mind, we will install it the first of next week.

Mr. Harding: Sounds good.

Mr. Scheerer: We will go over some preliminaries and get that resolved. The playground looks good.

Mr. Greenstein: That's a great accomplishment.

Mr. Flint: Item 5, access to Reunion Village, we have the design from the engineer and some cost estimates. We need to determine the timing and how we are going to approach the construction. Item 6, the washout work, Steve indicated that All Terrain will start work tomorrow in the easement. Item 7 is the amenity status during COVID-19. I don't think we have any recommendations for any changes, at this point, to the prior plan that the Board adopted. We will continue to keep the spas closed, but the pools will remain open at 50%.

Mr. Dryburgh: Is there supposed to be staffing there to monitor that?

Mr. Flint: No, initially we didn't open the pools, if you recall.

Mr. Dryburgh: I do recall that.

Mr. Flint: The direction was if we are going to open them, we should have them disinfected. As the restrictions ramped down, the Board made a decision to open them at 50% capacity, but there is no monitoring at this point. If we believe that capacity is a problem with

exceeding the 50%, we can take some steps to address that, but I have not heard that we had any issues with that.

Mr. Dryburgh: No. I was there yesterday and there was no one there at all, but there was also no seating marked off to meet the 50% capacity. There was no designation of where the chairs should be located. Again, with no one there is not an issue; however, if you see crowds coming in, someone is going to have to do something about marking off where people sit and where they don't sit.

Mr. Flint: Right. We put signage up. As you indicated, if we see that there's an issue, we can take additional steps.

Mr. Dryburgh: Regarding the fitness centers, I'm assuming both sides are open now.

Mr. Flint: We only have Seven Eagles and that is being operated by the resort. Tricia, is Seven Eagles open as far as you know?

Ms. Adams: Yes. Seven Eagles Fitness Center is 50% capacity. There is some equipment spread far apart to promote social distancing.

Mr. Flint: Is there anything else under COVID? If not, the access controls were installed. There was some tweaking on shields that we are continuing to work on. The Board approved the Seven Eagles MSA, on a month-to-month basis while we continue to try to engage the resort on a long-term agreement. We have not made any progress on the designation of a golf cart community. I need to get with Jan on the interpretation of Chapter 316. Hopefully we will have some progress on that by the next meeting.

Mr. Dryburgh: That's great, because I'm getting requests from residents wanting to know if they can park their golf carts on the street.

Ms. Carpenter: George, it's somewhat of a complex issue with CDD roads, as you probably know. We are running into an issue with Osceola County for another District on a similar issue. I'm trying to set up a call today with the county attorney on this just to go through with him what he thinks needs to be done. I will bring you up to speed, but it is not as simple as following the ordinance in this case.

Mr. Harding: Just out of curiosity, we see these carts going all over the place with little kids on the back, kids standing and small kids driving carts. If there was an accident, who would be liable?

Ms. Carpenter: They are responsible. Today the topic was that no one can operate carts unless it is a designated community. So, the traffic law is in enforced for driving an unauthorized vehicle on public roads.

Mr. Dryburgh: That is a daily occurrence.

Mr. Harding: I know for a fact that the resort is still allowing their rental carts to be driven on our roads.

Ms. Carpenter: Let me talk to the county attorney and the Sheriff's Department to see how we can best better enforced. Let's not discuss it right now. Let me get some direction and then George can give you some direction on what to do if you see it and how we can get it enforced.

Mr. Harding: It's just very frustrating.

Ms. Carpenter: I understand. It's scary. Thank you.

Mr. Flint: The Board approved the pool agreement today. They start on Saturday. What is the status of the signposts?

Mr. Scheerer: We did not have it in the 2020 budget to have those upgraded, so we added it to the 2021 budget to change out the remainder of the Terraces signs. That dollar amount, the \$17,700, is listed under the comment section. That will replace about 10 signs, the street ID markers and backplates. We will have that going as soon as we get into 2020/2021.

Mr. Greenstein: Thanks, Alan.

Mr. Flint: We will add the discussion of technology review for security safety in conjunction with Supervisor Dryburgh, to the Action Items List. Is there anything else that the Board wanted to discuss? Hearing none,

ii. Approval of Check Register

Mr. Flint: You have the July Check Register for the General Fund, R&M and payroll totaling \$862,253.66. Were there any questions on the Check Register? Hearing none,

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

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through June 30th. 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: All direct bills are up to date.

v. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: Each year, the Board has to approve an annual meeting schedule. In the past, the Board met on the 2nd Thursday of each month at 1:30 p.m. in this location. We prepared a schedule with those dates. If the Board chooses to keep the same dates, you can adopt the schedule. If you want to change it, we can do that as well.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor, the Fiscal Year 2021 Meeting Schedule, was approved.

vi. Presentation of Arbitration Rebate Calculation Reports

Mr. Flint: You have the Arbitration Rebate Calculation Reports for the Series 2005, 2015A, 2015-1, 2015-2 and 2015-3 bonds. These calculations are required by the Internal Revenue Service to ensure that the District is not earning more interest than it is paying. All of the reports indicate a negative rebate requirement, meaning there are no arbitrage issues. Are there any questions on the reports? If not, we would just be looking for a motion to accept them.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Arbitrage Rebate Calculation Reports were approved.

NINTH 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,

TENTH ORDER OF BUSINESS**Supervisor's Request**

Mr. Flint: Are there any Supervisor's requests?

Mr. Dryburgh: I have a request. Perhaps we can invest in larger coils. Pieces are coming apart. It's a future investment.

Mr. Goldstein: George, I was noticing yesterday that we don't have any kind of marker at the entrance of the resort on Spine Road. It is our only entrance and we don't have any kind of monument. Is there any reason why decided not to put one there?

Mr. Greenstein: You mean a Reunion Resort sign at the resort entrance? We never considered Spine Road being an official entrance.

Mr. Dryburgh: It would be nice to have a sign that's larger. Excellent point.

Mr. Boyd: I believe the developer actually put in the original signs. At the time, they had plans to enhance that entrance in the future, but never did.

Mr. Greenstein: Because we had the project on the community monuments on the west side, which is deferred, we included the gatehouse entrance sign in that package. This would stand alone. By the way, talking about the signage, if you haven't gone through the west side entrance, you haven't seen the signage we added to make sure visitors go to the left and residents stay to the right. When we have an issue, we will see how well people follow the signs. To build and install that sign is \$1,800.

Mr. Scheerer: A couple grand.

Mr. Greenstein: It's not cheap and the monument we are talking about is probably \$2,500.

Mr. Scheerer: Yes.

Mr. Greenstein: So, we are not talking about pennies here. We can look at it. There are no real answers to that question because we never considered the Spine Road entrance, even though it has a staffed gatehouse.

Mr. Dryburgh: Yet, we are getting a lot of traffic through there.

Mr. Greenstein: We can look at the traffic and discuss it with the resort. It may be a shared cost matter. I don't know, but it never came up before. It's a good question, Steve.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting is on September 10th.

TWELFTH ORDER OF BUSINESS

Adjournment

If there is nothing further, we need a motion to adjourn.

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



Secretary/Assistant Secretary



Chairman/~~Vice Chairman~~