

**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 13, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:05 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: This is an opportunity for any members of the public to comment to the Board of Supervisors. Please state your first and last name for the record and limit your remarks to three minutes. We will take members of the audience first. If you are here in person and would like to make a statement to the Board, this is an opportunity to do so. Is there anyone in the audience who would like to speak?

Ms. Beverley Pappas (Heritage Crossing): I have a question regarding the RV parking for loading and unloading. We have two homes; one here and one in Pennsylvania. Due to COVID, we purchased a motor home to go back and forth, but since we are here six months and there six months, we have to load and unload it. We received notifications. We are not storing a

moving van. I see a lot of other people parking their vans for three weeks and not much gets done about it. I sent you a picture of it a couple of days ago. I need permission to load and unload my motor home when we go back and forth. The other issue is the garbage. I have pictures from last week when someone was coming with a van. They live in Reunion and own a business. They were taking big pieces of cardboard and throwing it in our dumpster. The next day, there was garbage all over the ground because there was no room in the dumpster. I approached the woman and she told that me she lived in Traditions. She said, *"I pay my HOA, but I don't have garbage pickup. What do you want me to do, put it in the road?"* I said, *"Well, you have garbage cans. You have to do whatever your garbage company tells you to do, but we pay HOA fees and this is our dumpster for our community, not for you."* She turned around and said, *"These are the boxes for my bedroom furniture."* I said, *"Well I'm going to report it and I have pictures."* Is that right or wrong?

Mr. Harding: Your HOA is responsible for the trash.

Ms. Pappas: Yes, I understand that, but my question is, should she be coming here from another community where they have garbage cans, dumping her trash?

Mr. Harding: No.

Mr. Goldstein: There is a dumpster at Traditions for residents to use for bulk trash pickup at their house.

Ms. Pappas: So, what do we do in that case?

Ms. Adams: Board Members, would you like staff to follow up with Ms. Pappas after the meeting?

Mr. Greenstein: Yes.

Ms. Adams: We would be happy to do that.

Ms. Hobbs: This is an HOA matter under the Covenants.

Ms. Adams: These are not CDD matters, but staff will follow up with her and make sure she gets connected to the proper parties.

Ms. Pappas: I called the HOA and they told me that it was against the rules to have an RV here, which I understand. I don't want RVs parked here either. I have a picture of an RV that has been parked here for several days. I don't like that, but it has to be fair. If you are moving in and out, they should be allowed to park.

Ms. Adams: If the Board would like, staff will be happy to follow up with Ms. Pappas after the meeting to make sure she connects with the proper person. Are there any other members

of the public who would like to make a statement to the Board of Supervisors? Are there any comments regarding anything on the agenda or off the agenda? Are there any callers who would like to make a statement to the Board of Supervisors?

Ms. Sara McGowen (Heritage Crossing): I don't understand what the CDD does. Does it manage the pool?

Mr. Harding: Yes.

Mr. Goldstein: There are a number of pools that we manage.

Ms. McGowen: I'm talking about the green area and the trees.

Mr. Goldstein: Around the pool area?

Ms. McGowen: No, further down behind the golf course.

Mr. Goldstein: I would be happy to meet with you.

Ms. McGowen: There is a huge branch that fell down.

Mr. Goldstein: What is your address?

Ms. McGowen: 7683 Heritage Crossing Way, Bldg. T. The concern is with the pool. My husband and I noticed people coming in that are not following the rules. So, we either take the rules down and disregard them or we follow the rules. I don't know how that is addressed. I'm fairly new here. I have only lived here a year. How often it gets patrolled?

Mr. Scheerer: With respect to the rules, the Department of Health (DOH) has a minimum set of rules that have to be posted. Those rules are posted at each pool.

Mr. Harding: You are talking about enforcement of the rules.

Mr. Goldstein: I mentioned to Mr. Vargas this morning, when I saw him, that he needed to have a system so that once an hour, his staff stopped at every pool to verify those rules were being enforced. What was the rule that you were worried about?

Ms. McGowen: Alcohol and safety. I would like to see the officer going around and enforcing. We had a situation a couple of weeks ago when I was hearing foul language. I'm not sure that's a rule, but there are kids at the pool. When I hear foul language being thrown out there, I expect that to be addressed. I'm sure it was. We all want the community to be nice. I understand those rules have to be there, but I don't want them to just be there as a poster. I want those to be enforced.

Mr. Vargas: You need security. Make sure you have the number.

Ms. McGowen: I have their numbers in my phone and I do call them.

Mr. Goldstein: The difference is versus you calling them, there used to be a policy where they had to physically visit every pool, not just drove by. We have not had that. I think you need to verify that they are actually going there once an hour during the hours that the pools are open, verifying that the people there are supposed to be there and ensuring that the rules are followed. If not, they need to leave.

Ms. McGowen: I am proud that we have security here and it makes me feel safe.

Mr. Greenstein: We appreciate your input. We share your concerns and will be getting with security to see if we can ramp up patrols of the pools.

Ms. Pappas: I spoke to Tricia about the broken umbrellas. People don't put them down. When staff is there, they put them down at night, but they are not always there. Two heads were replaced already. Another one is broken. My suggestion, like Sara said, is for someone to come around at the end of the evening to make sure that they are down so we don't have this happen all the time.

Mr. Greenstein: Take that under advisement, Alan.

Mr. Scheerer: We will meet with security to make sure that happens

Mr. Greenstein: Sometimes this occurs during the day and we can't help it. We try to avoid damage to the extent that we can.

Ms. Adams: Are there any callers who would like to make a public comment? Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 8, 2021 Meeting

Ms. Adams: Included in your agenda package are the April meeting minutes. At the last meeting, we had the joint meeting as well as the Reunion East CDD meeting. Because of the length of time of the joint meeting, that transcription is not yet available. Those minutes will be included at a future meeting for Board review and approval. Do we have any questions or comments?

Mr. Harding: Tricia, just a question. Are public comments part of the minutes?

Ms. Adams: Yes.

Mr. Harding: So that will be included in the minutes under public comments?

Ms. Adams: Yes, to the extent they can be heard on the transcription. Are there any other questions? If not, we need a motion to approve the April 8, 2021 meeting minutes.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor the minutes of the April 8, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Landscape Maintenance on County Roads

Ms. Adams: As this Board likely recalls, a couple of months ago, you directed staff to investigate the process to be relieved from maintaining landscaping on the south side of County Road 532. Legal Counsel and District Management staff reviewed the Interlocal Agreement with Osceola County regarding landscape maintenance in that area. This was an opportunity to bring to the Board's attention other areas and other County roads that have landscape maintenance that is being funded by the CDD. In addition to County Road 532, there is also some landscape maintenance on Old Lake Wilson Road. However, it is staff's understanding that, that area is also scheduled for road improvements. So, whether or not this is the right time to address the situation, is not yet certain. Does the Board have any input regarding the status of maintaining Old Lake Wilson Road and if you want to continue that maintenance to the best of your knowledge?

Mr. Harding: Tricia, isn't it true that they indicated in the most recent publication that there is going to be at least a five-year study before they even start the process and construction on that road?

Mr. Goldstein: Twenty-seven months.

Mr. Harding: So, it seems to me if we have the desire to reduce our expenses, which I think benefits all citizens and have an area that is not being well respected by the current drivers, all you have to do is go there every single day and see the pile of trash that people throw out of their cars. I'm not sure that the benefit of keeping that maintained is warranted.

Mr. Goldstein: I agree.

Mr. Harding: If the county has a problem, let the County come to us and explain to us why we shouldn't?

Ms. Adams: It's this District's decision. It was the District that wanted to maintain areas for the purpose of beautification of the key entry points for Reunion. The County did not ask this District to upgrade landscaping and maintain it. That is something that was initiated by the District. Where we stand right now is this District is going to be requesting to be relieved from the south side of County Road 532. Would the Board Members like to hear from Alan, regarding

the extent of landscape on Old Lake Wilson Road? Maybe he can describe the type of landscape improvements that are there and the kind of maintenance that is currently taking place.

Mr. Greenstein: Exactly.

Mr. Scheerer: On the west side of Old Lake Wilson Road, which is the resident entry side to Excitement Drive, the Board and most residents know, that is actually Zoysia grass. There are some additional enhancements, Oleanders, different grasses, different things in there. It is all fully irrigated. So, with respect to the Board and staff, I don't know that, that area is one that the Board wants to try to eliminate. It is my understanding, if we were to try to do something there, we would lose a lot of investment in that particular portion of Old Lake Wilson Road.

Mr. Harding: What portion is that, Alan? Is it just the entrance that you are speaking of?

Mr. Scheerer: No. It is parallel to Old Lake Wilson Road, from the traffic circle over to Seven Eagles. There are some heavily landscaped areas in there that we would probably not benefit from. That landscape bed goes all the way down to the sidewalk, which parallels to the golf course or the cart path parallels to the golf course. I know that there are some roadway improvements scheduled for the west side of Old Lake Wilson Road where it is all irrigated with Bahia. In the powerline easements, the poles were all replaced with concrete poles. That will extend all the way down to Spine Road. So, it is a different story on that side, but then again, as mentioned at the prior meeting, that's the focal point to get people from Point A to Point B into Spine Road also on Old Lake Wilson Road. I know that they are going to be making some improvements there in the future, whether a year from now or 27 months from now. I don't know if the Board wants to take a look at that. I can drive you through it and you can examine it further. I am not trying to delay the process. Obviously, the talk over the years has always been the south side of County Road 532.

Mr. Harding: Alan, how much are we spending on that?

Mr. Scheerer: I will have to find that information out for you. The map that is in your agenda package is the map that was provided during the Request for Proposals (RFP) process a couple of years ago. So, it really wasn't broken down by section or phase. The original bid was a joint effort between the POA, the resort and the CDD. This map outlines all of the areas of responsibility for the CDD. Currently, it is everything that is in green.

Mr. Harding: Maybe you can find out the cost.

Mr. Scheerer: I can do that.

Mr. Harding: Whether it is \$10,000, that is one question. If it is \$150,000, it is an entirely different question.

Mr. Scheerer: Yes sir. I don't think it's anywhere near that. I don't think it's anywhere near that, but I could be wrong. I am not going to speak for Yellowstone, but as we did at the prior meeting, we were asked to get the cost for Sinclair. We will do the same for Old Lake Wilson Road.

Mr. Goldstein: Sounds good. Thank you.

Ms. Adams: So, staff will bring back additional information for next month's meeting and include this map once again. Then the Board can consider making any changes to Old Lake Wilson Road. At that point, we should have all of the information that we need in order for District Counsel to prepare the addendum to the agreement for the Interlocal Agreement with Osceola County for landscape maintenance on the County roads. Alright?

Mr. Greenstein: Okay.

Ms. Adams: Sounds good.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-10 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing

Ms. Adams: Today is the kickoff on the budget process. Your budget hearing is scheduled for your August meeting, the second Thursday in August. The Board can choose to amend or change or revise the budget at any meeting up until your budget adoption. Included in your agenda package is the resolution. Behind the resolution is the Proposed Budget. This budget is contemplating moving into the next fiscal year with the same assessment level that this District has had this current year and for a couple of years. The proposed assessment level for the multi-family homes is \$634.55. That is on Page 3 in the bottom table, the column under Fiscal Year 2022 per unit assessments. The single-family assessment would be \$846.07. These assessments are the same level that was assessed in Fiscal Year 2020-21.

Mr. Harding: I think we should take the same action as the Reunion West CDD Board and have a workshop meeting on May 25th.

Ms. Adams: Okay. There are some differences between the Reunion West CDD budget and the Reunion East CDD budget. The Reunion West CDD Board is considering the need for an increased assessment that has some special noticing requirements. There are some contributions to the *Repair and Maintenance (R&M) Fund* for the Reunion West CDD. The

Reunion East CDD Board has been habituated to making that capital contribution. You are in a different situation because of the number of assessed units, which is greater because of the commercial properties. So, you are spreading the budget over more units. The Board can choose to have a workshop or go through the budget in detail today and approve the resolution or choose to not approve the resolution today, but then it must be approved at your June meeting because we are on a timeline. Keep in mind, we need to report to the county by June 15th and have 60 days between the time that the resolution is adopted and your budget hearing. We would be on a tight timeline to do that in June, but it is doable.

Mr. Goldstein: Tricia, what are the number of registered voters on the east side and west side?

Ms. Adams: The Reunion East CDD has 649 registered voters.

Mr. Dryburgh: It is 491 for the Reunion West CDD.

Mr. Goldstein: Thank you.

Mr. Dryburgh: The only question I have is the increase in *Landscape Contract* is from \$400,000 to \$500,000.

Ms. Adams: The most significant contributing factors are now that the Reunion West CDD Encore property has been turned over to the District, we have an agreement with Creative North for that section. This includes proposed landscape expenses from Yellowstone. Now that the Reunion Village development is being developed, the Board needs to consider expenses coming online in Fiscal Year 2022 for *Landscape Maintenance* and *Pond Maintenance*. Those two large sections are the biggest contributing factor to the budget increase.

Mr. Dryburgh: Is Encore starting to make payments towards the CDD immediately?

Ms. Adams: Yes. They have been making payments for years. When the land gets platted, the *Operation and Maintenance (O&M)* assessment goes on the tax bill, but before the land is platted, it is a direct billed assessment based on the planned units, typically. So, for Reunion Village, the lots that are platted will be on the tax bill and the owner will receive that bill. You have been receiving payments. The ones that are not platted are direct billed, so you will receive all of that assessment revenue.

Mr. Dryburgh: Is the CDD making enough compensation from these costs?

Ms. Adams: Yes. You have those commercial parcels. If you look at the table on Page 3, you have commercial parcels, the hotel condo as well as the golf course contributing. So, the residential units contribute as well as the other properties in the District.

Mr. Dryburgh: Thank you.

Mr. Greenstein: I'm kind of sitting on the fence with this issue because while our financial situation and considerations are slightly different on the east side and west side, I think it's an education process. I think it will be a good idea to be uniform with our approach. You will basically put the Proposed Budget in place at the June meeting to give us enough time for the August public hearing. We should do the same thing for the Reunion East CDD.

Ms. Adams: Alright.

Mr. Harding: I agree.

Ms. Adams: The Reunion West CDD Board scheduled a budget workshop at 10:00 a.m. on May 26th. If this Board wants to consider the same date, since the Reunion West CDD Board is meeting at 10:00 a.m., this Board could meet at 1:00 p.m.

Mr. Harding: That would work.

Ms. Adams: Does that give you enough of a lunch break in between since you are on both Boards, Mr. Chairman?

Mr. Greenstein: Knowing the issues we have to deal with on the west side and some of the unique situations we have on the west side, I think we need more time. I think more is going to come out of the Reunion West CDD meeting on the budget than is going to come out of the Reunion East CDD meeting on the budget. So, we definitely want to have our workshop after we have the Reunion West CDD workshop.

Mr. Goldstein: Would we have a problem doing ours on the 25th or 27th? I can't make it on the 26th. I'm not trying to be difficult.

Mr. Greenstein: We are trying to accommodate everyone. It makes sense.

Ms. Adams: Alan and I are both available in the morning on the 27th. We have afternoon meetings that day, but we can have it around 10:00 a.m. on Zoom. With Zoom, you can attend anywhere in the world. We need to notice the workshop, because Board Members will be discussing a particular item and we don't want to violate the Sunshine Law. During the workshop, the Board cannot take action, so you can't make a motion to approve the budget or the resolution, but the Board can discuss these items with staff on that Zoom platform. We can also open it up for public comments, so any members of the public, any residents of Reunion or others who would like to attend can attend and have the opportunity to ask questions.

Mr. Greenstein: What about June 1st at 11:00 a.m. I am trying to stay clear of Memorial Day weekend, but the point is that the Reunion West CDD budget workshop is conducted and

completed. If we have some direction from that, we can apply it to Reunion East. So, any time after May 26th is fine. June 1 or June 2 would be better.

Mr. Scheerer: I won't be here on either one of those days.

Ms. Adams: We need Alan's input on the R&M Fund. I think he's available in the morning on June 3rd at 10:00 a.m.

Mr. Greenstein: June 3rd at 10:00 a.m. works.

Ms. Adams: What will happen is the workshop will be noticed. Board Members will receive a link with a webinar invitation. When we send out the announcement to residents, they will have a link to join the Zoom meeting. They will be able to see and hear the entire meeting and there will be times where we ask for public comment. So, we are going to defer taking action on Resolution 2021-10 until your next meeting on June 10th.

Mr. Greenstein: Yes. That is a good plan.

Ms. Adams: John brought up the issue about the landscape maintenance being increased. Are there any other questions that we can answer at this time? Otherwise, we will save that for the workshop.

Mr. Greenstein: Exactly.

Ms. Adams: We are looking forward to that.

SIXTH ORDER OF BUSINESS

Consideration of Natural Gas Agreement with Gas South

Ms. Adams: This name is new to the District, but this vendor recently acquired one that the District had agreements with. Alan negotiated a very favorable rate for the District. The Gas South agreement includes a cost that the District has been realizing for several years. As we had the opportunities, we are converting to this agreement for various locations because of the cost benefit.

Mr. Scheerer: This is the old Infinite Energy agreement that the Board approves annually. Infinite Energy was acquired by Gas South. The agreement expires at the end of the month. We are seeking approval for that. We will also be looking at Seven Eagles.

Ms. Adams: If you look at the last page of the agreement, it shows you the service locations; Heritage Crossings Pools A and B, Homestead Pool and Carriage Point Pool. You will be seeing this for other District pools as that opportunity becomes available because this rate is very favorable to the District.

Mr. Dryburgh: What are we paying currently for repairs?

Ms. Adams: Six cents per therm.

Mr. Dryburgh: Are we paying for 6 cents or going to 6 cents?

Mr. Scheerer: They are staying at 6 cents. It is same price that it has been for the past several years. Gas South is honoring that same 6 cents.

Mr. Greenstein: When will we see the Seven Eagles Agreement?

Mr. Scheerer: I emailed them. We are going to try to get the accounts from TECO by the next meeting.

Mr. Greenstein: Okay.

Mr. Scheerer: This one expires at the end of July.

Mr. Greenstein: Okay. So, we need a motion to approve the agreement with Gas South.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Natural Gas Agreement with Gas South was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Central Florida Expressway Public Workshop Notice

Ms. Adams: This item is for informational purposes only. The District received notice regarding a public workshop for the Central Florida Expressway for the planned potential road construction in the area. The Central Florida Expressway will be holding a meeting on May 25th at 7593 Gathering Drive.

Mr. Greenstein: That is Reunion Grand.

Ms. Adams: Yes. That will be in the late afternoon at 5:30 p.m. I believe that many residents in Reunion received notification from the POA and potentially a mailed notice from the Central Florida Expressway. This is not a District matter and no Board action is required. It is for informational purposes only in order to promote the awareness of the workshop.

EIGHTH ORDER OF BUSINESS

Presentation of Final Reserve Study

Ms. Adams: This incorporates comments from Board Members and staff. The most salient edit was an increase in the anticipated inflation rate to 3%, which is the maximum percentage that was recommended by Reserve Advisors. Considering the recent increases in labor and materials, it is prudent for the Board to move that to 3%. The Board has seen this Reserve Study on numerous occasions. This is the final version and we are just looking for a motion to accept the Reserve Study.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor the final Reserve Study was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: Kristen is here for the Attorney's Report.

Ms. Trucco: The first item is the ongoing issue with the Kingwood irrigation system. The land negotiation was finalized. Those are our last comments on that, so hopefully by next month, we will have this finalized. The bond issuance was thrown out based on permitting issues with Osceola County. We will keep you updated on the status of that. There is nothing else to report to the Board.

Ms. Adams: Thank you. Are there any questions for Kristen Trucco? Hearing none,

B. Engineer

Ms. Adams: Mr. Steve Boyd is here to provide the Engineer's Report.

Mr. Boyd: I don't have anything specific to report. I am here to respond to items on the Action Items List.

C. District Manager's Report

i. Action Items Lists

Ms. Adams: Included in your agenda package is the Action Item List for different projects for the Reunion East CDD as well as the Reunion West CDD. Kristen already addressed the first item, which was the irrigation turnover. We have the access to Reunion Village. The Board has been considering a resident only gate to Reunion from Reunion Village. Last month, you reviewed the site plan for Reunion Village. You saw that after the commercial property, there was a secured entrance where security will be staffed to go into the residential section of Reunion Village. We have the transition of Seven Eagles Management where the District has taken over field management operations for that facility and direct management. Last month, you approved the Amenity Policies. Those will be posted on the website and circulated to the community. In a few months, we will have further discussion regarding repurposing the game room for the best purpose. We are still doing a couple of minor utility transfers, primarily the emergency phone service. We are still working on the split for that. Items that the Board will see in the future include the Rental Fee Schedule for a linear park. Also, there will be some signage updates that staff is facilitating.

Mr. Harding: We have the new gates up, but you can still reach over and open the gate.

Mr. Scheerer: If you tell people, you make more trouble. We got the hinges fixed. I checked them recently, so it's definitely self-closing. We have an issue with people that are 6'1" that are able to view that. The gate is being modified to lower the handle down to 3 feet. We are also going to continue to keep the bracket around the handle as long as we don't get any pushback from the Department of Health. I don't think we will because we have what is required. So, we expect to see those changes relatively quickly, Don.

Mr. Harding: Great.

Mr. Scheerer: I think the Board will be happy with those changes.

Mr. Harding: Sounds good. Thank you.

Ms. Adams: The next item is the security cameras for the pools were recently completed. This will aid the security team in identifying pools that have visitation and can prioritize for security patrol. There were some other items that were noted on the security assessment that were presented to the Board of Supervisors. Those were primarily in reference to barriers where there may or may not be pedestrian traffic coming into Reunion. Staff and security are monitoring those areas. At this time, we are not recommending any action or Capital Improvement Plans, but we have a list that we refer to in terms of recommendations from the Osceola County Sheriff's Office. I plan to keep this item on the Action Items List and put it on hold as a monitoring situation. Kristen already spoke about the new bond issuance. I think we recently communicated with Encore and we might see that issuance actually happen sooner rather than later. It looks like all of those issues are getting resolved and we are getting teed up to see that issuance happen. We already spoke about the pool gate access. Alan recognized that there needs to be some refabrication and modification. We are not going to be bringing back proposals for other pool gates until we are completely satisfied with that gate. So, when you see the proposals for other pool gates, you will know that one is 100% effective in doing what staff wants it to do. The next item is the feasibility of selling the roads to a private entity. Right now, the ball is in Kingwood's court. They are determining whether they are a willing and a serious purchaser. They have all of the information and are doing some internal review regarding the feasibility to acquire the roads.

Mr. Harding: In the meantime, they think their insurance covers them for all of these cars, which is amazing. They just came out with renting out motorized scooters. We have done our part.

Ms. Adams: Yes. Item 8 is something that I am going to defer to our District Engineer. At one point the inspections for the Davenport Creek Bridge were put on hold because that bridge was not being used. Now with development, I don't know what the process is if you want to speak to that, Steve.

Mr. Boyd: Sure. The Florida Department of Transportation (FDOT) is doing inspections every two years. They just finished the last round last year. We get added back into the FDOT cycle. It wouldn't be inspected until June or July of next year, which we can do because it will become an active bridge again. The issue is whether an interim inspection should be done before then. I don't believe it's necessary.

Ms. Adams: I think we would defer to the District Engineer's recommendation. Do Board Members have any comments regarding expediting the inspection cycle?

Mr. Boyd: We would hire a private inspection company.

Mr. Greenstein: Is there any reason for us to be concerned?

Ms. Adams: He is recommending we don't do that.

Mr. Greenstein: That's fine, unless something is apparent.

Mr. Boyd: I will look at the approaches. Underneath it, there's nothing visibly wrong. Erosion would be our main concern around the approaches or underneath it. If it looks fine, then I think we could ask you to put it back on their regular schedule.

Mr. Greenstein: I just want to make sure that we don't have any similar situations going on like we have with the I-4 bridge by the water park. There was some erosion that we didn't see until Encore started developing.

Mr. Scheerer: Steve and I can look at that. I will leave it up to him.

Mr. Greenstein: Absolutely.

Ms. Adams: Sounds good. The next item is a contract sheet for the Reunion East CDD. This would be a *'who to call and who to see'* if you have a concern about maintenance needs. We are polishing that information up based on the Amenity Policy updates. The new bench was completed and installed. This item will be taken off of the Action Items List. The Construction Easement Agreement is still in process. I believe legal counsel is continuing to work on that with Encore. Are there any comments on that, Kristen?

Ms. Trucco: That is correct. I can check to see exactly where we are. Jan or I will report back to the Board on the exact status.

Ms. Adams: Sounds good. The next item is the Seven Eagles pool furniture. At last month's Board meeting, the Board approved some new lounge furniture as well as tables and umbrellas for Seven Eagles. That order has not yet been placed, but that will happen over the course of the next upcoming weeks. We've already discussed the status of notification of owners on the south side of County Road 532, advising when maintenance will be discontinued. The steps for this is first we need to modify the agreement with Osceola County. Once the "I's" are dotted and the "t's" are crossed, we can pick a date when we are no longer maintaining that. We will notify the owners on the south side of the road and have an amendment to the Yellowstone Landscape Agreement. So, there are a few steps in that project. Regarding the Duke street lights, at last month's meeting, you approved the light fixtures to LEDs. Duke is doing some field verification and that is in process. Are there any comments or discussion or anything that you would like to see added to the Action Items List? Hearing none,

ii. Approval of Check Register

Ms. Adams: Under Tab 2, you have a summary of the Check Register from April 1 to April 30, 2021 in the total amount of \$587,935.33. The detailed check run summary is in the agenda package. This is an item that requires Board action.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the April Check Register was approved as presented.
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iii. Balance Sheet and Income Statement

Ms. Adams: These are the unaudited financials for March 2021. It includes your Cash Balance Sheet as well as your spending to date, budget to date for the adopted budget, administrative and field expenses as well as your R&M Fund. This item does not require Board item and is for informational purposes. I'm happy to answer any questions the Board may have.

iv. Status of Direct Bill Assessments

Ms. Adams: We recently received some payments, but I am not sure if they are going to be reflected in the March financials. I believe that we are current.

Mr. Harding: Are you saying that they are no longer accurate?

Ms. Adams: I know that we received the February payment from Orlando Health. It is on Page 15.

Mr. Greenstein: It is current.

Ms. Adams: When the new bond series is issued, we are going to be retiring the 2015-2 and 2015-3 bonds and the tables will be updated. I believe I have just seen some paperwork go through on that. For next year's financials, you will see the 2021 issuance. The costs associated with that will be implemented into the budget.

Mr. Greenstein: We were focusing on a number of receivables that we were overdue from November. In March, they were all brought current.

Ms. Adams: I noticed that the payment came through and it was noted on Page 15. We have one more series with Orlando Health. Some of EHOF is going to be changed slightly because of the debt being retired. At any rate, we are in good shape on the direct bill assessments.

v. Presentation of Arbitration Rebate Calculation Report

Ms. Adams: The District has an agreement with Grau & Associates to perform your arbitrage rebate calculations. The Internal Revenue Service (IRS) regulates Government issued bonds. You cannot be earning more interest than you are paying. So, there is a calculation performed to ensure there is no arbitrage issue. If there was, a penalty is imposed. In this case, it shows that there is no arbitrage issue. You are in good shape, so we just need a motion to accept the Arbitration Rebate Calculation Report.

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

vi. Presentation of Number of Registered Voters – 649

Ms. Adams: In your agenda package is a letter from the Osceola County Supervisor of Elections office, indicating that there are 649 registered voters within the Reunion East CDD as of April 15, 2021. This is required to be reported, primarily for Districts that are in the earlier phases of development. When they reach 250 registered voters and are established for six years, that triggers the turnover of seats on the Board. Of course, that is no longer germane to this District because all of your seats are on the General Election cycle.

D. Security Report

i. Parking Violations and Towing Reports

Ms. Adams: From the security team, we have Mr. Victor Vargas in attendance. He included a report regarding towing incidents as well as other incidents at Reunion. I believe that many Board Members were in attendance when Reunion West discussed this report. The items

that are most pertinent to the Districts are the parking violations, number of towing incidents and any significant criminal activity. Victor is going to be exploring ways that he can provide just that information on the report in order to reduce the number of pages.

Mr. Harding: I am going to be in contact with the Osceola County Sheriff's Department. The sergeant has been contacted before to reinstruct his security force that these are public roads and they have a responsibility to enforce. We had an incident, as Victor knows, with one of our residents where somebody was blocking their driveway and refused to move. They called security and Victor and his people were involved. They in turn called the Sheriff's Department and they took action to remove the person. They suggested that the owner of the house hire some people to provide private security and pay for that. We aren't paying the Police Department because these are public roads. The officers that come in here think because we are a gated community they can't do anything or enforce and that's absolutely wrong.

Mr. Dryburgh: Maybe what we are missing is whether Victor's staff was knowledgeable enough to respond to that by saying, *"Wait a minute, this is absolutely your responsibility. Don't try to push it off to someone else."*

Mr. Harding: I don't know if they were privy to that conversation.

Mr. Dryburgh: I don't know either. Victor, were your guys involved with talking to the police when they were talking to the owner?

Mr. Vargas: They know. There was an incident where Mr. Goldstein called the deputy and they came. My officer was standing close to them, but that was an HOA issue.

Mr. Harding: I will copy you what I sent to the sheriff.

Ms. Adams: Just to clarify, we are talking about several different issues. Right now, Reunion has private security. We also have traffic enforcement through the Osceola County Sheriff's Office as well as other law enforcement services. They are required. They are compelled to provide law enforcement and traffic enforcement. Because these are public roads, they are compelled to do that. I think what you were bringing up or what was suggested is enhanced traffic enforcement, funding off-duty law enforcement for the purpose of traffic enforcement. So, we have private security. We have traffic enforcement through the Osceola County Sheriff's Office. I think what you might be suggesting is that we don't need enhanced traffic enforcement because we already have traffic enforcement.

Mr. Harding: Right. The request was more for residents and I think you need to go back to the resident.

Mr. Goldstein: After talking to Reunion, it seems to me like it's a waste of money. We pay for a time for them to come. If they get a call, we still pay for all of the time that they were scheduled for. It's not by the hour they are there. We may pay for six hours and they are there 30 minutes.

Ms. Adams: There are some Districts that do enhanced traffic enforcement. You are not required to do enhanced traffic enforcement with the Osceola County Sheriff's Office. The agreement could be with the state troopers. We would want to have an agreement in place that the Board is satisfied with and that is fulfilling the purpose that it was intended, but it is an expensive proposition. There would be a cost for the District to bare. It is not a budgeted expense and it's not a proposed expense. So, if the Board would want to consider that, we would need some direction and action from the Board.

Mr. Goldstein: Hopefully now we can get them to do their job.

Mr. Harding: We will. We will work with them.

Mr. Greenstein: I think the emphasis has been placed on trying to educate the Osceola County Sheriff's deputies on what their responsibilities are. They do have jurisdiction, but we have one issue, which was discussed at the Reunion West CDD meeting. I think it is the situation that you are describing, Don, where the person was parking parallel to the roadway on the path. They were partially blocking the sidewalk on the apron. So, when you have a driveway, you have the apron area, which is before the sidewalk. Then you have the sidewalk, which is the CDD's and the person's driveway, which is their private property.

Ms. Adams: That path is challenging to enforce.

Mr. Greenstein: At the Reunion West CDD meeting, we talked about getting further clarity as to what would it take to basically declare it a violation of State Statute, which addresses blocking sidewalks with vehicles. So, I'm hoping between the legal review, the practical one and getting the deputies to be a little more aggressive, we can get control of the situation. Luckily, in my opinion, and I didn't do a drive around to see, but I did notice it in a few locations. The percentage of properties that had this particular problem, might only be 5% or 10% tops, but you have folks who are basically pushing the envelope and they want to see how far they can go before we are going to do something that is going to get them to spring back.

Ms. Hobbs: So, there is the driveway and there's pavement and the sidewalk. The sidewalk belongs to the CDD. Does that apron belong to the CDD?

Mr. Greenstein: It's considered homeowner responsibility. It is before the street so it is not CDD property. It is no man's land, but from a responsibility standpoint, the HOA Covenants say it is the responsibility of the homeowner to maintain it.

Ms. Hobbs: Right.

Mr. Greenstein: So, if it's in disrepair, the homeowner has to repair it. So, the only angle that we are trying to get clear on, unless the person has a mini-Cooper or a Volkswagen Bug or an extremely narrow car, they are blocking the sidewalk to a degree. Most vehicles will block sidewalks. If we can just get law enforcement to recognize when they park that way, it is blocking the sidewalk. It is a violation of Florida Statute, so give them a ticket.

Mr. Goldstein: Victor's guys have made great progress in the last month or so with getting people who were parking on sidewalks every day, even our friend, to park in the street. Every now and then you will see one.

Mr. Greenstein: Keep working on it.

Resident (Beverley Pappas, Heritage Crossing): I don't understand the problem with parking on sidewalks.

Mr. Greenstein: It is blocking pedestrian traffic.

Resident (Beverley Pappas, Heritage Crossing): For example, what if there is another car right next to me and my car is 6 inches onto the sidewalk?

Mr. Goldstein: It is a violation.

Mr. Greenstein: We can talk about it after the meeting.

Ms. Adams: Is there any further discussion regarding the security report? As I said, we are streamlining this information and it will be presented to the Board every month because we recognize that parking and towing enforcement are a priority for the Board.

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any other business? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisor's Request

Ms. Adams: Are there any Supervisor's Requests?

Mr. Dryburgh: At the Reunion West CDD meeting, you highlighted the fact that residents have the right to contact the police should there be an issue. Consider whether or not it's important enough to send a separate email out just for that. Because if you are sending 15 pages out, they

may not pick it up. I think it is a big enough point myself that the residents need to know if they have an issue, they should call the police.

Ms. Adams: If this Board is directing staff to prepare a public safety announcement, that was not an agenda item, so the Board has the ability to take action to make a motion to vote on that, but it does require public input.

Mr. Greenstein: John, I think it overlaps with the HOA.

Mr. Dryburgh: It does.

Mr. Greenstein: While we may be responsible for securing the roadways for the assets that belong to the CDD, the employment of security staff is done through an agreement with the Master Association. If we put anything out, we have to work with the Master Association, I would think, to come up with a statement on when you call the Osceola County Sheriff. The issue about whether you call security is like calling a Doctor's office. The first thing they say is, "*If this is a medical emergency, dial 911.*" They get right to it. They don't want to be liable for hanging you up for hours. What are they going to tell you? You should've called 911. So, we can probably have a discussion about that and determine what is necessary to make sure people understand that they are free to call. They can call the Osceola County Sheriff if it's severe enough and then call security right after that.

Mr. Dryburgh: Can we add that to the agenda for next month's meeting and discuss it then?

Ms. Adams: Sure.

Ms. Trucco: All of the rules of the District are published on the District's website. I understand there is some confusion about what we can call the police for and what we can call security for. So that might be the first place to look. What exactly are the District rules that we publish online? Of course, if it's an emergency, something eminent, call 911 and use your best discretion.

Ms. Adams: We will add that as a discussion item for next month and perhaps bring back a sample notice that has been used at other Districts. In the meantime, we will confer with the POA/HOA regarding the typical notices that they send out regarding traffic enforcement. Is there any other business or Supervisor requests?

Mr. Harding: One of the things that we discussed at the Reunion West CDD meeting was doing summary notes of our meeting. We will be doing that with the Reunion East CDD meetings as well.

Ms. Adams: It was the Reunion West CDD who requested that. If the Reunion East CDD Board would like to do that, we have no problem including that.

Mr. Harding: What kind of summary?

Ms. Adams: A summary of Board action, the items you took action on, votes that were made, etc.

Mr. Harding: To publish on the website.

Ms. Adams: Yes. It will be posted on the website. It was also requested to be email blasted out through the POA.

Mr. Harding: Again, we are trying to improve communications with our residents on what is going to happen with the CDDs and so forth. I think it would be a good idea. The other thing is you helped me out a lot and so did some other people like Mark. We are publishing our Reunion Entity document again. We will post it on the website.

Ms. Adams: Correct.

Mr. Harding: It tells everybody all of the different entities and include contact. If you go onto the west side or east side website, you can see it there. You can see it on the Artemis website. You can also see it on the resort website. We update that every year. There are some things that might not be quite accurate, but I think most of those are.

Mr. Greenstein: Put a disclaimer at the end.

Ms. Adams: Sounds good. Are there any other Supervisor requests? Hearing none,

TWELFTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: Your next meeting is on June 10th at 1:00 p.m. In between that, you have your workshop, which we scheduled for June 3rd at 10:00 a.m. That will be a Zoom only meeting. We will not be meeting here. Your next meeting will be here on June 10th.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/~~Vice Chairman~~