

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 12, 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 by phone

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Xabier Guerricagoitia	Boyd Civil Engineering
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Mike Smith	Yellowstone
Nicole Ailes	Yellowstone
Zac Johnson	Reunion Village Development

Due to a malfunction of the meeting recording, the minutes are being presented in summary format.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. Four Supervisors were present in person constituting a quorum, and Mr. Dryburgh attended by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 8, 2021 Meeting

Ms. Adams indicated a draft of the meeting minutes has been reviewed by staff and placed in the agenda packet for Board review. Ms. Adams asked Board members for any comments or corrections. There being none, a motion was made to approve.

On MOTION by Mr. Goldstein, seconded by Mr. Greenstein, with all in favor, the Minutes of the July 8, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Assessment Hearing

On MOTION by Mr. Greenstein, seconded by Mr. Harding, with all in favor, the public hearings on the assessments for the Series 2021 Bonds and the adoption of the Fiscal Year 2022 budget and assessments were opened.

i. Consideration of Amended Engineer’s Report

Mr. Guericagoitia presented the Amended Engineer’s Report which had not changed since presentation and approval at the July 8, 2021 Board meeting. The amended report included Reunion Village and Spectrum at Reunion Village lots and condominium units. The Land Use Summary on Table 1 includes these parcels as part of the 2021 Project.

ii. Consideration of Amended Master Assessment Methodology

Ms. Adams presented the Amended Master Assessment Methodology which had not changed since presentation and approval at the July 8, 2021 Board meeting. Table 1 shows that there are 250 single family lots and 296 multi-family condominiums for a total of 546 units. Equivalent Residential Units (ERUs) are assigned based on single family homes being 2 ERUS and multi family homes being 1 and ½ ERUs. Table 2 indicated the eligible construction projects that tie into the Engineer’s Report. Table 3 shows the costs and conservative bond assumptions. Table 4 shows the improvement costs and benefit per unit. Table 5 breaks down the par debt per unit. Table 6 indicates par debt and annual debt service fees per unit. There will be a Supplemental Assessment Methodology based on the actual bond terms. Table 7 indicates the preliminary assessment roll. The CDD Debt Service Fees will be added to annual property tax bills in the non ad valorem section.

iii. Public Comment and Testimony

There were no public comments.

iv. Consideration of Resolution 2021-16 Declaration of Assessments for the Series 2021 Bonds

Ms. Trucco presented Resolution 2021-06 Declaring Assessments for Series 2021 Bonds. She indicated that approving the resolution allows for levying special assessments and collecting the assessment using the uniform method of collection. The resolution also allows for property conveyance to governmental bodies.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor Resolution 2021-16 Authorizing and Confirming the Project; Equalizing, Approving and Levying Special Assessments on Property Specially Benefitted by Such Project to Pay the Costs Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Method Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date was adopted.

B. Budget Hearing

i. Consideration of Resolution 2021-17 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Ms. Adams noted that the Board of Supervisors reviewed the proposed budget at Board meetings May 13 and June 10. The Board also held a budget workshop June 3rd where Board members and staff reviewed the budget in detail. It was noted that revenues are collected on the tax roll as well as direct billing for certain Reunion Village areas. The administrative expenses detail the costs to operate the District. There are shared maintenance expenses for the field expenses. The gross operations and maintenance fee per single family unit is \$846.07 annually. There is a table on page 3 that shows the annual O & M fees for hotel/condo is \$423.03 and \$634.55 for multi-family. There is no increase in O&M fees for the upcoming fiscal year. Supervisor Greenstein noted that the cost share percentage has changed for the upcoming fiscal year. For the current year it is 52% going to the East side and 48% going to the West side. For next year, it will be 53% going to the East side and 47% to the West side. The cost share per the Interlocal Agreement is based on platted lots. Mr. Greenstein also noted that there is scheduled transfer out to Capital Reserves of \$267,764 which is less than what had been budgeted in previous years. Ms. Adams noted the budget presented in the agenda packet includes a detailed narrative explaining each line item and a proposed capital project list. The Series 2021 bond information has been added

and there is an amortization schedule attached. The Series 2015 1,2,3 Debt Service is being paid off as part of the Series 2021 issuance.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2021-17 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations was adopted.

ii. Consideration of Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented the Resolution noting it is a companion Resolution to the Budget Resolution the Board just adopted. The Board adopted the budget and Resolution 2021-18 allows for funding the budget with special assessments that will be collected on annual property tax bills. The adopted budget and tax roll will be attached to the Resolution. A copy of the tax roll is available should any Board member like to review.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the public hearings on the assessments for the Series 2021 Bonds and the adoption of the Fiscal Year 2022 budget and assessments were closed.

FIFTH ORDER OF BUSINESS

Consideration of Reunion Village Directional Signage

Ms. Adams noted that there was a last-minute request before the July meeting for the Board to consider proposed directional signage for Reunion Village. The Board discussed the signage approval in July but did not take any action. The request has been modified based on Board feedback and is included in the agenda packet for Board consideration. Reunion Village developers are requesting directional signage to be installed on Reunion Village Boulevard. In July, the Board was concerned that having the language Reunion Resort on the signage would be confusing to drivers not knowledgeable with the area. Drivers would then find themselves in Reunion Village without access to Reunion Resort properties and amenities. To address this concern, the top block on the proposed signage has been changed to “Reunion Village Residential.” The plan is to install the signage and have it owned and maintained by Reunion East CDD. Mr. Greenstein noted that

the commercial properties that would be indicted on the sign pay CDD fees. Mr. Johnson, representing Reunion Village development indicated that the tenants would be established international companies such as Starbucks and Ford’s Garage restaurant. The signage would not have to be changed out frequently. Ms. Trucco advised she would like to research the matter further regarding the commercial parcels being noted on the sign but understands other central Florida CDDs maintain direction signage.

On MOTION by Ms. Hobbs seconded by Mr. Harding with all in favor the Reunion Village Directional Signage, subject to legal review was approved.

SIXTH ORDER OF BUSINESS

Consideration of Revised Special Events Policy

Ms. Adams presented a proposed revised Special Events Policy. The revisions relate to the CDD directly managing Seven Eagles Center. From time to time, Linear Park and Seven Eagles Center have been requested for private events. Ms. Trucco noted that in order for the District to assess fees there would need to be a Rule Hearing. The Rule Hearing will require a 28- and 29-day legal notice. Discussion regarding if Seven Eagles should be available for private events ensued. The concern was that if someone wants to have a party at the pool, the appurtenant amenities such as the Fitness Center need to be available for residents and guests. Supervisor Goldstein noted the fees for Linear Park are low compared to market value. Ms. Trucco advised that the amount in the legal notice sets a cap. Ultimately, the Board directed staff to set a Rule Hearing October 14, 2021 at 1:00 PM at the Heritage Crossing Community Center and to notice the fees at \$1,000 for amenity rental.

SEVENTH ORDER OF BUSINESS

Consideration of First Amendment to Interlocal Agreement for Maintenance of Road Rights-of-Way

Ms. Trucco presented the First Amendment to the Interlocal Agreement with Osceola County. The agreement addresses the District’s landscape improvements and maintenance on County Road 532 and other County roads in the vicinity of Reunion. Mr. Greenstein clarified the only area the District wants to cease maintaining is the south side of County Road 532.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the First Amendment to the Interlocal Agreement for Maintenance of Road Rights-of-Way (with modification to south side of County Road 532 being the only area for discontinued landscape maintenance) between Osceola County and the District was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco advised there is no further information to report but she is happy to answer any questions. She further advised that she may have some comments regarding items on the Action Item List.

B. Engineer

Mr. Guerricagoitia presented the survey proposal from American Survey and Mapping (ASM) for the Spine Road bridge area which is needed in order to provide design drawings for the resident only gate. The cost of the survey will be \$3,700.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the ASM survey for the Reunion Village resident only entrance project was approved.

C. District Manager’s Report

i. Action Items List

Ms. Adams presented the Action Items List for Reunion East and Reunion West which was included in the agenda packet. Based on earlier Board direction to convert the former Game Room to an additional Fitness Center, staff gathered a proposal from Berry Construction for demo work, capping plumbing where needed, replacing damaged sheetrock, patching and repairing walls, painting and flooring. The cost is \$8,800.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the proposal from Berry Construction to refurbish the game room at Seven Eagles into a wellness/fitness space was approved.

ii. Approval of Check Register

Ms. Adams presented the July 1st through July 31, 2021 Check Register in the amount of \$60,565.74, which was included in the agenda package.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the July Check Register was approved as presented.

iii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials and noted that no Board action was required. There was no further discussion on the Balance Sheet and Income Statement.

iv. Status of Direct Bill Assessments

Ms. Adams noted that staff was monitoring and that the District would be fully collected for all direct billings in the current fiscal year.

v. Approval of Fiscal Year 2022 Meeting Schedule

The Board considered an annual meeting schedule presented by Ms. Adams. Ms. Adams noted that Reunion west had moved their meetings to an earlier start time and Reunion East should be able to start on time in the future. The schedule proposes meeting the second Thursday of each month at 1:00 PM at the Heritage Crossing Community Center.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the Fiscal Year 2022 Meeting Schedule was approved.

D. Security Report

i. 63 Parking Violations and 1 Vehicle Tow

Ms. Adams noted that there were 63 parking violations issued and 1 vehicle was towed in the past month. Board members discussed what type of warning could be placed on vehicles found to be blocking sidewalks. Ms. Adams will add the vehicle warning notice to the upcoming meeting agenda.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor authorization for staff to bring a towing notice to the Board for review was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Request

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams stated the next meeting was September 9, 2021 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman