

**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, **January 13, 2022** at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein
Steven Goldstein
Trudy Hobbs
John Dryburgh
Dr. Tom McKeon

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd
Alan Scheerer
Victor Vargas
Residents

District Manager
District Counsel
District Engineer
Field Manager
Reunion Security

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: Are there any members of the public who would like to make a statement to the Board of Supervisors? Mr. Chairman, I don't see anyone indicating a desire to make a statement to the Board at this time and we do not have any Zoom participants.

Mr. Greenstein: Thank you.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 9,
2021 Meeting**

Ms. Adams: The next item on the agenda is approval of the minutes from the December 9, 2021 meeting. This is an opportunity for the Board Members to provide any comments or corrections. Otherwise, we would be seeking a motion to approve.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the December 9, 2021 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Approving the Conveyance of Real
Property and Improvements from EHOFF
Acquisitions II Borrower, LLC.**

Ms. Adams: The next item is Resolution 2022-05 approving the conveyance of real property and improvements. I believe that Kristen has prepared this Resolution and is prepared to present it to the Board.

Ms. Trucco: Yes. Thank you, Tricia. This resolution is regarding a lift station conveyance in Reunion Village, Phase 4 and 5. This conveyance was contemplated by the original development plans for the CDD including the recorded plat. You've seen some of these documents already, but we have got duplicates of them. These are conveyances from the developer to the District and from the District to Toho Water Authority (Toho). Attached to the resolution are two deeds. That's the document that transfers the real property tract from the developer to the District and from the District to Toho. Then we have two Bills of Sale. It's the same idea, but this is related to the transfer of the improvements for the lift station. Then there's an agreement regarding taxes, which is a promise between the developer and the District that there are no outstanding taxes on the lift station tract that would prevent our ability to maintain it and transfer it to the Toho. There are also affidavits from the developer and then from the District to Toho stating that we are not aware of any encumbrances on the property that would prohibit the ability for Toho to maintain that tract. Then there is also a Certificate of the District Engineer. There is a requirement under the initial bond documents that when the CDD transfers any property or accepts any property, that the District Engineer certifies that the conveyance is in accordance with the Engineer's Report before transferring the improvements that we've constructed in accordance with all regulations and also

the development plans. Steve is in the process of reviewing this and we want to bring it in front of the Board for approval before we finalize it. So, if you have any questions, I can try and answer them now. Otherwise, again, this is transferring the lift station tract in Reunion Village Phase 4 and 5 plat from the developer to District and from the District to Toho. It needs to pass through the District hands because the District constructed the lift station. Are there any questions?

Mr. Greenstein: Does this cover all parcels that need to be transferred to the CDD that are associated with future phases of development?

Ms. Trucco: This resolution is just for that lift station track, Phase 4 to 5, but this same process needs to be done for any conveyance.

Mr. Goldstein: So, we have to do it on each item.

Ms. Trucco: Yes. Sometimes will do it just a deed with multiple tracts. We don't accept anything until the construction is complete if it's ready to be conveyed. If the construction improvements and everything is completed, we will accept it but not until then.

Dr. McKeon: This has been done on previous projects the same way?

Ms. Trucco: Yes, that's correct. We've transferred all the lift station tracks, I believe, to Toho.

Mr. Greenstein: It gets everything caught up as far as getting things on the books.

Ms. Adams: This is the standard procedure for the utilities that are intended to be constructed using bond funds but conveyed to the local utility for ongoing maintenance.

Dr. McKeon: Good.

Mr. Greenstein: Interesting exceptions.

Dr. McKeon: Yeah.

Mr. Greenstein: There was a history lesson on mineral rights and petroleum rights and all this other stuff and names you never thought you would ever see in a document. Interesting.

Ms. Adams: The resolution along with the exhibits is included in the agenda packet. You will see that it's quite a lengthy document. It is very comprehensive.

Mr. Greenstein: Yes.

On MOTION by Mr. Greenstein seconded by Dr. McKeon with all in favor Resolution 2022-05 Approving the Conveyance of Real Property and Improvements from EHOF Acquisitions II Borrower, LLC. was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Treadmill for Seven
Eagles Fitness Center**

A. Refurbished Treadmill

B. New Treadmill

Ms. Adams: The next item was added to the agenda. I believe it may have been added to the agenda after the initial publication. In the course of routine preventative maintenance services at Seven Eagles Fitness Center, it was identified that one of the treadmills is not operating. The cost to repair the treadmill was in excess of \$2,000 dollars. It was one of the treadmills that the District acquired when we took over the management of Seven Eagles about a year ago. The recommendation from staff would be to consider replacing this treadmill. The Board has a couple of options to consider in replacing the treadmill. One would be a refurbished treadmill. The other option would be a new treadmill. Would the Board like to hear both options or to focus on the new treadmill option?

Mr. Goldstein: I've got a couple of questions first.

Ms. Adams: Sure.

Mr. Goldstein: Before we enter into an agreement with this maintenance company, they reviewed every single piece of equipment and certified that they were in fine shape. We just needed "*a little tweaking*," I believe was the word used. How do we go from "*a little tweaking*" to "*it's a total mess?*"

Ms. Adams: Well, to be clear, we can choose to repair the treadmill. The component that needs to be replaced is expensive. I believe it was the display.

Mr. Goldstein: Was this one hooked up to anything. Were the displays being used, because when I got to work out, most of them have absolutely no display working because they don't have a connection to the Internet.

Ms. Adams: You bring up a good point. If the Board wants to look at a specification that doesn't include the display with the ability to do programming such as running in the forest and

that type of thing to a more pared down commercial grade treadmill, that's an option as well. Was the visit from the preventative maintenance team last Tuesday?

Mr. Scheerer: Yeah, I think so.

Ms. Adams: It was a little bit more than a week ago. So, we quickly gathered information in the hopes that the Board can provide direction to staff along with a not-to-exceed. The treadmills are the most popular pieces of cardio equipment. So, we would like to get this in good order and working to the best extent possible for as much of the time as possible. This is a priority piece of cardio equipment.

Mr. Dryburgh: What type of warranty is here on this equipment?

Ms. Adams: I just received the quote for the new treadmills this morning. When I contacted Life Fitness, their quote system was down. I did distribute the quote to the Board Members and we can walk through the information. Frankly I just received this just before the Board meeting and Alan kindly printed it out here at Reunion so that we could go through it. So, Life Fitness is the brand-new equipment that's in the Fitness Center. They are well-established and has industry leader status. I don't have a lot of details regarding the warranty. If the Board would like to defer this until I can gather competitive quotes and additional direction from the Board in regard to the type of equipment that you want there in terms of the display, I'm happy to do so. Otherwise, I can firm up this information and the Board can either approve a not-to-exceed or the Board can delegate authority to the Chairman to approve the final proposal. It's really the pleasure of the Board.

Mr. Goldstein: I have a question. I just went Googled this treadmill. For a brand-new treadmill, it's \$10,999.

Ms. Adams: Okay.

Mr. Goldstein: However, there are a number of warrantied refurbished Life Fitness treadmills that looked the same to me for \$4,000.

Ms. Adams: Yes. In your agenda packet, there is a proposal for a refurbished treadmill.

Mr. Goldstein: Okay. I'm looking at that here.

Mr. Dryburgh: This one is \$13,000. Why are they starting at \$13,000 when online you can get it for \$10,000?

Mr. Goldstein: Well, they are discounting it.

Mr. Dryburgh: Got you.

Mr. Goldstein: So, the price here isn't bad. My point is, I think we should be considering a refurbished one. It's four times the price.

Dr. McKeon: I think the issue that John brought up is good. What is the warranty? I'm looking at a seven-year warranty on life spring shock absorbers, two years on electrical components and one year of limited warranty on all mechanical components for a new one. It looks like a refurbished one is one year.

Mr. Goldstein: It's basically the same.

Dr. McKeon: No. This is twice the cost, but it's not good.

Mr. Goldstein: What does it cost for insurance on this if we buy it? That would be one of the questions I guess I would like to know.

Ms. Adams: The cost for?

Mr. Goldstein: Well, if we buy a \$9,000 piece and in two years it goes crap again, I'd like to know is Life Fitness going to step up for it? Are they going to say, "*No, they're not going to*"? Will the manufacturer sell us some coverage?

Ms. Adams: The manufacturer warranty would be applicable no matter who is servicing the equipment.

Mr. Goldstein: After two years or after three years, whenever the manufacturer's warranty is will they sell us something that covers it longer?

Dr. McKeon: An extended warranty.

Mr. Goldstein: An extended warranty. Thank you very much. The reason you might go new is you can get an extended warranty for six years and we don't have to think about it. We would pay \$12,000 and it is covered for six years at \$2,000 a year versus one-and-a-half or two years on the parts that are most likely to break down, the electronics.

Dr. McKeon: But we are going to have service contract on it.

Mr. Goldstein: Does the service contract cover the parts?

Ms. Adams: No.

Dr. McKeon: Over six years, we are looking at a lot of money.

Mr. Goldstein: It is a lot of money that's why I'm questioning it.

Dr. McKeon: We are talking about \$7,000 in parts.

Mr. Dryburgh: How many of our units have screens that are operating today that people are using?

Mr. Scheerer: All of them but one.

Mr. Dryburgh: They all work?

Mr. Scheerer: Yeah. I was in there this morning and doing my checks. Everyone was on the ellipticals. They preset the program whether they want to burn 500 calories or run three miles. The ellipticals were all in use. There was nobody this morning on the treadmills, but when I go in there on my visits, I see people using those screens. They're always asking, "Where's my TV?" We don't have a TV function anymore on that, which we can probably redo if that was a desire, but that function doesn't work right now. There are three programs on most of those treadmills that you can pre-select what you want to do.

Dr. McKeon: Even the cheap ones have it. Everything has a screen on it.

Dr. Dryburgh: So, you got to have the screen. Then the next question would be, as the television program is part and parcel to reunion to everybody's unit, is there a cost to having that added into all of our units?

Ms. Adams: The issue is internet access. Is that what you're asking for is live television?

Mr. Dryburgh: Well, kind of. Because however we get it to our homes, it comes in, I'm assuming.

Ms. Adams: I'm sorry. Can you restate the question?

Dr. Dryburgh: The question I have is, what would it take to give the people what they're asking for, which is a television connection?

Ms. Adams: It would take internet access at Seven Eagles.

Dr. McKeon: CenturyLink® will supply that, correct?

Mr. Goldstein: No.

Mr. Scheerer: That was just changed and they brought in a new cable to Seven Eagles TVs. So, I'm assuming that we might be able to get with Reunion Resort to see what we need to do.

Mr. Dryburgh: It's to their benefit, because they are the ones who are trying to make this into a five-star resort. I'm sure having television access on your exercise equipment is all part of that feeling of this place is special.

Mr. Scheerer: We would have to look at that.

Dr. McKeon: There's got to be a way to do it.

Mr. Scheerer: I don't know what condition any of that is in because it hasn't been functional for a decade.

Mr. Dryburgh: Maybe resort will cover those costs on a one-time basis for getting it plugged in if that's all we're doing. If we're having to pay monthly fees, we would need to know that.

Ms. Adams: We'll check into that.

Mr. Dryburgh: Let's find out about the extended warranty.

Ms. Adams: Is the Board interested in deferring this until next month while I gather more information? Alternatively, is the Board interested in a refurbished treadmill? If that's the case, the cost for a refurbished treadmill is about a third of the cost of a new one for equivalent equipment. There is a proposal included in the agenda packet. This proposal was prepared on January 6th, so it is current. The cost for refurbished treadmill for the same make and model of the existing treadmills would be total of \$3,500. That does include the vendor removing the damaged treadmill at the same time that they install the refurbished one.

Mr. Goldstein: Personally, I don't see any reason to do a new one.

Mr. Greenstein: I agree. A couple of things to consider. Number one, it has a one-year warranty. So, if the unit is \$11,000, so to speak, we'll get another one pretty quickly. Outlay is significant, \$10,000 versus \$3,500. The fact is we are looking at this because we're not under the Management Services Agreement (MSA). When we were under the MSA, they took care of all this stuff. I think down the road, hopefully we'll continue to have an upturn in the economy, continue to turn in Resort business and they may be interested in going back on the MSA. So rather than make a long-term investment on a new piece of equipment for \$10,000, I would just say pick the short-term route, which is get us the refurbished machine for \$3,500.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the proposal from Fitness Services of Florida for a refurbished Life Fitness treadmill in the amount of \$3,500 was approved.

Mr. Greenstein: The only other thing I'll say is since we are maintaining the facility, we can look at what it would take to have CenturyLink® piggybacking on the master kind of approach maybe.

Ms. Adams: Yes.

Mr. Greenstein: To get us internet connectivity in that room and then people can stream to their heart's content. Because DIRECTV requires a separate cable line where people could hook up their phones. You can turn off your phone and plug it in so you can get what you want. As long as we maintain that facility, we should look into internet connectivity.

Ms. Adams: Understood.

Mr. Scheerer: We'll do the investigation.

Mr. Dryburgh: Mr. Chairman, would you possibly suggest that also to Reunion that they look at the west side as an option for improving what they have over there because you'd want to have the same services at both locations or it's going to look odd.

Mr. Greenstein: The other thing is you would be talking to them as a Resort.

Mr. Dryburgh: Yes. Exactly.

Mr. Greenstein: Since it's not a CDD amenity.

Mr. Dryburgh: No, it's not, but we can talk to them about what we're trying to do to improve Seven Eagles for his customers and it might be a good idea if it's low cost. He has so many things on fire.

Mr. Greenstein: I would be interested to see what they do have over there because in Traditions, they have DIRECTV.

Ms. Hobbs: They have a TV on the wall.

Mr. Dryburgh: No, no, no. It is sort of. The TV is sitting up on the wall and everything's facing this way. So, you've got to be cranking yourself 90 degrees to watch it, which makes no sense and those things are heavy. I tried lifting them and moving them around.

Mr. Greenstein: Are you talking about it as a member?

Mr. Dryburgh: I'm talking about an as an improvement for those who are visiting as well as the benefits of the members using it. He wouldn't know that as an issue unless someone actually brought it up to him.

Mr. Greenstein: As a member, you want to talk to them.

Dr. McKeon: I know that Alan is in and out of there quite a bit just routinely checking on it. Is there a chance that we can monitor how much repairs are made to the refurbish unit, so maybe next year we will know this thing was down too much time or whatever, so that we can have an idea which direction to go for the future?

Ms. Adams: We receive reports after preventative maintenance visits to identify issues that were identified. It also identifies any parts that are needed for repairs so we can keep track of that information and report it to the Board.

Dr. McKeon: Okay. Good

Mr. Dryburgh: Good suggestion.

Ms. Adams: Is there any other discussion regarding the treadmills at Seven Eagles?
Hearing none,

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: We have Kristen with us this afternoon.

Ms. Trucco: Thank you. We're pretty light this month. I have followed up with counsel for Kingwood last month and Jan also followed up with Kingwood's counsel this month for an update as to their discussions on settling this irrigation issue. We were told that there was a discussion with Kingwood last week and then there was going to be follow up this week. We will keep the Board updated as that progresses. Also, we have followed up with Osceola County regarding the amendment to Interlocal Agreement to suspend the landscaping on the south side of 532. I have not gotten a response back. There are some delays right now with the county with doing an inspection of that property to find out if they're going that over. So, again, I'll just keep the Board updated as those two items progress.

Mr. Greenstein: So, as far as the south side of 532 goes, what are we actually expending right now? It's one thing to dismantle and to walk away. That's the official order from the county, but from a practical standpoint right now, haven't we disconnected some irrigation over there and turned away from maintaining certain areas because development has taken over?

Ms. Adams: I think where we left it, to my knowledge, is that we are waiting to hear comments back from the county if they are going to require uninstalling the landscape improvements. Until we know that, we haven't directed Yellowstone to do one thing or another. There have been some coincidental improvements across the road and they have impacted certain areas. Other than nearby construction, we haven't directed Yellowstone to make any changes to their agreement. That being said, we can take direction from the Board if you want to speed up the process regarding being relieved of maintenance responsibilities. We can move forward with that

matter separate of waiting from the county to determine if they're going to require uninstallation of improvements.

Mr. Greenstein: That's kind of what I was thinking. Because while we may be held hostage for the official disconnect on the agreement, it's a practical matter as to maintaining an area we no longer have any interest in it or just the development of the area. It's like building a shopping center across the street. I'm sure that they are going to want to spruce it up or do whatever they would do to market that shopping area.

Ms. Adams: Let me get remarks from District Counsel as well as the Field Operations Manager on this matter from a legal perspective if there's any impediments to the District moving forward with discontinuing.

Ms. Trucco: I would have to look at it. It won't take very long.

Mr. Greenstein: That way we can start cutting back on the expense.

Mr. Dryburgh: I'm not even sure that we all know what the exact expense is for the south side. Could you perhaps tell us?

Mr. Scheerer: I think we did an investigation on that. Do not hold me to this. I'll try to look at it before the meeting is over, but I thought it was \$125,000.

Mr. Dryburgh: That was the number I had too.

Mr. Scheerer: I think when Mr. Rob Stoltz was us here several years ago, the Board asked that question and I've got some work on that.

Mr. Dryburgh: Yeah, but we know it had to have gone up.

Mr. Scheerer: The median and the north side and the south side we're all estimated at a certain dollar amount; \$125,000 sticks out for the south side median.

Mr. Dryburgh: Yeah, that's what I thought too.

Mr. Greenstein: Slowly but surely they're encroaching on that area. I know they don't really care about it because they're not doing anything with it, but there will be areas that they will care about and they will develop them as a residential area. It would be nice to look across the street and see if its equivalent to ours or at least close to it.

Mr. Scheerer: My apologies. I found it. The overall was \$173,000 on the valuation. The south side was 16% at \$27,733.

Mr. Greenstein: That makes more sense.

Mr. Scheerer: My apologies. The center median is \$103,000 and the north side, the Reunion side is \$41,500.

Ms. Trucco: We will just confirm that there's no ramifications for the District discontinuing servicing that area right now, subject to Osceola County's direction.

Ms. Trucco: Just to clarify, is it the Board's direction that if there's no legal impediment, that we immediately want to discontinue?

There was Board consensus.

Ms. Trucco: Officially, we would need to do an agreement addendum with Yellowstone. So, we can start to work on that.

Ms. Adams: As long as there's no legal impediment based on the Interlocal Agreement with Osceola County; we will start those balls rolling simultaneously with waiting to hear back from the county.

Ms. Trucco: Excellent.

Mr. Dryburgh: Sounds good.

Ms. Adams: Did you have any other information to report to the Board?

Ms. Trucco: No, that's all.

Ms. Adams: Are there any other questions for Kristen?

Mr. Greenstein: No.

B. Engineer

Mr. Adams: The next item under Staff Reports is this District Engineer's Report. Included in your agenda packet on Page 75 is a proposal for a Stormwater Needs Analysis Report. Page 1 of this proposal identifies the scope and Page 2 identifies the timeline and associated costs. Steve is here this afternoon to present this proposal to the Board of Supervisors. Do you want me to provide any background information regarding Florida Law changes and statutory changes that drove this?

Mr. Boyd: Sure.

Ms. Adams: Board members you may recall in the fall that the Board received a legal memorandum regarding changes in Florida Law. One of the significant statutory changes in terms of impact to CDD was this brand-new requirement to report stormwater needs analysis on behalf Reunion East Community Development District. This is a new Florida Law and you are required

to comply with it. Throughout Central Florida, GMS has been working with District Engineers providing legal memorandums that outline the requirements. We've provided the Florida Association of Special District spreadsheets that assist with identifying the scope of the report that is required. So, this is a statutory requirement. It's brand new. This is the first time that any CDDs in Florida are required to comply with this new law that went into effect January 1, 2022. We are on a deadline. The report is required to be filed with the local government by the end of June. So, it was the goal of GMS to get these proposals in front of Districts in Central Florida at the January meeting, in order to allow District Engineers plenty of time to prepare the required reports. Kristen, did you have any comments?

Ms. Trucco: No. I think you've covered it well. I would just say it's a 20-year projectory needs analysis of wastewater systems and stormwater systems. I think Steve is going to explain.

Mr. Dryburgh: So, any of all facilities associated with both?

Ms. Trucco: That's correct.

Ms. Adams: That are owned by the District.

Ms. Trucco: Owned by the District. So, it's a 20-year projectory report that needs to be updated every five years.

Mr. Boyd: So, we took the Statute, what it requires and provided the basic items, A through G in the proposal. We worked through what we believe the manpower is going to take to do the field work and the report. As for the proposal, the cost is \$13,200 in professional services with an estimated reimbursable expenses budget of up to \$500. This includes about two days of my time, about 40 hours of one of my project engineers, about two days of CAD time to prepare massive exhibits and I've got about a day of administrative support built into that. Since this is the first time it's being done, that is my best estimate of what it's going to take. Once this is done and when it's renewed in five years, it would be a minimal effort at that point because we're just going to basically update the document as opposed to creating it from scratch. So, there is quite a bit of field work that we need to go out and do. We are working with Alan to make sure we catch everything and see everything that's part of that.

Mr. Dryburgh: Do you actually have some device that goes down through the sewer system to determine whether the sewers are in good operating condition?

Mr. Boyd: Those exist, but we don't need to do that. Right now, we don't see any drainage problems, blockages, or things like that. That's a pretty expensive venture to undertake, but it can

be done. Unless we find something that indicates that there may be a blockage, which we don't believe we have any today, we wouldn't need to do that. It's going to be a visual inspection of the ponds, all of the structures that make up a stormwater main system and preparing a report on the entire facility. One of the things Alan pointed out is he really doesn't have a good map of all the facilities. We'll do that as part of this report as well.

Mr. Dryburgh: I'd like to propose if we go forward with this.

Mr. Dryburgh MOVED to approve the proposal from Boyd Engineering for preparation of the Stormwater Needs Analysis Report in the amount of \$13,500 and Mr. Goldstein seconded the motion.

Ms. Adams: Is there any further discussion?

Dr. McKeon: I just have one question. For this work, where do we have this budgeted?

Ms. Adams: That's a good question. Relative to your budget that was adopted in August, this is not a budgeted expense. You have \$15,000 budgeted for the year related to engineering expenses, so we will have a budget overage in the administration section because of this new requirement. This is an issue that every CDD in Central Florida is facing. The cost for this report is on par with what other Districts are realizing as an administrative expense related to engineering fees. This is an unbudgeted expense. There is going to be a budget overage in administration, but it is necessary to the operation of the District.

Dr. McKeon: I'm not really familiar with the budget. Is there a contingency?

Ms. Adams: We do have contingencies in your overall operating and maintenance (O&M) expenditures. For CDDs, there's a statutory requirement for budget overages at a certain percentage. Spending that exceeds budgeted expenses by a certain percent requires a budget amendment. So, the Board may see that at some point, once the fiscal year concludes. I'm not concerned about the overall budget. The District can absorb this cost without any impact whatsoever. But it does impact the budget this year as it was not an anticipated expense at the time that we adopted the budget.

Mr. Dryburgh: Well, it sounds like perhaps one of the offsets might be the savings on the maintenance charges that we have on the south side.

Ms. Adams: Yeah. Overall, I'm not concerned, but Dr. McKeon, in particular, asked about how this would be funded? It is going to be funded out of your administration expenses for engineering fees.

Dr. McKeon. Thank you.

On VOICE VOTE with all in favor the proposal from Boyd Engineering for preparation of the Stormwater Needs Analysis Report in the amount of \$13,500 was approved.
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Ms. Adams: Steve, did you have any other items?

Mr. Boyd: One other item. At the last meeting, I presented the Board with the plan to put the gates in both ends of the bridge to Reunion Village. I've updated that. Unfortunately, I didn't make it here with hard copies. I emailed it to Tricia. What we talked about the last meeting is the proposed gate that is on the south side of the Reunion Village side of the bridge. We had it pushed right up to the bridge, which meant you had a long section of road that was a dead end. We've taken that and just pulled it back and it's now configured between the lift station, which we previously talked about and the last road that you can turn left on. With signage there, somebody could stop, take a left and turn around. We put it back all the way up to the lot because there are stormwater inlets that will limit how soon the clear-outs can occur. But we've got it positioned between those inlets and the lift station tract. It looks like it's going to work well. So, I guess the next question is, do we turn this over to the developer at this point for them to construct this part and have the CDD still responsible for the gate on the north side.

Ms. Adams: Yes. I believe the CDD would be responsible for the construction. So, when we're at a place where the Board is happy with the proposed design, we can reach out to the developer and see if they would want to provide a proposal for construction costs that the Board could review. The Board's hands are not tied to using the current project builder for Reunion Village, but there may be some economy of scale, since they're mobilized and building. They may be willing to take this project on and tie it to other construction in that vicinity. We can circulate the proposed design per Board review. Alternatively, we can still circulate the design for Board review and simultaneously move forward with gathering a proposed construction cost and bring that back to the next Board meeting. There wouldn't be any spending other than engineering time in order to gather the proposal for construction costs.

Mr. Goldstein: Makes sense.

Mr. Dryburgh: We should know.

Ms. Adams: Alternatively, I don't know that there is any time sensitivity to this project, so the Board will add this to the next month's agenda to review the proposed design.

Mr. Dryburgh: And the projected cost.

Ms. Adams: Okay. So, we will gather it simultaneously.

Mr. Dryburgh: We have to know if it fits in within the budget again per Dr. McKeon's comment, we would like to know. Maybe its \$200,000.

Mr. Boyd: One of the big costs is going to be the gate equipment itself here. I don't know if you're ready to get a quote.

Mr. Scheerer: We have the design. We can get with ACT, but if the Board recalls, the original plan and what's in your budget, about \$75,000, was for the one gate on the Whisper Way side. That's probably going to double on the cost, having to add a second gate at a second location.

Ms. Adams: Yes.

Mr. Scheerer: So, we're going to need those gate designs. I can get with ACT. That should be something we can gather relatively quickly. I can tell you right now we are underfunded.

Ms. Adams: Yes. There is quite a bit of contingency built into your Repair and Maintenance (R&M) Fund.

Mr. Scheerer: We only put in the dollar amounts.

Mr. Dryburgh: We're not putting the gates in probably this year anyway, so we have time to look at our budget for next year, but that's kind of why I wanted to know what the cost estimate was. Yes, costs are going up every single month. Just buy a gallon of milk. We all know it's increasing.

Mr. Greenstein: It could be possible to say, this will be interesting but, from an infrastructure standpoint, when it comes to development of that phase, the adjacent parcels and that roadway, this is supplemental to the original plan. One way or the other, it's coming out of the CDD money. The only difference is this is supplemental to the original developer's estimates and funding. So, the sooner we know what the price range should be for it. I mean, the design part is very important. We did the survey and we now know what we can do and where we can do it. Now, we have to determine the cost and we should share what we're doing with the developer both to get an estimate, or to see their interest in doing it, as well as just knowing this is happening and the proximity of this project to the nearest residential parcel is X. That's probably about it.

Ms. Adams: Sounds good. We'll circulate that proposed design and gather information from the developer as well as our security equipment provider.

Mr. Greenstein: That roadway will not be opened until the rest has been sold. Right now, it's disturbing. As far as putting in the streets, as far as completing that phase, then I would think this project would actually show on the ground. But that's going to probably be a year, a year-and-a half from now.

Mr. Goldstein: One more thing, did they put sewer lines in back there or anything? Is the infrastructure in the back?

Mr. Greenstein: They started. You have some retention ponds that have been dug out.

Mr. Goldstein: But they haven't gotten any street sewer line inside the drain.

Mr. Greenstein: The stormwater is already in.

Mr. Scheerer: Yeah. The lift station, I think is in right now. They've got the road base in. They are probably going to start paving pretty quick. Curbs are already in. There are moving with that roadway connection pretty quick. Phase 5 is what they're going to be working on.

Mr. Greenstein: How quickly they would actually develop the parcels for residential ownership is another story.

Mr. Scheerer: All the infrastructure is pretty much in.

Mr. Greenstein: Okay. Sounds good.

Ms. Adams: Anything else? Alright. Sounds good.

Mr. Greenstein: Thanks, Steve.

C. District Manager's Report

i. Action Items List

Ms. Adams: Under the District Manager's Report, included in your agenda packet is the Action Items List. I will note one item that's not on here but, I would just like to give a quick follow-up. There was a discussion last month regarding unwanted construction traffic hauling dirt out of Reunion Village. So, I did reach out and learned that that project is actually something that Kingwood is doing inside of Reunion. They were using dirt from Reunion Village for that construction project. So that's what was causing construction traffic.

Mr. Dryburgh: I saw the dump trucks coming out taking a left and going out.

Ms. Adams: Yes. So, that's what that was about.

Mr. Dryburgh: Then we shouldn't be seeing them bring in equipment such as cranes or anything else through that route.

Ms. Adams: Only if it's related to the Kingwood construction projects.

Mr. Dryburgh: I mean going on with their project.

Ms. Adams: Reunion Village's construction entrance is County Road 532.

Mr. Greenstein: Perfect.

Ms. Adams: They have been very communicative and cooperative. So, if Board Members find differently, please let me know.

Mr. Greenstein: Okay.

Ms. Adams: The Action Items List is included in the agenda packet on page 79. Reunion East is the first page of action items. You've already heard an update regarding the irrigation matter. You've already heard an update regarding the Reunion Village Davenport Creek bridge access. There were no updates to the functional Fitness Center. I did check on the status of the order recently and there were no changes from LifeFitness. Last we heard, the estimated equipment should arrive the first quarter of the calendar year. The gate for Carriage Pointe was approved on October 14th and I believe that's still in fabrication.

Mr. Dryburgh: Wait. We skipped a part. Can we go back to the functional Fitness Center?

Ms. Adams: Sure.

Mr. Dryburgh: It says that staff is negotiating or waiting for information regarding the rental of Seven Eagles linear park. What has happened there? Are they just not working?

Ms. Adams: We're still working on a procedure for collecting the District's portion of the revenue from rental activities. They are responsive, but what we need is a system where they are proactive. We need to reach out to them to gather information and prepare invoices. So, we're working on that. They are actively communicating with me about the matter, but what I'm requesting is that they provide calendars of what's scheduled in advance.

Mr. Dryburgh: Yes. Keep the money is what you're saying.

Dr. McKeon: You have to chase them down to get our part of the funding.

Mr. Dryburgh: Sure. That's crazy.

Dr. McKeon: That is crazy.

Mr. Dryburgh: I have a suggestion.

Ms. Adams: It's not working smoothly quite yet, but I have requested information and they have been responsive. They requested some information back from me as well.

Mr. Dryburgh: Okay. I would say, if they haven't been able to figure out how to do it by the next meeting, we just start billing them or cutting them off.

Mr. Goldstein: Or cutting down their credit.

Mr. Dryburgh: Yeah. It's silly.

Ms. Adams: What I'm requesting is that the way we set up the policies and procedures is that we confirm the reservation when we receive payment. We're still working on getting to that point.

Dr. McKeon: Okay.

Mr. Goldstein: It's what they told us New Year's eve.

Mr. Dryburgh: I'm just saying that, at some point, you just have to say to them, *"I'm sorry, we're canceling you. This has to be resolved."* They have to also realize that it's something that they put the big boy pants on and solve the problem.

Ms. Adams: Understood.

Mr. Greenstein: It's obviously not big enough of an issue for them to focus on, so we're going to have to refocus their attention.

Ms. Adams: That's exactly what the key is; refocusing their attention.

Mr. Dryburgh: That's why I'm saying, if they understand they may lose access to it somehow, it will become more important to them.

Ms. Adams: Understood.

Mr. Dryburgh: Go on. I'm sorry.

Ms. Adams: No, you're good. We were just talking about the manufacturing and fabrication of the Carriage Pointe pool gate.

Mr. Scheerer: We hope to have it all fabricated by the end of this month.

Mr. Greenstein: That's good.

Mr. Goldstein: End of January. Great.

Mr. Scheerer: I'm excited to get them.

Ms. Adams: There are four pool gates that are pending, but we're waiting for this to be a successful project and have some field evaluation after installation, ensuring that things are working the way that they need to work before we present the proposal for the other four pool

gates to the Board. The next matter is regarding landscape maintenance on County Road 532 your discussed earlier in the meeting. Converting the Duke streetlights from HPS to LED, I believe that's been completed. I did reach out to the account manager for Duke who promised to research the work orders and just confirm they are all complete. So, this is tentatively completed and I'm waiting for confirmation from Duke staff. Regarding the security improvements at Carriage Pointe, we are almost to the point where we have an agreement. Once that agreement is in place, we'll move forward and I'll have a better idea for the timeline for installation. The Board approved a proposal from Envira regarding a remote monitor gate, rapid arm closers and security cameras. We are working with ACT simultaneously for the access controls to make sure that it's compatible with other Reunion gates. Do you have any comments, Kristen?

Ms. Trucco: I have one comment. We are working with their attorney to come to terms that are agreeable to the District. We requested to remove some things that we don't ordinarily deal with. So, we are just negotiating that agreement with them, expecting to be finished either this week or next week.

Ms. Adams: Regarding the Parking Rules for Carriage Pointe and Reunion Village, at last month's Board meeting, the Board reviewed and approved a proposal for signage. That signage has not yet been installed. Alan, do you want to update the Board?

Mr. Scheerer: Yeah. If the Board recalls, when we started doing this, Fausnight Stripe & Line (Fausnight) suggested the smooth black three-inch pole. Those poles have to be ordered and have to be sent to fabrication for powder coating. They are in that process right now. It's going to take a little bit to get the materials in, so hopefully, in the next 60 days or so, we will have everything in place.

Ms. Adams: Right now, we have a little bit of a unique situation because at Carriage Pointe, the HOA had previously installed 'no parking' signs. So, we are auditing that to see, in the interim, before the District's 'No Parking' signs and the 'No Parking' plan is fully implemented; that there's not a chaotic situation in that vicinity. Alan, do you want to talk about what was painted to identify designated parking?

Mr. Scheerer: I think we touched on this last month with the Board that Fausnight already installed the parallel parking signs. Those are all in place. For the most part, from what I can tell, they are still being used as is the rest of the road.

Ms. Adams: Yes.

Mr. Scheerer: We will be going through and removing any other 'No Parking' signs that are in a designated parking spot and has the parallel parking spaces already installed. They also did all the boring and all the yellow striping. We striped all the parking spaces at the swimming pool and we did the same thing back in the cold sectors, about four or five parking spots. All of the striping is complete. All we need to do is get the 'No Parking' signs and have those installed.

Ms. Adams: District management is working with the HOA. We're going to send out a notice just to the residents in that vicinity to let them know that we are in a transition and that we will provide a copy of what the end results will be and to let them calibrate their expectations that it will take. Based on the current situation, it will take a couple of months to fully implement the new parking rules.

Mr. Dryburgh: Many of those units are rental units. I'm suspecting if the communication never goes out, they will never forward it, because they don't want to cause any conflicts. So, we are going to have to come up with a plan to physically address that by putting a mailing together to the occupant of those addresses.

Mr. Goldstein: Why don't we just put a flyer on each door over? There aren't that many of them. Like an envelope attached to a door with a piece of tape or something?

Ms. Adams: I will work with security and see what we can do. Maybe the right thing right now is to let them know to be patient that things will make sense at the end result. Right now, it's a little bit confusing, because there are 'No Parking' signs in some of the designated parking areas that have been striped.

Mr. Scheerer: They will be gone by next week.

Mr. Dryburgh: Okay.

Ms. Adams: We are working on those.

Mr. Dryburgh: I just wanted to make sure that the people that are actually going to be affected know. There are going to be a number of them that have to make plans as to what they are going to do with their car.

Ms. Adams: There is a communication phase before a strict enforcement phase, meaning that the signs are going to be installed. Then security will start actively issuing parking violations to vehicles that are improperly parked. But vehicles will not be towed until after an adequate communication period and an opportunity for residents to adjust to the new parking rules.

Dr. McKeon: They're not going to be happy.

Mr. Dryburgh: My purpose of getting out about flyers. Otherwise, you're going to have 10 really unhappy renters screaming at us, at some meeting that they had no idea this was happening. So, rather than not being proactive, I think stick it on the door, put it on windshield or whatever.

Ms. Adams: Yeah. Once all the signs are installed then we will notify residents that they are in the enforcement phase and improperly parked vehicles are subject to being towed. We can really let them know that it's a serious matter and they need to park properly.

Mr. McKeon: Pay attention to the signage.

Mr. Goldstein: It is something that we need to consider proactively because these people aren't going to pay any attention to those 'No Parking' signs. They are going to continue to park there because they have no place on the park.

Ms. Adams: You bring up a good point because they've been accustomed to ignoring that.

Mr. Goldstein: Yeah. They are going to ignore them. So, I think proactively, somebody needs to think about where you're going to go next, because Victor's guys can park on the street and they are going to park right in front of their car in 'No Parking' zones. The people who live down there don't care. They don't have another option. Where are they going to go with their cars?

Ms. Adams: There are driveways and garages.

Mr. Goldstein: None of the garages probably have space for a car. There's more than one car at every one of those places and there's only one car driveways. I'm just preparing you all, this is not going to be an easy thing to get done.

Ms. Adams: We've stated that on the record. This is tricky situation. There are small garages, small driveways and multiple vehicles.

Mr. Goldstein: It should have never been built the way it's built.

Mr. Dryburgh: Well, we should never have allowed multi-family living. Because you have two and three families in some of these places with six cars.

Mr. Greenstein: We will deal with it.

Ms. Adams: You're right. This is not an easy situation.

Mr. Greenstein: You have to have safe passage for emergency vehicles. We are not going to turn our heads the other way. We will be as proactive and as positive about it as we possibly can, but we can't just snap our fingers and make it go the right way.

Mr. Goldstein: I know.

Ms. Adams: Especially during this transition.

Mr. Goldstein: It is definitely an issue.

Mr. Greenstein: Many people make decisions about how many vehicles they have or where they are parking or wherever, but we will deal with it.

Mr. Goldstein: Yeah, agreed.

Ms. Adams: Sounds good. Are there any other comments or discussion regarding the action items? Hearing none,

ii. Approval of Check Register

Ms. Adams: The next item on the agenda is approval of the Check Register. Included on Page 83 of your agenda packet is a summary of the Check Register from December 1st through December 31, 2021. This is a little over \$3 Million. Board members likely recall, for those of you who have been serving on the Board, when the tax revenues start to come in, in November and December, the District receives the portion of the money for O&M fees as well as debt service fees. A large amount of this funding is being transmitted from the O&M account over to the debt service funds for the various bonds that have been issued in order to make the debt service payments. Those are transferred to the accounts that are managed by the Trustee. So, as you look through the Check Run, you'll see transfers to various debt service accounts. For example, on the bottom of Page 2, you start to see debt service and those large amounts that's transferring to the debt service account. Are there any questions regarding the Check Run Summary? This item does require Board approval.

On MOTION by Mr. Greenstein seconded by Mr. McKeon with all in favor the December Check Register was approved.
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iii. Balance Sheet and Income Statement

Ms. Adams: The next item on your agenda is your Balance Sheet and Income Statement. These are your unaudited financials through November 30, 2021. The first page is your Balance Sheet for your various accounts, your General Fund, Replacement and Maintenance (R&M) Fund and the debt service for 2005, 2015, 2021 and 2022. As you go to Page 2, you start to see your adopted budget and your prorated expenses relative to your actual spending. I'm happy to answer any questions. This does not require any Board action.

Mr. Greenstein: I have the same issue on the east side of the landscape, where we discussed on the west side.

Ms. Adams: Yeah. I'm going to look at detail on it.

Mr. Greenstein: It was exceeding the budget.

Mr. Dryburgh: Collection agent is \$5,000. Am I reading that correctly?

Ms. Adams: Are you on Page 110, looking at your month-to-month?

Mr. Dryburgh: Page 98. It just popped off my system here, so I will have to go back and find it. If I find it again, I'll bring it up.

Ms. Adams: Sure. Was it the Check Run or your unaudited financials?

Mr. Dryburgh: It was the unaudited financials.

Ms. Adams: Okay.

Mr. Dryburgh: Here it is. It's on Page 98. I was just looking at the budget and it had \$5,000 for Collection Agent. Did we actually budget \$5,000 or was that our actual? The Adopted Budget is \$5,000. So, we have not spent \$5,000. We budgeted \$5,000 for Collection Agent. Had that been historical? Is that a normal amount that you budget for little things like that?

Ms. Adams: In the previous years, that was the same. That's actually a percentage related to the administration of the Tax Roll and collection of those fees that's assessed by the county.

Mr. Dryburgh: All right.

Ms. Adams: It's probably very similar, year to year.

Mr. Dryburgh: I'm assuming a lot of these items on this administrative budget are probably similar to that.

Ms. Adams: Yes. The administration section are the expenses for the actual operation of the District. I would say they probably stay relatively similar from year to year with minor percentage increases. The Collection Agent is related to the fees that are imposed by Osceola County for that non-ad valorem assessment. Are there any other questions on your unaudited financials? These do not require a Board action. They are here for informational purposes.

iv. Status of Direct Bill Assessments

Ms. Adams: We also generally chat about the status of the direct bill assessments. My colleagues and I have recently reviewed this. We did some follow-up with certain organizations that have not yet paid their November first payment. In some cases, it is just updating addresses

and other information, but there are no issues to report to the Board at this time. Page 113 shows the different entities that are direct billed. You will see that the amount that has been assessed and the amount that has been received. Anything that was due November 1st, we will follow up on. Again, there are no red flags to report to the Board.

Mr. Greenstein: I said they are not tremendous amounts.

Ms. Adams: No. They are not tremendous amounts and we are in active communication with the landowners.

v. Replacement and Maintenance Plan

Ms. Adams: The next page is a new item relative to tracking the replacement and maintenance projects for the fiscal year. We did note at the Reunion West Board meeting that I need to check the formulas on a couple of sections. Also, we had a request to add a column with the original budgeted amount. So, if this Board has any input, this is a living document that will evolve as the needs of the District evolve. So, we are happy to make whatever changes you think might be helpful for that document.

Mr. Greenstein: They covered it well.

Ms. Adams: The timeline was the main thing we populated last month and I need to go in and revise figures. I will provide Board Members an electronic copy because it will be easier to look at future years' plans, replacements, maintenance projects that that need to switch pages and tabs.

D. Security Report

i. 136 Parking Violations and 0 Vehicles Towed

Ms. Adams: Mr. Victor Vargas is here with us this afternoon. He is the director of security for Reunion. We provided Board members with information regarding parking violations that had been issued as well as vehicle towing. Under separate cover, you've also received information regarding Reunion security. Are there any questions for Victor at this time or Victor do you have anything to report to the Board?

Mr. Vargas: No.

Mr. Dryburgh: I have a question for him.

Ms. Adams: Yes. I do have one remark about security as well.

Mr. Dryburgh: Go ahead.

Ms. Adams: I just wanted to let Board Members know that effective January 2, 2022, Reunion security staffs the entrance at Reunion Village gate.

Mr. Dryburgh: Perfect.

Ms. Adams: It is partially funded by the CDD and partially funded by the HOA or other Reunion stakeholders.

Mr. Dryburgh: Mine is different issue. As was brought up by a previous Supervisor for the CDD west, parking and the management of that. We continue to have cars parked illegally, quite obviously illegally when they are parking across driveways, in the wrong direction and on the wrong side of the street. It seems as though unless a concerned citizen calls security, nothing is done. I've watched your cars drive up and down where I live, multiple times pass through illegally park cars and they just continue on rather than stopping. getting out of the car and knocking on the door saying, *"You really can't park across that sidewalk, you're blocking people. You really can't park facing the wrong direction and, in my case, you really can't block half of his driveway."* What can we do to stop this process and to perhaps reinvigorate the people who are working security to ensure that they are enforcing these? They don't have to be towed, but I do think if you simply knock on the door and ask them to properly park the cars, most people would respond.

Mr. Vargas: They do a lot of times. When you see that happening, let us know?

Mr. Dryburgh: But that's my point. I call almost once every three or four days, maybe once every week.

Mr. Goldstein: I've had walked past six or eight every morning walking my dog. All your guys have to do when they go down Excitement Drive, is to look at the sidewalk. I had to go into street at least six or eight times. This is every morning, Victor. They don't do anything about it. I think they do a great job with the guys who park wrong on the streets. I've seen them turn their lights on, pull up behind somebody in the wrong spot and getting them to move. But there doing nothing about sidewalks, in my opinion.

Mr. Vargas: Okay.

Mr. Goldstein: We've discussed it and I know that we can't really do anything about it, but it is frustrating.

Ms. Adams: One thing this Board did direct is to include the statutes citation that notes that it is illegal park blocking a sidewalk. That has now been added to the parking violations that are issued by Reunion security. I don't know, do you still have the old inventory?

Mr. Vargas: We are still using the old one.

Ms. Adams: Okay. I have provided the new ones that have that Florida Statute reference. So, in cases where they are on a sidewalk, that might be helpful to use that Violation Notice as a communication tool.

Mr. Vargas: I'll check to see if we still have it.

Mr. Dryburgh: Again, would you please ask them?

Mr. Vargas: When you see an officer that's not doing their job, let us know, so at least I know which officer is in the area. We have 65 officers. Briefly, we let them know to make sure that they are enforcing it. Maybe we have one or two officers that are doing their job correctly and I want to catch that.

Mr. Dryburgh: Thank you.

Mr. Goldstein: I have one more thing for you that we've talked about before. It's not everybody, but the majority of guys working at the gates. They don't stand up when a vehicle comes. When there's not a big line, but if somebody's coming down, Sinclair Road, they sit down and stay down. They should get up whether it's an owner or a hotel guest. Those guys should get up off their behinds and wave to them.

Mr. Vargas: If someone is going through the inside lane, they have to step up.

Mr. Goldstein: I've seen it not even look out the door and open the gate for them, but my complaint is when an owner pulls up, I think they should still stand up because sometimes the gates don't work with their auto responders, if you are too close to a car in front of you and then you have got to wait for them to get up. We are paying them to watch the gates, not sit on their behinds. What do they do there? Are on their phones or do they have monitors? They are always looking at something in their hand.

Mr. Vargas: We have cameras at the gate.

Mr. Goldstein: Okay.

Mr. Dryburgh: To add to that, are they allowed to have phones, their personal phones?

Mr. Vargas: Not to use it.

Mr. Dryburgh: How do you monitor whether they are using it? Do you have cameras on the employees inside of the gate house?

Mr. Vargas: We don't have cameras inside, but we have cameras on the outside.

Mr. Goldstein: I just think it'd be nice if they stood up.

Mr. Vargas: They move more to the owner's lane.

Mr. Goldstein: Yeah, but I've seen both.

Mr. Vargas: When they have a visitor, they need to get their driver license, but I will let them know.

Mr. Goldstein: It would be nice.

Mr. Greenstein: A little emphasis on proper procedure wouldn't hurt.

Mr. Goldstein: It's just it's a nice thing. Okay. Thank you.

Ms. Adams: Are there any other remarks for security? Hearing none,

SEVENTH ORDER OF BUSINESS

Other Business

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

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Are there any Supervisors requests? Hearing none,

NINTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: Your next meeting date is February 10th. We need a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman