

**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, **April 14, 2022** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
Dr. Tom McKeon	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Mike Smith	Yellowstone
Jay Lazarovich	Latham Luna
Residents	

*The following is a summary of the discussions and actions taken at the April 14, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**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 constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Residents addressed the following:

- Ms. Beverley Pappas of Heritage Crossing noted that the contractor for the pool work was doing a good job, but in the parking areas outside of Heritage Crossing, tractor trailers were parked on the curb, taking branches from bushes. Mr. Scheerer stated that Mr. Vargas was aware of it as it had to do with the delivery of supplies and would follow up. Mr. Greenstein indicated that the vast majority of Ms. Pappas issues revolved around the Condo Association.
- Mr. Christopher Martin of Watson Court reported a significant amount of trash in the wooded area between Watson Court and Hole #2 from the Airbnb next door (1103 Watson Court). Mr. Greenstein requested that staff follow up.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 10,  
2022 Meeting**

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the March 10, 2022 Meeting as presented were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of Proposal for Security  
Cameras at Seven Eagles Functional  
Fitness Center**

Ms. Adams recalled at the last meeting, the Board did not want the Seven Eagles Functional Fitness Center to open without a keypad for access cards and security cameras. Reunion Security provided a proposal from Central Florida Wiring for installation of the security cameras in the amount of \$2,483, which was forwarded to the Chairman for approval.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the proposal with Central Florida Wiring for Security Cameras at Seven Eagles Functional Fitness Center in the amount of \$2,483 was ratified.

**FIFTH ORDER OF BUSINESS**

**Ratification of Gas South Natural Gas  
Agreement**

Mr. Scheerer reported that Gas South had a Government rate and presented an agreement that was similar to prior years with the exception of the rate, which increased from 6 cents per therm to 8 cents per therm to provide natural gas to the four pools. Next year, the Seven Eagles

and Terraces pools would be added. Ms. Adams stated that the agreement was signed on March 18<sup>th</sup> by District management staff in order to ensure continuous service.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Agreement with Gas South Natural Gas was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Engineering Service Rate  
Increase Proposal**

Ms. Adams stated that Mr. Steve Boyd has been the principal engineer at Reunion for many years. The agreement with Boyd Civil Engineering was entered into in 2012. Since then, there had been no rate increase. Mr. Boyd's firm provided a request to consider the hourly rate schedule as presented. In her opinion, the hourly rates were competitive with other engineering firms that worked with CDDs in Central Florida. Mr. Boyd indicated that his rate was \$150 per hour in 2012 and due to recruiting and staffing, it has now increased to \$215 per hour. Discussion ensued.

On MOTION by Mr. Goldstein seconded by Dr. McKeon with all in favor the proposal with Boyd Civil Engineering for an engineering service rate increase was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Seven  
Eagles Fitness Center Shoulder Press**

Ms. Adams reported that the shoulder press at the Seven Eagles Fitness Center was broken due to being improperly used and was in need of replacement. Proposals were provided from Life Fitness for a new shoulder press in the amount of \$5,758, which included removal of the broken shoulder press as a trade-in as a way to surplus the equipment. There is a proposal from Fitness Services of Florida for a refurbished shoulder press in the amount of \$2,600 including delivery and extraction of the broken unit.

Mr. Dryburgh questioned the life of the equipment, how the existing one broke and the warranty. Ms. Adams stated that the life depends on the usage. Seven Eagles had heavy usage, but if the equipment was well maintained, it could last eight to ten years or more. The existing one broke after someone was hanging on it or similar misuse. There was no warranty with the refurbished equipment since it was as-is. Mr. Dryburgh preferred better quality equipment as the shoulder press was heavily utilized. Ms. Adams was asked to find out the warranty for the new

equipment. Mr. Greenstein was surprised that the warranty information was not included as Life Fitness proposal as it is usually included it and questioned when they projected delivery. Mr. Scheerer estimated 10 weeks for delivery. Mr. Greenstein preferred to purchase a new shoulder press, due to the quality and similar type Life Fitness equipment in the Fitness Center, subject to confirmation of the warranty.

Mr. Greenstein MOVED to approve the proposal with Life Fitness for a new shoulder press for Seven Eagles Fitness Center in the amount of \$5,758 subject to confirmation of the warranty terms and Mr. Goldstein seconded the motion.

Mr. Dryburgh requested a ten-year warranty on the frame, 90-day upholstery warranty and three-year warranty on parts.

On VOICE VOTE with all in favor the proposal with Life Fitness for a new shoulder press for Seven Eagles Fitness Center in the amount of \$5,758 subject to confirmation of the warranty terms was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Terms for Preventative  
Maintenance Agreement with Fitness  
Services of Florida**

Ms. Adams presented a proposal from Fitness Services of Florida for monthly preventative maintenance of four pieces of cardio equipment at the Seven Eagles Functional Fitness Center. There would be an increase of \$25 from \$250 to \$275 per month.

Mr. Greenstein MOVED to approve the Preventative Maintenance Agreement with Fitness Services of Florida with a \$25 increase to perform preventative maintenance on four pieces of cardio equipment and Mr. Goldstein seconded the motion.

Mr. Greenstein felt that it was reasonable proposal.

On VOICE VOTE with all in favor the Preventative Maintenance Agreement with Fitness Services of Florida with a \$25 increase to perform preventative maintenance on four pieces of cardio equipment was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Pool Resurfacing Proposals**

Mr. Scheerer presented proposals from Spies, Aqua Blue Pools and Sundance Pool & Spa Service for the pool resurfacing of Pool B, behind Buildings R and S and the kiddie pool, behind Buildings C and D. This was a capital expense. The hot tub at Pool B must be shut down during the resurfacing, which will take two weeks. Aqua Blue Pools proposed \$45,796, Pools proposed \$38,672 and Sundance proposed \$46,790. Mr. Dryburgh noted that the proposal for Spies did not include scratch resistant surface coating. Mr. Scheerer stated that the coating was required and was referred to in Spies proposal as a Bond Kote. He worked with Spies on three pools but has not worked with Aqua Blue Pools or Sundance. Mr. Dryburgh felt that Spies did good work. Mr. Greenstein agreed, adding that Spies had the experience, good pricing and never had a problem with them. Discussion ensued.

On MOTION by Dr. McKeon seconded by Mr. Greenstein with all in favor the proposal with Spies for the pool resurfacing of Pool B and the kiddie pool in the amount of \$26,992 was approved.

Mr. Scheerer will send out notices to Heritage Crossing residents on when this work would commence and work with Spies on the closing of the pools! Mr. Goldstein did not want the work performed on the Fourth of July. Mr. Scheerer hoped to get the work completed in 45 days.

Mr. Greenstein received complaints from Heritage Crossing residents and requested that netting be placed in palm trees to prevent golf balls from going into the pool. Mr. Dryburgh noted a similar problem at Seven Eagles.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Possible Merger of  
Reunion East and Reunion West  
Community Development Districts**

Ms. Adams presented a memorandum prepared by District Counsel on the process for the Reunion East and Reunion West CDDs to merge as well as an Action Item Checklist and proposed merged District budget. Ms. Trucco explained that in order to merge, the District must file a petition with the Osceola County Board of County Commissioners. After two readings and receiving approval, the District must pay a \$15,000 filing fee. There would be 10 Board Members, five from each District until the following General Election after the merger was approved by the Board of County Commissioners, at which point, two Board Members would be elected from Reunion East, two would be elected from Reunion West and one would be elected at-large. At the last meeting, the Board discussed advantages and disadvantages. One advantage was the cost savings, which Ms. Adams and her team outlined. The disadvantage was less representation over the same amount of property as the number of Board Members would decrease from 10 to 5. The Reunion West CDD Board received the same memorandum and discussed it, but postponed discussion for a year-and-a-half. Ms. Adams noted the reason was because the District was transitioning to the General Election process.

Mr. Dryburgh felt that there was little benefit to merging and a substantial loss of impact as there would be less people representing both areas. The objective of the CDD was to ensure that the constituents they represent gets the benefit of the CDD money, not having a small voice in the matter. Long-term homeowners prefer to have two Boards representing them. Mr. Goldstein preferred to not entertain this matter. There was Board consensus to not take action.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco was asked to look at enforcing the Towing Policy for vehicles parked over sidewalks. Due to a county Towing Ordinance permitting law enforcement to tow vehicles causing an obstruction or safety hazard, there was a legal basis to enforce the Towing Rules. Ms. Adams stated that the Board would be considering the Parking Enforcement Procedures for the security team to enforce the District's parking rules. A draft copy was included in the agenda package. With information provided by District Counsel, the operating guidelines could be further populated, brought back to next month's meeting and the Board could consider the operating

guidelines. The Reunion West CDD Board voiced concern with having to surprise property owners by towing their vehicle out of their own driveway and wanted to communicate to residents that they would be subject to towing if they were parked on a sidewalk. Mr. Dryburgh wanted to provide clarity and proper notification on the timeframe for security to respond as taking two days to take action was not acceptable. Regarding parking on an apron, which the Board directed Ms. Trucco to look into, she recommended against towing someone parked on the apron as it would be difficult to argue that it was causing an obstruction or safety hazard. Mr. Dryburgh did not have a problem if a vehicle was fully parked on the apron as his issue was having two wheels on the apron and the remainder of the car parked illegally on the incorrect side of the street.

**B. Engineer**

Mr. Boyd was working on the access control system at the Village gates and on the Stormwater Needs Analysis Report, which would be provided to the Board next month. Mr. Greenstein asked if there was any discussion with Encore regarding the infrastructure. Ms. Adams stated that they were willing to work with the District and provide a proposal once they received the documents. Mr. Boyd was preparing the bid documents.

**C. District Manager's Report**

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda packet and reported on the following:

1. Irrigation Turnover: Ms. Trucco received comments on the agreement from Kingwood's counsel yesterday and would provide an update at the next meeting.
2. Functional Fitness Center @ Seven Eagles: Ms. Adams contacted the service provider to confirm shipping would occur in April.
3. Security Cameras at Reunion Village Gate: Subsequent to the publication of this agenda package, the amenity access system and cameras were installed.
4. Signage Updates: Mr. Scheerer would ask the sign vendor for a proposal for the Functional Fitness Center.
5. Secure Pool Access Gates: Awaiting updated proposals for the pools. Mr. Scheerer reported that Carriage Pointe was completed and the vendor did a great job installing the gate. There should be no further issues. No complaints were received

from Carriage Pointe residents. Mr. Greenstein was concerned with the height and the card reader staying online.

6. Discontinue Landscape Maintenance on South Side of CR532 and Uninstallation of Landscape Improvements: Mr. Smith reported that Yellowstone removed everything. The sod was ordered and should be installed next week. Ms. Adams noted that all work was in accordance with what the county specified to stay in compliance with the agreement.
7. Status of Agreement with Osceola County: Ms. Trucco reported that the amendment to the Interlocal Agreement was required to be approved by the Board of County Commissioners.
8. Security Improvements @ Carriage Pointe: In process.

Mr. Dryburgh questioned the status of the traffic calming. Ms. Adams recalled that the Board decided last month not to proceed with enhanced traffic enforcement and utilizing off-duty law enforcement. In preparation for the Fiscal Year 2023 budget, staff was gathering information on traffic calming. Mr. Scheerer was coordinating with the District Engineer on providing options for Board consideration. Mr. Dryburgh suggested asking residents for their opinion on having speed bumps in certain areas. When this item was on the agenda, Ms. Adams stated that residents could provide input.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from March 1, 2022 through March 31, 2022 in the amount of \$244,431.47.

On MOTION by Mr. Goldstein seconded by Dr. McKeon with all in favor the March Check Register was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through February 28, 2022, which were provided for informational purposes.



**iv. Status of Direct Bill Assessments**

Ms. Adams reported that District Counsel was engaged to write demand letters for unpaid collections. Most if not all of the parties responded. Subsequent to the publication of the agenda package, additional communication was received from EHOFF.

**v. Replacement and Maintenance Plan**

Ms. Adams presented a summary to the R&M Plan, which was included in the agenda package.

**vi. Presentation of Arbitration Rebate Calculation Report**

Ms. Adams presented the Arbitrage Rebate Calculation Report for the Series 2005 bonds prepared by Grau & Associates, which was included in the agenda package. There was no arbitrage issue.

On MOTION by Mr. Dryburgh seconded by Dr. McKeon with all in favor the Arbitrage Rebate Calculation Report was accepted.
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**D. Security Report**

**i. 404 Parking Violations**

Ms. Adams reported 404 vehicle incidents.

**ii. Review Parking Enforcement Procedures**

Ms. Adams recalled that the Board previously approved the Parking Enforcement Guidelines in 2020 after the initial parking rules were adopted. Since the rules were adopted by both the Reunion East and Reunion West CDD Boards, it was brought to the attention of staff that they needed to be updated. A draft copy was provided to the Board for review and comments at the next meeting. Mr. Dryburgh felt that security using its discretion to determine a reasonable period of time for contacting the towing agent should be four hours. Ms. Adams would change this statement to say, "A reasonable period of time, but not to exceed four hours." Mr. Greenstein noted that the CDD had the authority to start the tow but administered the program through a contract with the HOA. Ms. Adams said that the agreement has been amended from time-to-time when the District adopted new Parking Rules.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Dryburgh announced that he was leaving the Board either this meeting or the next meeting, pending the sale of his house. Mr. Greenstein confirmed if Mr. Dryburgh rented within the District, he could still serve on the Board, but not if he resided outside of the District.

**FOURTEENTH ORDER OF BUSINESS**

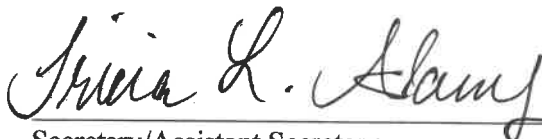
**Next Meeting Date -- May 12<sup>th</sup>, 2022**

Ms. Adams stated that the next meeting was on May 12, 2022 at 1:00 p.m. At that meeting, the Board would review the proposed budget for next fiscal year and set the public hearing for adoption of the budget.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary/Assistant Secretary



Chairman/Vice Chairman