

**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, **June 9, 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 <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jeremy LeBrun	GMS
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Mike Smith	Yellowstone Landscape
Garrett Huegel	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the June 9, 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 1:02 p.m. and called the roll. Four Supervisors were present in person, Dr. McKeon was present by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Mr. Charles Schnaars, Seven Eagles Condo Association President, suggested that the Board look at the newly installed pool gates at The Cove before approving the proposals for pool gates. They were loud and hard to close. Mr. Scheerer noted that the gate was a slow closer and would make noise. Mr. Schnaars

questioned why the mailroom was no longer locked and trash removal service was discontinued. Ms. Adams would respond to Mr. Schnaars comments after the meeting. Mr. Greenstein thanked Mr. Schnaars for his comments. Mr. Dryburgh received a question from Mr. Kent Miller about how houses were assessed on the Master Assessment Methodology. Ms. Adams closed the public comment period

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 12, 2022 Meeting

Ms. Adams noted that the May 12, 2022 minutes were reviewed by District Management staff and District Counsel.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Minutes of the May 12, 2022 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Ratification of 5 Ton Trane Rooftop Parking Unit AC w/ Electric Heat

Ms. Adams reported a failure with an air conditioner at Seven Eagles. Mr. Scheerer worked with the current service provider, Frank's Air Conditioning, and the unit was replaced at the soonest time possible. Mr. Scheerer felt that it was a competitive quote as it required a crane and partial closure of the facility as it was a rooftop unit. The amount of the proposal was \$10,997.67 and included a standard warranty; 5-year compressor, 10 years for the heater and 1 year of labor. Mr. Dryburgh asked if there was another air conditioning unit of the same age. Mr. Scheerer noted three units; the one that was replaced, one for the kitchen, which did not belong to the CDD and a third one that was replaced three years ago.

Dr. McKeon joined the meeting via Zoom.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the proposal from Frank's Air Conditioning for a 5 Ton Trane rooftop parking air conditioning unit with electric heat in the amount of \$10,997.67 was ratified.

FIFTH ORDER OF BUSINESS

**Review of Fiscal Year 2023 Revised
Proposed Budget**

Ms. Adams presented a revised proposed budget for Fiscal Year 2023 which was updated to include the number of current platted lots as of June 1. The platted lots were used to determine respective shared costs for Reunion East and Reunion West per the terms of an Interlocal Agreement. Mr. Dryburgh questioned the number of lots Reunion Village was expected to add. Ms. Adams would verify. Mr. Greenstein recalled a change in the platted lot count for the townhouses across from the water park. Ms. Adams stated a True-Up Agreement would be entered into if the number of planned units on the development plan changed from the Assessment Methodology and the developer would pay a true-up payment. Ms. Adams stated that the public hearing for the budget was scheduled for the August meeting. *Maintenance – Shared Expenses, Landscape Contract* decreased based on the current Yellowstone agreement and planned maintenance for Reunion Village. There was a *Transfer Out* to the R&M Fund of \$222,027.

Ms. Adams presented a revised R&M Planned Project List for Reunion East and West and discussed each item. Mr. Scheerer stated the HVAC replacement at Heritage Crossings Community Center cost of \$133,000 was provided by Frank's Air Conditioning for budget purposes to replace six rooftop units that were 20 years old. Mr. Boyd explained how a Pavement Management Plan was prepared and utilized and would provide an estimate. At Mr. Greenstein's request, Mr. Boyd provided the status of the Reunion Resort/Reunion Village gate access. The design would be reviewed with the Fire Department before providing the Board at the next meeting. Mr. Scheerer discussed the scope of the restriping for the roadway improvements. A memorandum providing an overview of different traffic calming measures would be presented to the Board at the July meeting. Ms. Adams noted that the \$50,000 allowance allocated for pool equipment and landscape improvements would be removed from the budget as no funds were contemplated to be spent in the upcoming fiscal year.

Mr. Dryburgh noted loose pool pavers at Seven Eagles. Mr. Scheerer would increase the inspection of the pavers from once a month to twice a month. Mr. Greenstein requested that any potentially dangerous condition be reported to GMS. Mr. Goldstein asked about cleaning sand from the street drains due to construction. Ms. Adams stated the storm drain inlets would be monitored by Mr. Scheerer. Mr. Dryburgh asked whether there was an automatic shut off of the sprinkler system when it was raining. Mr. Scheerer confirmed that the clocks for all CDD irrigation controllers were changed. Ms. Adams stated that the Board was not bound to the Project

List and had the ability to approve projects or amend the budget as necessary throughout the fiscal year.

Dr. McKeon left the meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Pool Gates
at Homestead, Heritage Crossings and
Terraces**

Ms. Adams presented proposals from Access Control Technologies (ACT) for access control pool gates at Homestead, Heritage Crossings and Terraces in the amount of \$8,315.58 each.

Mr. Greenstein MOVED to approve the proposal from Access Control Technologies for pool gates at Homestead, Heritage Crossings and Terraces in the amount of \$8,315.58 each and Mr. Goldstein seconded the motion.

Mr. Dryburgh requested that rubber pads be installed to soften the noise. Mr. Scheerer would work with ACT.

On VOICE VOTE with all in favor the proposal from Access Control Technologies for pool gates at Homestead, Heritage Crossings and Terraces in the amount of \$8,315.58 each was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Temporary Relocation
of Reunion Resort Fitness Center to
Heritage Crossings Ballroom**

Ms. Adams discussed an electronic mail message that was received from the General Manager for Reunion Resort to temporarily relocate the Fitness Center to half of the Heritage Crossings Ballroom. The current Management Services Agreement with Kingwood, which was scheduled to expire in September, contemplated that the facility would be rented out and the District would benefit from a portion of the rental income. The District could consider renting to Reunion Resort and receive a stipend for use of the facility. There may be an impact on resident activities scheduled at Heritage Crossing, but one-half of the space could be dedicated to the Fitness Center and one-half to ongoing resident activities.

Discussion ensued and concerns were raised about improvements that Reunion Resort was supposed to make under the agreement and not renting out the facility. Ms. Adams clarified that

the current agreement did not contemplate Reunion Resort funding any capital projects but paying for day-to-day operational expenses. If they used the facility, the Board wanted Reunion Resort to pay for the electricity. Ms. Trucco explained that if the Board wanted to permit Reunion Resort's request that we could prepare an agreement for their use which would include liability protection, indemnification requirements, insurance requirements and a restoration requirement. Staff will investigate the feasibility and bring back recommendations at the July meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco thanked GMS for providing requested information for the Irrigation Agreement with Kingwood, which we hope should be finalized soon. Regarding the secession of landscape maintenance on the south side of S.R. 532, Mr. Scheerer and Yellowstone are meeting tomorrow with the representative from Osceola County because Osceola County was not satisfied during their first walk-through to inspect the restoration work.

B. Engineer

Mr. Boyd reported that the Stormwater Needs Analysis Report would be completed in the next two weeks and submitted to Osceola County.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package and reported that all equipment was installed at the that Functional Fitness Center at Seven Eagles and it was now open. Some small incidental items were being facilitated through the Custodial Services Agreement. A notice was provided to the Master Association to notify residents that the Heritage Crossings pool would be closed for resurfacing and directing them to other CDD pools. The point of contact for the Sinclair Road Expansion Project was reassigned by Osceola County and the project was behind schedule. Ms. Adams would monitor the status and report back to the Board.

ii. Approval of Check Register

Ms. Adams presented the Check Register from May 1, 2022 through May 31, 2022 in the amount of \$288,382.46. Mr. Greenstein questioned expenditures for Lumos Holdings. Ms. Adams would investigate.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the May Check Register was approved, subject to the above verification.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2022, which were included in the agenda package. The District was in a good fund balance position.

iv. Status of Direct Bill Assessments

Ms. Adams presented the Direct Bill Assessments, which were included in the agenda package. A demand letter was sent to Osceola Polk LLC. A payment from EHOFF was outstanding and District staff was communicating with them regarding the status.

v. Replacement and Maintenance Plan

Ms. Adams presented a summary to the R&M Plan. The arbors were completed in May. The shared payment for the Grand Traverse Parkway playground would be applied to the project this year.

vi. Reminder to the Board to File Form 1's with the Supervisor of Elections in the County that They Reside by the July 1, 2022 Deadline (by mail, e-mail or in person as applicable)

Ms. Adams reminded the Board to file Form 1 with the Supervisor of Elections by the July 1st deadline. For tracking purposes, it should be filed in person or electronically.

D. Security Report

i. 157 Parking Violations

Mr. Victor Vargas of Reunion Security had a scheduling conflict and provided a Parking Violation Report under separate cover. Ms. Adams reported that the operating guidelines for parking enforcement were finalized and Reunion Security staff were trained on the protocols. The Board wanted improvements with parking enforcement.

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – July 8th, 2022

Ms. Adams stated that the next meeting was on July 14, 2022 at 1:00 p.m., not July 8th.

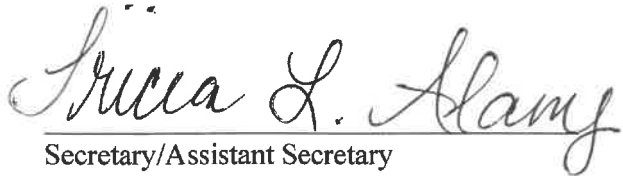
- **Field Manager Report**

Mr. Scheerer reported that Mr. Mike Smith was leaving Yellowstone next Friday and thanked him for his years of service. Mr. Pete Whitman was taking over. He used to be an Account Manager for Reunion. Mr. Goldstein stated that the dog park was closing for sod replacement. Mr. Scheerer would provide a schedule and send an e-blast to residents.

TWELFTH 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