

**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, **July 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 <i>(via Zoom)</i>	Assistant Secretary
Dr. Tom McKeon <i>(via Zoom)</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jeremy LeBrun	GMS
Kristen Trucco	District Counsel
Jay Lazarovich	Latham, Luna
Alan Scheerer <i>(via Zoom)</i>	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Charles Schnaars	Resident

The following is a summary of the discussions and actions taken at the July 14, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll. Three Supervisors were present in person constituting a quorum. Dr. McKeon and Mr. Dryburgh were present by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Mr. Charles Schnaars, President of Seven Eagles Condo Association, stated that members complained about loose tiles at the pool,

trees that need to be replanted by the bocce ball court, trees inside of the pool area that need stones, exposed outlets in the mailroom and unlocked side gates. He asked if staff looked into quieting the pool gates. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 9, 2022 Meeting

Mr. Greenstein submitted corrections to the June 9, 2022 minutes, which would be incorporated.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Minutes of the June 9, 2022 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Stormwater Needs Analysis Report

Ms. Adams presented the Stormwater Needs Analysis Report, which was included in the agenda package. This was in response to a new law requiring Special Districts to file this report with the county by June 30, 2022. It was filed on time and presented on a template to allow the county to aggregate the data.

Mr. Goldstein MOVED to approve the Stormwater Needs Analysis Report and Ms. Hobbs seconded the motion.

Mr. Greenstein stated this report was strictly for the record and many areas were not applicable since the District did not provide potable water. The State was trying to gauge how well Special Districts and other Governmental entities were handling their stormwater and the items that were not applicable were ones that they were considering for future activity. In his opinion, this template made it more manageable and readable. Ms. Adams noted that the report was required to be updated every five years and any changes to the Development Plan and actual site conditions, would be reflected in future reports.

On VOICE VOTE with all in favor the Stormwater Needs Analysis Report was approved.

FIFTH ORDER OF BUSINESS

Consideration of Annual Engineer's Report

Ms. Adams reported that each year the District was required per the bond indenture to provide a Consulting Engineer's Report identifying the assets of the District were in good condition and receiving proper maintenance. This report was prepared in June by Boyd Civil Engineering and transmitted to the District Management offices to provide to the Trustee.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor acceptance of the Annual Engineer's Report as presented was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Traffic Calming Options

Ms. Adams presented a Memorandum from Mr. Jeremy LeBrun, a District Manager with GMS regarding different traffic calming options. The purpose was for budgeting purposes for the upcoming fiscal year. The Reunion East and Reunion West CDD Boards temporarily set aside \$50,000 in the Repair and Maintenance (R&M) Fund for the implementation of traffic calming. Mr. LeBrun provided an overview of traffic calming, why it was important and addressed the following solutions:

- Enhanced law enforcement patrols: Estimated cost of \$1,560 per day for four off-duty police officers for four hours.
- Speed humps: Estimated cost of \$5,110 per location.
- Speed cushions: Estimated cost of \$5,110 per location.
- Speed tables: Estimated cost of \$10,700 per location.
- Radar display signs: Estimated cost of \$3,145 per sign.

Based on resident feedback, Mr. LeBrun noted that areas of concern were Reunion Blvd, Tradition Blvd, Grand Traverse Parkway and the Encore neighborhood. Discussion ensued regarding the differences between speed humps, cushions, and tables. Mr. Dryburgh felt this was good information but was unsure how beneficial it was as they had a large number of people staying one or two days or driving through to beat the I-4 traffic. Ms. Adams recalled that the Reunion West CDD Board delegated staff to provide a proposal for speed cushions next fiscal year and consult with Operations Manager, District Engineer, and security services on the proposed locations. The Director of Security participated in the discussion and advised that the Sinclair gate was an additional area that was identified for traffic calming as well as Excitement

Drive. Mr. Goldstein recalled that the Reunion West CDD Board wanted the Reunion East CDD Board to meet with them. Mr. Adams noted that the Reunion West CDD Board did not designate any Board Members.

Ms. Hobbs asked if both Boards designated \$50,000 or \$50,000 each. Mr. Greenstein explained that it was \$50,000 for both for speed control on long stretches of road in two or three locations in each District. It also included funding for Encore neighborhood radar display signs. The administrative work would be completed in the next fiscal year. Mr. Goldstein suggested having speed control at the Sinclair gate and on the long stretch to the hotel. Mr. Greenstein appreciated Mr. LeBrun providing this information.

SEVENTH ORDER OF BUSINESS

**Consideration of Hold Harmless and
Indemnity Agreement for the
Construction of a Water Main**

Ms. Adams presented a Maintenance of Traffic Plan showing the location of the water main at the intersection of Spine Road and Tradition Boulevard; a detailed engineering drawing of the construction area, which was requested by Encore and Hold Harmless and Indemnity Agreement, which was prepared by District Counsel for the construction of the water main. She asked Encore to contact the Director of Security, Mr. Victor Vargas, and Mr. Scheerer to coordinate a pre-construction meeting to address any issues and provide a Maintenance of Traffic Plan since they wanted to proceed with the project as early as the end of the month. The District Engineer was reviewing the agreement and providing any comments. Ms. Trucco noted that a temporary construction access easement was being prepared by Encore and the Hold Harmless and Indemnity Agreement that should have been in the agenda package, was with Encore and not EHOAcquisitions II (EHOAc). Ms. Adams requested that the Board approve a Construction and Easement Agreement in substantial form and delegate authority to the Chairman to finalize and execute the documents with staff for the construction of the water main.

Mr. Goldstein asked if there was a timeframe for how long the road would be closed. Ms. Trucco heard that it would be closed three to five days and provided a Temporary Access Easement Agreement for the installation of a new pipe under the CDD property. Since the construction was taking no more than five days, there would be a provision that the construction would not exceed one month to allow for flexibility, a requirement for pre-construction and post-construction meeting with GMS, compensation for any damages and insurance requirements. Mr. Dryburgh asked if the water main work was poorly completed whether the District would be

covered. Ms. Trucco replied that was the purpose of the agreement. Ms. Adams requested audience comments since the Temporary Construction Access Agreement was added to the agenda. There were no public comments.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Temporary Construction Access Agreement with Capital Land Management, LLC and delegating authority to the Chairman to finalize and execute necessary documents was approved.

Ms. Trucco presented a Hold Harmless and Indemnity Agreement for the construction of the water main between the developer (EHOF), Tohopekaliga Water Authority (Toho) and the District. The developer was proposing to install a water main across the bridge and as part of the Development Plan, the developer and the District agreed to provide Toho with a utility easement in order to provide water to the property. Developer's counsel drafted the agreement and District Counsel requested the hold harmless and indemnification language for the District. Under this agreement, the developer would pay for the defense of Toho in the event that they were sued for any work related to this project and with the additional language, the developer would also compensate, indemnify, and hold the District harmless for any work on CDD property. Mr. Goldstein asked if there was a plan to run the pipe under the bridge. Ms. Trucco read in the agreement that an 8-inch pipe would be mounted to the top of the bridge. Mr. Greenstein noted his concern for damage to the bridge was greatly reduced, due to the size of the pipe. Ms. Trucco pointed out that the District would be covered when they performed the work and during future maintenance. Ms. Adams stated that the District Engineer was also reviewing the agreement.

On MOTION by Ms. Hobbs seconded by Mr. McKeon with all in favor the Hold Harmless and Indemnity Agreement for the construction of a water main in substantially final form subject to execution by District staff and delegating authority to the Chairman to finalize and execute it was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that along with working on the Temporary Construction Access and Hold Harmless and Indemnity Agreements, they were finalizing the Irrigation Agreement with Kingwood. Ms. Carpenter provided the final edits to GMS for review and planned to provide it

to Kingwood by the end of this week or next week in order to finalize it. Regarding the remediation work by Yellowstone for the south side of C.R. 532, the completion date was estimated for July 25th. Mr. Greenstein noted hopefully they knew exactly what the county was looking for and the District could pull out of the agreement. Ms. Trucco confirmed that was the goal. Ms. Adams stated that Mr. Garrett Huegel with Yellowstone was participating in the meetings with the County Inspector and understood what needed to happen.

B. Engineer

There being none, the next item followed.

• **Field Manager's Report**

Mr. Dryburgh questioned the concerns raised by Seven Eagles regarding the swimming pool condition and the pool gate. It was his recollection that Mr. Scheerer was supposed to work with ADT to quiet the gate. Mr. Scheerer recalled that at the last meeting, the Board agreed to evaluate the pavers each week, which they were currently doing. It was a challenge, but they would continue to try to get those removed and leveled without having to make other changes. They were small thin pavers that get wet, causing water to pond underneath, which caused the pavers not to lay flat. This week, Berry Construction was supposed to look at the pavers, outlet covers in the mailroom and damage at the bocce courts. Nothing could be done to silence the gate. It was a busy pool and the gates were constantly opened and closed. If it was slowed down further or anything was added to the gate, it would not latch. He would continue to work with the gate vendor on the new gates that were approved by the Board at a prior meeting to soften the closure. In Mr. Scheerer's opinion, the noise was minimal. He tried to lock the side gates each day, but when the resort was using the kitchen, they left the left-side gate open even though they were told to keep it closed. Mr. Dryburgh asked about the trees. Ms. Adams explained that the funding for the trees was still in place, but it was now included with the regular landscaping. Mr. Huegel would look at the trees that need to be replanted by the bocce ball court. As a follow-up, Ms. Adams would send an email to Mr. Schnaars.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Scheerer reported that the Heritage Crossings A and B pool resurfacings were completed.

The Seven Eagles fountains were completed. He thanked the Board for redoing the lights, surface and tile. Mr. Greenstein questioned the fountain remediation as opposed to restoration. Mr. Scheerer clarified that the entire interior of the fountain was gutted. It was resurfaced due to leaking. The incandescent lighting was replaced with LED lights, a new pebble surface was added to the bottom and sides and translucent multi-colored tile was placed around the top of the water line as proposed by Spies. Mr. Greenstein questioned whether there would be any exterior aesthetic embellishments. Mr. Scheerer noted there would be some external painting to remove hard water stains. Regarding the gates, Mr. Greenstein asked Mr. Scheerer to add rubber to the gate latch so that it did not rattle.

ii. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2022 through June 30, 2022 in the amount of \$633,706.68. She investigated Lumos Holdings as requested at the last meeting. It was the parent company name for LifeFitness.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through May 31, 2022, which were included in the agenda package. The District was in a healthy cash position.

iv. Status of Direct Bill Assessments

Ms. Adams presented the Direct Bill Assessments, which were included in the agenda package. She thanked Ms. Trucco and her team for their assistance in sending demand letters. This was the first year that they had to send them. They were now 100% collected. For the upcoming fiscal year, these assessments would be placed on the Tax Roll.

D. Security Report

i. 594 Parking Violations

Mr. Victor Vargas of Reunion Security provided a Parking Violation Report under separate cover, which identified 594 parking violations. This did not include the parking violations in the Encore neighborhood, which were now enforceable with towing activities. Mr. Dryburgh asked if security was enforcing the pools to ensure that members were only utilizing it,

because when he swims laps at the Seven Eagles pool, groups of kids were entering through an unlocked gate. Ms. Vargas confirmed that it was part of their patrol; however, their current focus was on vehicles parked on sidewalks. The cameras in the office were monitoring the pools. Mr. Greenstein hoped that security was checking vehicles parked in front of the pools to ensure that they were residents of Reunion. Mr. Dryburgh questioned whether there was sufficient security staff. Mr. Vargas replied affirmatively. Mr. Greenstein pointed out that while Seven Eagles was owned and operated by the CDD, the facilities were utilized by Reunion Resort and if operations were normal and there were no extreme issues, it was hard for security to question someone's legitimacy. They had the signage and there was voluntary compliance. This was the purpose of having the non-resident user fee. Mr. Goldstein felt that Mr. Vargas and his staff were handling the parking issues.

NINTH ORDER OF BUSINESS

Other Business

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 – August 11th, 2022

Ms. Adams stated that the next meeting was on August 11, 2022 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman