

MINUTES OF MEETING  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, August 11, 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 were:

Mark Greenstein	Chairman
Steven Goldstein <i>(via Zoom &amp; in person)</i>	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
Dr. Tom McKeon <i>(via Zoom)</i>	Assistant Secretary

Also present were:

Tricia Adams <i>(via Zoom)</i>	District Manager
Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Garrett Huegel	Yellowstone Landscape
Residents	

*The following is a summary of the discussions and actions taken at the August 11, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present in person, with the exception of Dr. McKeon and Mr. Goldstein.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun opened the public comment period. Resident Christopher Martin of Watson Court noticed cars parked illegally on the grass or on the wrong side of the road. Mr. Greenstein stated that security provided a monthly report to the Board. In his opinion, security increased

activity, but would ask them to focus on Watson Court. Resident Diane Davis of Corolla Court addressed speeding around Reunion, two accidents within the last three or four weeks and people not staying in their lane. Mr. Greenstein would ask Mr. Scheerer to look at the S-Curve on Excitement Drive past Radiant Street towards Liberty Bluff to determine if there should be signage and lowering the speed limit to 15 miles-per-hour. Resident Jill Mulhere of Radiant Street noted there was a golf cart crossing in this area, causing a potential danger. There being no further comments, Mr. LeBrun closed the public comment period.

*Mr. Goldstein joined the meeting via Zoom.*

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 14, 2022 Meeting**

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Minutes of the July 14, 2022 Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Fiscal Year 2023 Budget and Special Assessments**

**A. Open Public Hearing**

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the public hearing on the adoption of the Fiscal Year 2023 budget was opened.

**B. Presentation of Fiscal Year 2023 Proposed Budget**

Mr. LeBrun presented the Proposed Budget for Fiscal Year 2023, which was included in the agenda package. There were no major changes since the last time that the budget was presented as well as no assessment increase. Mr. LeBrun highlighted the following:

- *“General Liability Insurance”* increased significantly, which was the case in most Districts.”
- *“Pool & Fountain Maintenance”* increased due to increased chemical costs.
- *“Security”* increased due to the additional officer at Sinclair Road during peak hours.

Regarding the “*Landscape Contract*,” Mr. Dryburgh noted areas in Reunion East that were underserved. Mr. Huegel pointed out that they had the same rotation over the last several months. Mr. Dryburgh reported that the area outside of his house on Gathering Court between the sidewalk and street and other areas around Reunion East had not been mowed for a long time and trees should have been trimmed. Mr. Huegel would address these areas immediately, but he drives around with Mr. Scheerer. Mr. Dryburgh requested that Mr. Huegel perform a more detailed analysis. Mr. Huegel requested that residents report irrigation breaks. Mr. Dryburgh agreed. Mr. Greenstein believed that there was expansive growth as it rained almost every day for the last week, but it should not look like a vacant lot. Mr. Huegel pointed out if they were missing something, they would focus on it. Mr. Greenstein felt that if enough people were complaining about the landscaping, the schedule could be shared with residents through the website or Artemis.

- There was a Cost Sharing Agreement between Reunion East CDD and Reunion West CDD based on platted lots.

Mr. Greenstein stated that the shared cost was 56% to be paid by the Reunion East CDD and 44% to be paid by the Reunion West CDD, due to Reunion East having more lots than Reunion West. Mr. LeBrun explained that the increase in lots in Reunion East was due to the addition of Reunion Village. Mr. Greenstein felt that the District was in good shape and were able to manage the budget without an increase in assessments.

**C. Public Comments Regarding Budget and Special Assessments**

There were no public comments.

**D. Consideration of Resolution 2022-08 Adopting the Proposed Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. LeBrun presented Resolution 2022-08 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, which was included in the agenda package.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2022-08 Adopting the Proposed Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

**E. Consideration of Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. LeBrun presented Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll, which was included in the agenda package.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll was approved.

**F. Close Public Hearing**

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the adoption of the Fiscal Year 2023 budget was closed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Robert’s Pool Price Increase**

Mr. LeBrun presented a Memorandum from Robert’s Pool Service (Robert’s) requesting a price increase from \$7,200 to \$10,600 per month. Ms. Trucco would make a change to the agreement to incorporate the increase. Mr. Dryburgh questioned when the contract commenced, the duration that the increase was locked in for and if it was subject to change at any time in the future. Mr. Greenstein assumed that it was just for the period of the current agreement. Ms. Trucco stated it would be an addendum to the current agreement, which runs annually with a 30-day termination clause. Mr. LeBrun confirmed that the contract started on August 15, 2020. Mr. Greenstein had no issue with the increase, which was due to fuel and chemical costs.

Mr. Dryburgh MOVED to approve the price increase from Robert’s Pool Service, subject to District Counsel’s preparation of an amendment to the agreement and Ms. Hobbs seconded the motion.

Ms. Trucco would extend the 2020 agreement.

On VOICE VOTE with all in favor the price increase from Robert’s Pool Service, subject to District Counsel’s preparation of an amendment to the agreement was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Temporary Construction Access Easement Agreement with EHOFF II – Spectrum, LLC**

Ms. Trucco recalled that the District received a request from Encore to grant permission to install pipe under CDD owned property, which was approved by the Board at the last meeting, subject to the granting of a Temporary Construction Access Easement Agreement. It was provided to the developer, EHOFF II – Spectrum, LLC (EHOFF II) who had additional comments, as it was specified that EHOFF II would be installing the pipe. The Board originally approved the Temporary Construction Access Easement Agreement for one month as the installation would take three to five days; however, after EHOFF requested permission to use the property for six months, it was approved for six months. The indemnification was extended indefinitely at Mr. Dryburgh’s request as the pipe would be under Reunion East roads.

Mr. Dryburgh asked if it was normal to give someone six months. Mr. Boyd confirmed that six months was appropriate. If there was a delay, they would not have to come back and amend the agreement. Mr. LeBrun recalled Ms. Adams stating it was due to not having a set start date.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor approving the Temporary Construction Access Easement Agreement with EHOFF II – Spectrum, LLC in substantially final form and delegating authority to the Chairman, District Engineer and District Counsel to execute and any subsequent agreements to effectuate the pipe installation was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Tohopekaliga Water Authority Water and Wastewater System Developer’s Service Agreement**

Ms. Trucco stated that Tohopekaliga Water Authority (Toho) required the CDD to sign the Developer’s Service Agreement (DSA) based on the work they were constructing. However, since the District never participated in a Developer Service Agreement, she requested that the Board take no action as there must be discussion with Toho, their attorney and the developer. It would be brought back to the Board if an agreement was necessary. Mr. Greenstein did not recall entering into an agreement with Toho, other than to access property.

*\*Mr. Goldstein joined the meeting in person.*

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Trucco was working on the Temporary Construction Access Easement Agreement and there was no new business. Regarding the restoration of the landscape on the south side of C.R. 532, she received confirmation from the Field Manager that Yellowstone was working with them and would finalize the restoration work this week. Once she received notification that the work was completed, Ms. Trucco would notify Osceola County to come out and do additional inspections. Ms. Hobbs questioned the status of the request for Reunion Resort to use the Heritage Crossings Ballroom as a Fitness Center. Ms. Adams reached out to the General Manager but had not yet received any response.

**B. Engineer****i. Review of Spine Road Construction Plan**

Mr. Boyd presented a construction plan for the Spine Road gates, which was included in the agenda package. There would be widening on the south side within CDD property. Inbound, there would be a 24-foot-wide lane that meets emergency access requirements, while outbound, there would be the normal 12-foot lane. Upon approval by the Board, it would be submitted to the county for a final construction permit and the bidding construction process would commence. Mr. Greenstein pointed out that this was known as the Davenport Creek Bridge, which was an access point for residents to go to and from Reunion Village.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Construction Plan for Spine Road Gate was approved.
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**C. District Manager's Report****i. Action Items List**

Mr. LeBrun presented the Action Items List, which was included in the agenda package. The pool access gates would be installed at the end of August.

**ii. Approval of Check Register**

Mr. LeBrun presented the Check Register from July 1, 2022 through July 31, 2022. In the General Fund, there were Checks #5397 through #5418 totaling \$181,793.58, Checks #186

through #188 from the Replacement & Maintenance Fund totaling \$92,599.30 and payroll totaling \$923.50, for a grand total of \$275,316.39.

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

**iii. Balance Sheet and Income Statement**

Mr. LeBrun presented the Unaudited Financial Statements through June 30, 2022, which were included in the agenda package.

**iv. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. LeBrun presented the Fiscal Year 2023 meeting schedule, which was included in the agenda package. It was consistent with the prior year’s meeting schedule.

On MOTION by Mr. Goldstein seconded by Ms. Hobbs with all in favor the Fiscal Year 2023 meeting schedule as presented was approved.

**D. Security Report**

Mr. LeBrun presented the Security Report from Mr. Victor Vargas of Reunion Security, which was emailed to the Board. Mr. Greenstein felt that Reunion Security was doing a good job, as fewer cars were parked on sidewalks and requested that they be vigilant, placing emphasis on the rules for proper parking. Mr. Goldstein noted that Reunion Security has been better keeping cars off of sidewalks and towing. Mr. Dryburgh noticed a car blocking a crosswalk that had no lines and would take pictures of those crosswalks. Mr. Martin’s concern regarding violations on Watson Court would be discussed with security.

**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 – September 8<sup>th</sup>, 2022**

Mr. LeBrun stated that the next meeting was on September 8, 2022 at 1:00 p.m.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary/Assistant Secretary



Chairman/Vice Chairman