

**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, **September 8, 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

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>by Zoom</i>	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
David Dangel	Inwood Consulting Engineers/Osceola Cty
Robert Denney	HNTB/Osceola County
Graham Staley	Reunion West CDD Board Member
Residents	

*The following is a summary of the discussions and actions taken at the September 8, 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. All Supervisors were present in person. Mr. Greenstein announced the untimely passing of Dr. Tom McKeon. Mr. Greenstein personally knew Dr. McKeon for 18 years and recognized his service to the Board and to the community.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. Resident Christopher Martin of Watson Court questioned what was planned with the wetland forest area at the end of Watson Court. There was discussion about having a freeway connecting to I-429, timeshare of condos. Mr. Greenstein stated this area was not CDD property. It was within property owned by the resort. The routing of the Poinciana Parkway connector was still under consideration. There being no further comments, Ms. Adams closed the public comment period.

**THIRD ORDER OF BUSINESS**

**Presentation on Old Lake Wilson Road  
Project**

Ms. Adams stated that Osceola County was considering the widening of Old Lake Wilson Road and introduced Mr. David Dangel, Inwood Consulting Engineer representing Osceola County who provided the following slide presentation:

- A Project Development and Environment (PD&E) Study was prepared to widen Old Lake Wilson Road from two to four lanes and adding bicycle and pedestrian lanes from County Road (CR) 532 to Sinclair Road, to address future capacity needs and improve safety, since this project was Federally funded.
- There were two alternatives; Alternative 1 would expand from a two to a four-lane road with a 37.5-foot median, to match what was north of Sinclair Road. There would be two travel lanes in each direction and 5-foot bicycle lane. On the left side, there would be a 10-foot-wide sidewalk. The bridge over I-4 would be converted to two northbound lanes, a raised sidewalk on the right side and an 8.4-foot shoulder. There would be a new bridge going southbound, which would be at the elevation and length of I-4. When the I-4 project was completed, the existing bridge would be torn down. The new bridge would be wide enough to handle four lanes of traffic.
- The cost for the proposed southbound bridge was significant, but less expensive than what was being presented today. A cost estimate would be provided at a public hearing in a month or two.

- Alternative 2: Same as Alternative 1, but instead of 5-foot bicycle lanes, there would be 7-foot buffer bicycle lanes and white striping to provide separation from the traffic lanes. The bridges would have an 8-foot sidewalk on the west side.
- The State was currently looking at the I-4 Beyond the Ultimate (BTU) plan and how the right-of-way (ROW) fit into it and the interchange with 429. They may change ramps under the I-4 bridge.
- After the February public hearing, there were additional discussions with the county and a third alternative was presented, as the county felt that more people would use the sidewalk than riding their bicycles.
- As part of their widening to the south, the county was looking at additional turn lanes. Excitement Drive would have a U-turn lane going south on Old Lake Wilson Road and a proposed ROW on the west side of the road. Spine Road would have a traffic signal to provide separation. Because of the road elevation and the drop in the road by the golf course, there would either need to be a retaining wall or slope with sod. There would be a median on Assembly Court. Traffic signs were being planned for Marker Avenue and Fairfax Drive. A dual right turn lane would be installed at Sinclair Road.
- Reunion ponds were designed for the four-lane expansion of Old Lake Wilson Road. There were no environmental issues impeding the expansion.
- The total cost for the preferred alternative was \$96 million; however, \$70 million would be considered at the public hearing, which includes the roadway design, purchase of the ROW, wetland mitigation and construction. The county would be advertising for the design at the beginning of 2023. It was an eight-to-ten-year process depending on the availability of funding; however, with the study phase, six to eight years was more reasonable.
- There would be a potential noise wall on Old Lake Wilson Road in front of Heritage Crossing. It would be 14 feet high and 360 feet long. The determination for a noise wall was based on existing conditions, expected traffic and number of people benefiting from the addition of the noise wall. It must be less than \$41,000 per person.

- Once the public hearing was held, it would go before the Board of County Commissioners, possibly March of 2023. This presentation and other documentation would be posted to their website; [Improveoldlakewilsonroad.com](http://Improveoldlakewilsonroad.com).

Discussion ensued and the Board addressed the following:

- Mr. Dryburgh questioned how tall the bridge would be. Mr. Dangel would verify, but believed it would be 30 to 40 feet tall.
- Mr. Goldstein noted existing traffic volume going from Osceola Polk Line Road to Walmart and even with the proposed expanded highway, there would still be backups. Mr. Dangel explained that the Traffic Study showed with the additional lanes, more traffic would be able to go through the intersection. Mr. Dryburgh voiced concern that there would be 1,000 more cars before the extension of 429 was completed, due to the additional apartments.
- Mr. Greenstein asked if a signal would be considered for the turnaround, as it would be difficult to make a left turn off of Excitement Drive and a traffic signal would slow traffic down. Mr. Dangel stated that signals were considered, but did not operate as well as not having a signal. A Traffic Consultant would speak at the public hearing and answer questions.
- Mr. Dryburgh asked if noise walls would be installed on both sides for privacy for the golf course and condos and who would maintain them. Mr. Dangel assumed if the county had to purchase the ROW from Reunion, the county would maintain it. Mr. Dryburgh asked if there would be noise barriers for Marker Avenue and Fairfax Drive, due to the large amount of residents. Mr. Dangel did not know and would verify.
- Ms. Hobbs asked if purchasing some CDD ROW was being considered. Mr. Dangel replied affirmatively.

Ms. Adams opened the floor for audience comments. Resident Christopher Martin of Watson Court asked if there was access to the presentation. Mr. Adams stated in addition to the Osceola County website, the presentation was in the agenda package for this meeting. Mr. Dryburgh suggested sending an e-blast to the residents with the project website. Ms. Adams could isolate the information and re-send to residents.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 11,  
2022 Meeting**

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the Minutes of the August 11, 2022 Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Amendment to Interlocal  
Agreement with Osceola County**

Ms. Adams presented the Amendment to the Interlocal Agreement with Osceola County, which the Board was working on for many months, in order for the District to be relieved of maintenance responsibilities on the south side of CR 532. Ms. Trucco stated Yellowstone performed a walk-through to restore the property to county standards and ensure that their equipment was removed. It was now ready to go before the Board of County Commissioners to relieve the District of this obligation.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Amendment to the Interlocal Agreement with Osceola County to relieve the District of maintenance responsibilities on the south side of County Road 532 was approved.

Mr. Greenstein questioned the savings for not maintaining this area. Ms. Adams would circulate this information to the Board but believed that it was more than \$10,000 in savings annually. The budget was adopted without this expense, although there may have been some materials cost with Yellowstone for the restoration. Mr. Dryburgh did not want the District to maintain the center or side strips. Ms. Trucco would be working with the county on maintenance obligations before the plans were finalized.

**SIXTH ORDER OF BUSINESS**

**Consideration of Heritage Crossing  
Community Center Agreement Renewal**

Ms. Adams recalled that in July, the Board approved the concept for Reunion Result to use half of the Heritage Crossings Community Center as a Fitness Center. This matter was placed on hold for several months, but Kingwood was now ready to proceed. Mr. Dryburgh asked if it would be a permanent change. Ms. Adams confirmed that it was temporary while their new fitness facility was under construction and all Reunion residents and guests would have access to it. The current

Management Service Agreement with Reunion Resort expired on September 30<sup>th</sup> and requested the Board approve a month-to-month extension to provide protection for the District until the new agreement was presented to the Board. Ms. Trucco stated that the new agreement included, at the Board's request, a potential lease agreement for Reunion Resort to store their fitness equipment at the Heritage Crossing Community Center, as well as a waiver releasing the District from any indemnification. She would provide the agreement to Bond Counsel for review, since it dealt with the District entering into an agreement with a private entity for private use of an area open to the public and constructed with public funds.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Heritage Crossing Community Center Agreement Renewal on a month-to-month basis was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Release of Interests in the  
Spectrum at Reunion Plat**

Ms. Trucco recalled that the Board approved a Temporary Construction Access Easement with the developer, EHOF II – Spectrum, LLC (EHOF II), which was finalized. The purpose was to install water pipes under a road owned by the District for residences at Spectrum at Reunion. Tohopekaliga Water Authority (Toho) requested that the District be a party to a Developer Service Agreement (DSA), but Ms. Trucco was against the District signing the agreement because of provisions that the District did not normally enter into. Since the last Board meeting, it was learned that the area was being replatted due to land dedicated to the District in an older plat. In order for the District to not have to sign the DSA agreement, the District would release their interest in the older plat and once the new plat was recorded, the developer would deed the tracts that the District had an interest in. When the new plat was completed, the older tracts that would have been conveyed to the District were now residences. Mr. Dryburgh agreed as it was giving Reunion Resort what they needed while the CDD retained the land. Ms. Trucco stated the District must release their interest anyway since it was private land and the remaining portion would be deeded to the District through the conveyance process. Mr. Greenstein pointed out this was mainly a housekeeping matter that was complex because the area was under development. Mr. Dryburgh questioned what would be developed. Ms. Trucco would confirm this with EHOF's attorney.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the Release of Interests in the Spectrum at Reunion Plat was approve in substantial final form, subject to review and approval by the District Engineer and District Counsel.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Aquatic Maintenance Services Agreement Renewal**

Ms. Adams stated that the current Aquatic Maintenance Service Agreement with Applied Aquatic expired and the Field Manager was working with the contractor regarding the terms for the renewal. Mr. Scheerer recommended approval as Applied Aquatic requested a small increase of \$4 per month and there was funding available in the next fiscal year budget to accommodate the \$48 increase per year.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Aquatic Maintenance Services Agreement Renewal with Applied Aquatic was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Series 2015A Arbitrage Rebate Calculation Report**

Ms. Adams presented the Arbitrage Rebate Calculation Report for the Series 2015A bonds, which was prepared by Grau & Associates. The Internal Revenue Service (IRS) regulates Government issued tax exempt bonds and required that the District not earn more interest than what it was paying. The calculation was performed to ensure there was no arbitrage issue and the District was in good shape.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Series 2015A Arbitrage Rebate Calculation Report was accepted.

**TENTH ORDER OF BUSINESS**

**Consideration of Landscape Service Agreement Renewal with Yellowstone - ADDED**

Ms. Adams reported that Mr. Scheerer was working with the current service provider regarding terms for renewing the multi-year agreement. Yellowstone agreed to renew for an additional 12-month period at no additional expense to the District and this would be an extension

to that agreement. Ms. Scheerer stated that Yellowstone was willing to mow the grass without an increase for the next fiscal year. Mr. Dryburgh apologized to Yellowstone representatives for accusing them of not servicing the area in front of homes between the sidewalk and the street as it was being performed by Reunion.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Landscape Service Agreement Renewal with Yellowstone was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Environmental  
Consulting Services Proposal Tasks #1 and  
Task #2**

Ms. Adams reported that the District recently received a letter from the South Florida Water Management District (SFWMD) regarding non-compliance with the permit due to evasives and non-desirable species in conservation areas. A proposal from was included in the agenda package AECOM with the following tasks:

- Task #1: Initial Site Visit & Response – \$1,550 - Completed
- Task #2: Preparation of Formal Response & Management Plan, Including Development of Scope, Communication with SFWMD – 14 hours - \$2,500
- Task #3: Coordination of Bidding & Completion of Physical Portion of Project, Including Spraying and/or Removal – 17 hours - \$2,700

Mr. Boyd explained when the original development of the property was permitted through SFWMD, the wetlands were placed into a conservation area and the CDD was deemed the maintenance entity. Up until this point, there were no compliance issues, but during a recent site visit with the SFWMD, exotics were observed growing in a portion of the wetland and the letter was issued; however, the letter did not provide details on where and how much they observed. AECOM, the original Environmental Consultant who was familiar with the conservation areas, recommended that the Board approve all tasks or Task #1 followed by Tasks #2 and #3 in a not-to-exceed or wait until next month to execute Tasks #2 and #3. Ms. Adams recommended that the District Manager and District Engineer perform Task #3 for cost savings. Mr. Scheerer note that GMS had vendors that dealt with exotic removal. Mr. Dryburgh requested a quote.



On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the environmental consulting services proposal with AECOM for Tasks #1 and #2 as stated above was approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco reported that Kingwood reviewed the Irrigation Agreement and provided comments, which she received yesterday. She hoped to have it in substantially final form on the next agenda. The amendment to the Interlocal Agreement with Osceola County would be finalized.

**B. Engineer**

Mr. Boyd reported that the Reunion Village gates were in permitting with Osceola County and was expecting feedback within the next week and a half to two weeks. Two contractors, Meyer and Tiger, were asked to provide bids no later than the end of this month, which would be provided to the Board at next month's meeting. He was working with Geotech firms to provide proposals for the Pavement Management Plan at the next meeting. They were more comfortable performing an inventory versus an overall plan. Mr. Boyd was finalizing the list of maintenance items needed for the stormwater and a map identifying all ponds by number.

**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 pool access gates would be installed in The Terraces tomorrow. They look good.

Mr. Greenstein asked if the access gate cards were issued with an expiration date. Mr. Vargas confirmed the cards must be re-activated once a year. Mr. Greenstein wanted to remind residents through Artemis regarding the one-year expiration. Mr. Dryburgh asked if the wristbands could be used. Ms. Adams stated they did not work at any CDD amenity and were only for the waterpark. In response to a question, Mr. Vargas explained that any guest staying at a Reunion property received a keycard providing access to the pool, which expired when they checked out. Regarding the security improvements at Carriage Point, Mr. Scheerer met with Envera on August 18 regarding the pre-construction work. They did the directional boring for all controls in the median and the control box was moved away from the gate because barrier arms would be installed

to prevent tailgating. ACT was preparing the island before the gates for the proximity card reader and transporter system. Ms. Adams contacted Mr. Scheerer recently regarding the timing of releasing information to residents to get their access cards. Mr. Greenstein asked if the changes the resort were making to their access system would affect their system. Ms. Adams stated per the terms of their agreement, they had the ability to engage contractors, but under no circumstance should any modifications or equipment be installed on CDD property without prior knowledge. Mr. Vargas was helping the HOA management team understand the CDD public roads. Mr. Greenstein reported that the Carriage Point improvements were proceeding with Reunion East and West, with the exception of Encore.

Mr. Goldstein asked if the construction gate on the bridge in Reunion Village was being locked as it was convenient for residents as a cut through. Mr. Vargas stated they lock the gate at 7:00 p.m. Ms. Trucco recommended checking with the insurance carrier on the signage. Mr. Greenstein felt that having about cut throughs defeated the purpose of having access controls. After further discussion, there was Board consensus to not take any action.

**ii. Approval of Check Register**

Ms. Adams presented the August Check Register, which was included in the agenda package.

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

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through July 31, 2022, which were included in the agenda package.

**D. Security Report**

Ms. Adams presented the August Security Report from Mr. Victor Vargas, Director of Reunion Security, which was emailed to the Board. Ms. Hobbs received complaints from residents about stolen golf carts. Mr. Vargas reported that security was working with the Sheriff's Department and there was a person of interest who used to be a resident.

**THIRTEENTH ORDER OF BUSINESS      Other Business**

Ms. Adams stated with the unfortunate passing of Dr. McKeon, there was a vacancy on the Board. The Board had the option of filling the vacancy by appointment now and having someone serve until seat expired in November of 2022 or leaving the seat vacant until the November meeting and appointing someone to serve the four-year term. In the past, the Board directed staff to send information to residents to see if anyone was interested to serve until the term expired. Mr. Greenstein preferred soliciting applications in October.

**FOURTEENTH ORDER OF BUSINESS      Supervisor's Requests**

There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS      Next Meeting Date – October 13<sup>th</sup>, 2022**

Ms. Adams stated that the next meeting was on October 13, 2022 at 1:00 p.m.

**SIXTEENTH ORDER OF BUSINESS      Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/~~Vice Chairman~~