

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, February 9, 2023 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	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd (<i>via Zoom</i>)	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Pete Whitman	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the February 9, 2023 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 1:03 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Residents were asked to state their name and limit their comments to three minutes. Mr. Dan Talmidge of 7625 Heritage Crossing, Unit 101, asked if the Board and management were speaking with the Project Managers for the Old

Lake Wilson Road Improvement Project regarding noise and pollution abatement for Heritage Crossing. He was appreciative of the improvements to the aesthetics of the community with tree trimming and mulch. Mr. Stanley Stewart of 1112 Sunset View Circle noticed that street lights were out and asked if Spectrum was part of the CDD and if they would be using the same facilities and vice versa. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 12, 2023 Meeting

Ms. Adams presented the minutes from January 12, 2023 meeting, which were included in the agenda package and reviewed by District management staff and District Counsel. There were no comments or corrections.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Minutes of the January 12, 2023 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing for Rule Amendment

A. Open Public Hearing

Ms. Adams stated that the purpose of the public hearing was for amending and restating the rules related to the use of the amenity facilities.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the public hearing on the rule amendment was opened.

Ms. Adams explained that this item was brought to the Board's attention due to reciprocal use opportunities for residents who lived in Reunion East and Reunion West CDDs to use each other's amenities. The Amenity Policies now include the playground at Grand Traverse and outdoor fitness center in Reunion West. A draft of the policy document was provided in the agenda package. It was reviewed by the Board during previous meetings and final comments were provided, which were reviewed by District management and District Counsel. Resolution 2023-03 memorialized the amending and restating of amenity policies. There were no substantive changes since Board review last month.

B. Public Comment

There were no public comments.

C. Consideration of Resolution 2023-03 Amending Rules Relating to Use of Amenity Facilities

Ms. Adams presented Resolution 2023-03 Amending the Rules Relating to Use of the Amenity Facilities, which was included in the agenda package. Mr. Dryburgh voiced concern that the Rule had no duration on the rental period and that homeowners were providing access cards to anyone. Mr. Vargas pointed out that a homeowner could get as many access cards as they wanted. Ms. Wispelwey asked if the cards expired. Mr. Dryburgh confirmed that they expired annually. Ms. Wispelwey questioned whether there was a way to limit the 12-month duration. Mr. Vargas recalled that it was for 12 months to control the number of cards. Ms. Trucco stated under "Definitions," a renter was, "*Any tenant residing in a Property Owner's home pursuant to a valid rental or lease agreement,*" which was sufficient, but whether they could have it expire sooner than 12 months could be worked out with the provider. Ms. Hobbs believed that there was certain element they did not have any control over because they were a homeowner. Ms. Trucco mentioned the option of having an attendant in front of each amenity to verify whether a guest that was registered with Security. Mr. Dryburgh was not looking for control but wanted documentation.

Mr. Greenstein pointed out that it was a policy document that would be adopted and not a procedure document. The policy document did not have to address procedural aspects. Security implemented a one-year renewal so that cards were deactivated at the end of the year, which forced everyone who needed access cards to get their cards reissued. It was difficult to distinguish between a renter or short-term situation and a guest and they must use a certain reasonableness. Mr. Dryburgh indicated that he was using the document as a mechanism for discussing the procedural aspects and was comfortable with the policy as long as security was comfortable. Mr. Greenstein felt that they tried to create a system that only allowed authorized owners access and proposed working on the procedural document separately and consider the re-activation period. Ms. Trucco suggested that both Boards discuss at future meetings but could amend it to require a one-year lease. Mr. Goldstein proposed having full-time homeowners access cards for one year and renters for three months. Mr. Dryburgh was in favor of discussing the procedures next month. Mr. Greenstein thanked Mr. Dryburgh for bringing up this issue.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor Resolution 2023-03 Amending the Rules Relating to Use of the Amenity Facilities was approved.

D. Close Public Hearing

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the public hearing on the rule amendment was closed.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Street Sweeping

Ms. Adams presented a proposal from Sweeping Corp. of Florida for street sweeping, which was included in the agenda package. The Board requested this proposal following the recent hurricanes and road construction which left debris in the streets. The sweeping proposal presented last month did not include Reunion Village. The street sweeping would be performed on an as needed basis at the direction of the Field Operations Manager. Mr. Scheerer stated under "*Special Instructions/Comments,*" the cost was \$1,650 per sweep, a \$250 disposal fee per can and \$300 for Phases 1 through 3. Once all of the construction was completed in Phases 4 and 5, there would be an additional cost of \$1,000. Mr. Dryburgh felt that \$1,300 for Reunion Village seemed high. Mr. Scheerer disagreed as there were many roads in Phases 4 and 5. Mr. Dryburgh questioned how many times they would probably need this service. Mr. Scheerer indicated that most of his street sweeping contracts were monthly, but this Board intended for it to be on an as needed basis. Mr. Greenstein pointed out that it was a long time since they used a street sweeper on CDD roads, which was why they agreed to an as needed approach. The most vulnerable areas were construction areas and he had a meeting last week to try to reiterate the need for the maintenance of silt fences. Mr. Dryburgh agreed with having street sweeping once every quarter to save money.

On MOTION by Mr. Goldstein seconded by Ms. Hobbs with all in favor the proposal with Sweeping Corp. of Florida for street sweeping in the amount of \$1,650 with a \$250 disposal fee per event was approved, subject to District Counsel preparing an agreement that had all legal provisions in favor of the District.

SIXTH ORDER OF BUSINESS

Review of Special Events Policies

Ms. Adams recalled that the Board approved a Special Events Policy for different areas of Reunion East that were desirable to be used for private rentals from time to time. A list of locations to be rented were included in the policy. An area in Linear Park was used frequently for weddings, while the Seven Eagles pool area was rented by Reunion Resort for conventions and business clients. The District benefited from the rental fee of \$1,000 to offset the expense of maintaining the facility. The policy was being presented because when the Seven Eagles pool area was rented, it was for a non-exclusive use of the facility, meaning patrons of the District could still access the Seven Eagles Fitness Center, the condo association could still access the mail kiosk and the pool was open for any patrons of the District. It was suggested that the Board take a closer look at the Amenity Policy as it made sense to allow for access to the Fitness Centers and mail kiosk room, but the bocce court and pool should be for private use only during the rental, due to the bathing traffic back and forth when renters were hosting events at Seven Eagles.

Mr. Goldstein suggested offering two prices: the existing price for it to be open and \$1,500 for Reunion Resort. Mr. Dryburgh preferred charging \$2,000 as they had to cover a great deal of expenses and Reunion Resort benefitting from the rental. Mr. Greenstein felt that they should not be charging more than the actual cost of the space as it should be a pass through. Ms. Adams explained that Reunion Resort benefitted from food and beverage sales from catering. The Board had the ability to change the policies at any duly noticed public meeting; however, if the Board wanted to change the rates, a rule hearing was required, which required a 28- and 29-day notice. If the Board direction was for staff to provide a revised fee schedule, a rulemaking hearing would be scheduled for the April meeting. Ms. Hobbs questioned when the policy was last changed. Ms. Adams recalled October 14, 2021. Ms. Hobbs suggested having a cost-of-living increase. Ms. Adams recommended that if the Board sets a rate at the rule hearing they set a cap, but it could be spread out for several years and for each budget year have a different fee schedule with an inflationary index increase associated with it.

Mr. Greenstein stated that this item was on the agenda because the Board received complaints about disruptions because there no posting was on the gate or website indicating that the facility was not available and voiced concern with the implication that it was for a private use. Mr. Dryburgh questioned whether there was an attendant stopping people from coming into the facility unless they were attending the event. Ms. Adams pointed out that the event was staffed,

but they were allowing Patrons to access to the pool, Fitness Centers and mailrooms. Mr. Greenstein felt that if they were renting the pool and paying the fee, they should have control over that space because most of the events were occurring late in the day or evening and preferred having an exclusive use rental. When there was a Management Services Agreement (MSA) with Kingwood, Reunion controlled access and posted notices for temporary closures; however, there was no longer an MSA and the District was responsible for making any announcements on closures. Mr. Dryburgh recommended charging \$1,500 or \$2,000 plus security, since they were responsible for maintaining it as a private event to ensure that only attending guests had access. Mr. Goldstein was in favor of making it private and having a rule hearing for the higher rate of \$2,000. Ms. Trucco suggested having one price for exclusive use and one for non-exclusive use, but it should not be high enough for the District to make a profit. If they were increasing the fee, it must be to cover costs. Since the facilities were built with tax exempt bonds, there was a 5% cap on non-qualified use. The District was likely at that 5% as any for profit endeavors and defaults on the bonds counted towards that 5% and if the CDD wanted to increase costs, there must be justification. There was reasonable justification as it would provide for an exclusive use by providing for more space that could be utilized by people renting that space. Mr. Dryburgh suggested amortizing the cost of the new air conditioners and chairs since Reunion Resort made the decision to discontinue the MSA. Mr. Goldstein proposed implementing a resident rate for private parties.

After further discussion, there was Board consensus that the Seven Eagles pool area be for an exclusive use and the District be responsible for posting the appropriate closure notice when an event occurred and that District Counsel amend the policy and bring back to the next meeting for Board approval.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from Playtopia
for Swing Set**

Ms. Adams recalled a request by the Reunion East CDD Board to determine the cost to enhance the existing playground by the dog park by including a swing set after the Reunion West CDD Board installed a playground on Grand Traverse Parkway, which included a swing set. Playtopia was selected after a competitive bid process at Reunion West to install the playground and outdoor Fitness Center and their proposal was included in the agenda package. Mr. Scheerer worked with Playtopia for a standalone swingset, which was similar to the one at the Reunion West

playground. The cost was \$14,931.05 for two regular swings, two buckets for the children, 12' by 4' border, ADA ramp, 45 cubic yards of certified playground mulch and installation. It was not budgeted, but it was requested by the Board. It would be set out to the side of the playground as there was not enough room to attach to the existing equipment. Ms. Wispelwey questioned how the cost compared with the Reunion East swing set. Discussion ensued.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the proposal with Playtopia for a swing set in the amount of \$14,931.05 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Additional Lounge Chairs at Seven Eagles Pool

Ms. Adams stated there was a request by the Board at last month's meeting for staff to provide a proposal for additional pool chairs to match the existing inventory as the pool was now in peak use and seating especially over the holidays became an issue. Mr. Scheerer stated there were currently 45 to 50 lounge chairs and presented a proposal from JNJ Home Services for 20 sling chaise lounge chairs for the Seven Eagles pool in the amount of \$6,800, which was included in the agenda package. They were the most competitive in price and product; however, the pattern would be different as their existing pattern was no longer being manufactured. Mr. Goldstein questioned the delivery time. Mr. Scheerer believed that it was four to six weeks. A deposit of \$3,400 was required, which was standard. If it was approved by the Board, he would send the check and notify Ms. Joanne Costello to place the order. Mr. Dryburgh asked if any of the other pools needed chairs. Mr. Scheerer confirmed that 30 chairs were in the Replacement and Maintenance (R&M) Fund. Mr. Dryburgh questioned the warranty. Mr. Scheerer stated there was a one-year warranty. Mr. Greenstein was in favor of approving the proposal as Seven Eagles was the premier facility, the furniture made a big difference and Mr. Scheerer did a great job managing the inventory.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the proposal with JNJ Home Services for 20 sling chaise lounge chairs for the Seven Eagles pool in the amount of \$6,800 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Preventative
Maintenance Agreement Renewal with
Fitness Services of Florida**

Ms. Adams presented a renewal for the Preventative Maintenance Agreement with Fitness Services of Florida for Seven Eagles, which was included in the agenda package. There were now two Fitness Centers and the proposal was to renew for a 12-month period at \$300 per service visit, which included cleaning, lubricating and flipping treadmill decks, etc. An inventory of the equipment that was serviced was included. Originally, the agreement was \$250, but when the Functional Fitness Center was added, the amount increased to \$275 per visit, which was now proposed to be \$300 per visit. Ms. Adams pointed out that this proposal was subject to their standard Reunion East CDD agreement with all of the protections and provisions in favor of the District and compliance with Florida Statutes. Mr. Goldstein felt that they had no choice.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the renewal with Preventative Maintenance Agreement Renewal with Fitness Services of Florida for a 12-month period in the amount of \$300 per service visit was approved.

Mr. Dryburgh felt that the contractor was doing a great job. Mr. Greenstein pointed out that the increase because of the additional equipment was nominal and expected it to be more.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04
Relating to the Declaration of Intent to
Accept Dedications on the Plat Entitled
“Spectrum at Reunion Phase 2” - ADDED**

Ms. Adams stated that this item was added to the agenda yesterday and a copy of the resolution and pertinent plat was sent to the Board under separate cover. District Counsel was in communication with EHOF II – Spectrum, LLC regarding this matter. Ms. Trucco presented Resolution 2023-04, which was included in the agenda package and requested by counsel for EHOF II Spectrum LLC. (EHOF), who notified her on Wednesday that Osceola County was requiring a resolution from the CDD approving the dedications in the plat. She wanted to review this closely to ensure that it was in accordance with the original plans for the CDD and ownership responsibilities. She also provided the District Engineer a copy of the plat to see if he had any comments. Ms. Trucco requested approval from the Board subject to review and approval by

District Counsel, the District Engineer and District staff and suggested that the Board delegate authority to the Chair or a Supervisor to review the plat and execute after such review.

Mr. Greenstein questioned why it was submitted yesterday for action today. Ms. Adams explained that it was added to this meeting because Ms. Trucco just received it in advance of the meeting, but if it was received tomorrow, it would have been scheduled for the March meeting. Mr. Greenstein did not want to take action on this matter until District Counsel and the District Engineer reviewed it, but if there was any material change in the declaration prior to this being acted on by the Board, he hoped they brought it to Ms. Trucco's attention. Ms. Wispelwey questioned who was responsible for the parking spaces. Mr. Scheerer stated that according to the plat notes, they were not owned by the HOA and not the CDD. Mr. Goldstein requested an explanation on what they were agreeing to. After further discussion, Ms. Trucco stated she would provide a PDF of the plat to the Board to review prior to the next meeting. *There was Board consensus to defer this item to the March agenda.*

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that her partner, Ms. Jan Carpenter called the Osceola County Attorney's Office as there was some confusion on whether the Osceola County Sheriff's Department had to perform traffic enforcement patrol within the CDD. Historically, traffic enforcement was provided within the community because they were public roads, but residents reported being recently told that they did not have to come out because it was a private community. The County Attorney agreed that the CDD roads were public and that the Sheriff should continue to patrol the roads. A previous attorney at the Sheriff's Department that they had communicated with was no longer there and Ms. Trucco was waiting for a return call from the general counsel. She was doing the same for Reunion West. The Kingwood Irrigation Operating System Agreement was still ongoing. They were still waiting to hear back from their counsel. If they did not hear anything, she would have to come back to the Board for further direction.

Ms. Adams requested that Ms. Trucco discuss the correspondence with Duke Energy. Ms. Trucco indicated that she would be drafting a letter and calling Duke Energy requesting repair of streetlights in Reunion West, and that if it was an issue for Reunion East also that she could include Reunion East in the correspondence. Mr. Goldstein noted that Reunion East had the most street lights out that they ever had. Ms. Trucco stated that the District was subject to their agreement;

however, the District was paying for a service that should be provided. Ms. Adams recalled that both Reunion East and Reunion West CDDs approved new agreements for the installation of LED streetlights. Ms. Trucco requested copies of the agreements.

B. Engineer

Mr. Boyd would speak to Ms. Trucco about the plat and ensure that there were adequate easements to the stormwater ponds. The contract was signed to proceed with the gate construction and he would schedule a pre-construction meeting with the County. An inspection fee of \$6,970 needed to be paid, but the District was still under the original budget of the bid that was received last fall. Mr. Greenstein asked if an access card was needed for the gates into Reunion Village and from Reunion Village into Reunion Proper. Mr. Boyd replied affirmatively. Mr. Greenstein believed that there may have been a misunderstanding as to which gate-controlled access. Mr. Scheerer stated there was a free exit to leave. From Reunion Proper to Reunion Village, there was a laser scanner that opened the gate with an access card. Mr. Greenstein confirmed that there was resident access only in both directions. Mr. Goldstein asked if it would accept the RFID readers affixed to windshields. Mr. Scheerer confirmed that was how it was set up when they contracted with ACT. Mr. Goldstein asked if their keycards would open the gate coming into Reunion Village off of County Road 532. Ms. Adams stated that there was no keycard reader coming in to Reunion Village from County Road 532 and the Reunion Village residential entrance is staffed by a security guard. Mr. Scheerer pointed out that security controlled all access into Reunion Village.

Mr. Dryburgh recalled that a member talked about the expansion of Old Lake Wilson Road and Polk Line Road and questioned how it was going to impact residents in this area and whether the District was working with the engineering group regarding noise, traffic and pollution concerns and having some type of sound barrier. Mr. Boyd would contact Osceola County and the Expressway Authority to relay those concerns. Mr. Greenstein recalled that the individual who spoke during the public comment period was commenting on the current construction at the intersection of Old Lake Wilson Road and County Road 532 in the vicinity of Heritage Crossing, not the entire widening project that went up to Sinclair Road.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Greenstein questioned the fountain replacement. Ms. Adams stated that it was for Seven Eagles. A proposal was pending as the Field Manager was reaching out to qualified vendors to secure multiple proposals, but unfortunately the only qualified vendor who responded was Spies. Staff did not want to bring back a single proposal without having competitive proposals, but the other qualified vendors turned down the project, including the vendor that did the original installation. Mr. Goldstein questioned the traffic calming. Ms. Adams stated that it was a funded project for the current fiscal year, which included radar display signs and speed cushions. There was discussion that the speed cushions would be discussed after the Pavement Management Plan was presented in early summer. The portion of traffic calming dedicated to radar display signs was approved by the Reunion West CDD.

ii. Approval of Check Register

Ms. Adams presented the Check Register from January 1, 2022 through January 31, 2022 in the amount of \$747,454.91, which was included in the agenda package.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through December 31, 2022, which were included in the agenda package for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented Replacement and Maintenance Plan, which was provided under separate cover. It was requested by the Reunion West CDD Board. The District budgeted over \$1 million in projects for the current fiscal year. Projects that were not budgeted but under consideration included the swing set, Seven Eagles pool furniture and other projects such as the fountain and signage upgrades, which would be considered by the Board at future meetings based on Board requests. Mr. Greenstein felt that this provided a great snapshot.

D. Security Report

Ms. Adams presented the January Security Report, which was provided under separate cover. Mr. Victor Vargas was in attendance earlier but had to leave to attend to other matters.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

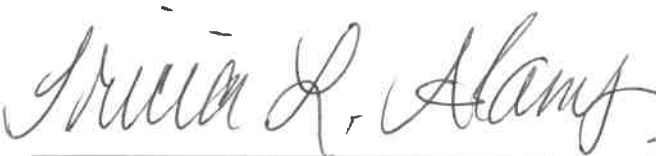
Next Meeting Date – March 9th, 2023

The next meeting was scheduled for March 9, 2023 at 1:00 p.m.

FIFTEENTH 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~~