

**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, **March 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:

Mark Greenstein	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs <i>by Zoom</i>	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:<sup>1</sup>

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
James Curly	EHOF
Graham Staley	Reunion West CDD Board Member
Residents	

*The following is a summary of the discussions and actions taken at the March 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 1:04 p.m. and called the roll. All Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. Resident Bob Kumpa spoke about HOA matters and questioned the status of the Osceola County project. Ms. Adams referred Mr. Kumpa to the HOA Board. Ms. Sarah Gowen, a Board Member of Heritage Crossing, requested an aerator, on behalf of the Heritage Crossing Board. Ms. Dorothy Reynolds of 7606 Sandy Ridge questioned the number of security passes each resident received and the cost. Ms. Adams noted the questions regarding the Osceola County roadway project would be covered under staff reports. A Resident felt that the time would be better spent if questions were addressed. Ms. Adams stated if Board Members were engaging during the public comment period, discussions could become protracted. The best practice was to thank residents for their comments and proceed to Board business. There being no further comments, Ms. Adams closed the public comment period.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 9,  
2023 Meeting**

Ms. Adams presented the minutes from February 9, 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. Greenstein seconded by Mr. Dryburgh with all in favor the Minutes of the February 9, 2023 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Draft Fiscal  
Year 2022 Audit Report**

Ms. Adams presented a draft audit report for Fiscal Year 2022, which was included in the agenda package. It was reviewed by District management staff and District Counsel and comments were provided to the auditor, which were incorporated. Ms. Wispelwey questioned who the auditor was and how they were selected. Ms. Adams explained that the Board appointed an Audit Committee, who selected an auditor that the District entered into a multi-year agreement with. Each year, an engagement letter was presented to the Board. Mr. Greenstein pointed out that there was no stamp identifying who the audit was prepared by. Ms. Adams stated Grau & Associates (Grau) was the auditor.

Ms. Wispelwey questioned why the Debt Service Fund had a deficit fund balance. Ms. Adams explained that the original developer, Ginn, defaulted on the bonds and when the bonds were refunded (refinanced), the bondholders requested that the bonds be separated into debt that was performing (parcels associated with the debt and paying debt fees) and non-performing (portion of debt that did not have parcels associated with it). The performing debt was refunded at a lower interest rate and separated into three different issuances. The bondholders requested that property within the District that was not being assessed for the non-performing debt, be brought to their attention. This was a repeating audit finding for eight years and a response was provided to the State. Mr. Greenstein noted it was not significant enough to alter their ultimate opinion but was significant enough because of potential litigation. Ms. Wispelwey asked if the statement that the District met one or more of the financial emergency conditions was a technicality. Ms. Adams confirmed it was a technicality.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the draft Fiscal Year 2022 Audit Report was accepted.

**FIFTH ORDER OF BUSINESS**

**Consideration of License Agreement with  
Clear Channel Communications**

This item was withdrawn from the agenda.

**SIXTH ORDER OF BUSINESS**

**Consideration of Revised Special Events  
Policy**

Ms. Adams recalled at last month's meeting, there was discussion about the adopted Special Events Policies relating to rentals of the Seven Eagles Center through Reunion Resort, as patrons of the District were accessing the pool facilities and disrupting the event. The Board asked staff to modify the language for clarification that the rental of the Seven Eagles pool was for exclusive use and patrons were permitted to access the mail room or Fitness Centers, but not the pool. District Management staff included language under Section 5, which was reviewed by District Counsel. Ms. Wispelwey questioned the provision that advertising, distribution of flyers, brochures and posters regarding the special event and if they would be allowed to post a notice on the Reunion Resort website or Facebook. Ms. Adams pointed out that the District did not control private Facebook pages nor Reunion Resort's website. At Ms. Wispelwey's request staff would

include language for no advertising, paper or electronic media for a special event on District property. Mr. Greenstein pointed out that there needed to be a sign on the front gate stating there was a private event and the pool area was reserved. Ms. Adams stated once the policy was confirmed by the Board, she would discuss this matter with Reunion Resort and they would place the signage as part of their event operations.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the Revised Special Events Policy was approved as amended.

**SEVENTH 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 recalled that this item was on last month’s agenda regarding a resolution accepting dedications on a plat, but because of the time when it was provided to the District, it was not reviewed by District Counsel nor the District Engineer. Board Members requested that their notes be incorporated into the plat and presented at this meeting. Mr. James Curly from EHOF was present to answer any questions on the plat. Ms. Trucco presented the Spectrum at Reunion Phase 2 plat, which incorporated the following changes:

- Plat Note #4 was changed to reflect that right-of-way (ROW) tract RW-1 would be owned and maintained and be the perpetual responsibility of the Reunion East CDD, since the original development plans approved by the county reflected that the roads within the CDD would be owned and maintained by the CDD.
- Plat Note #5 was changed to reflect that the street lights within RW-1 would be owned and maintained by the Reunion East CDD, not the Rolling Oaks CDD.
- Plat Note #6 was changed to reflect that all landscaping elements, including trees, within the ROW, including the parkway area in front of individual residential lots would be maintained by the HOA, not the Rolling Oaks CDD.

Ms. Trucco stated that all changes were approved by EHOF’s lawyers and incorporated. Mr. Steve Boyd, the District Engineer reviewed the plat to ensure that the notes regarding the drainage ponds for maintenance and access were accurate. Mr. Boyd was satisfied that it was correct and customary for a CDD plat. Ms. Wispelwey questioned who owned the roads on the

other side of Spectrum. Ms. Adams pointed out the roads within Bears Den were private roadways owned by the HOA and certain parking areas or alleyways were owned by either the Master Association or Condo Association. Ms. Wispelwey asked if the road in Spectrum going to the Clubhouse was owned by the CDD. Mr. Greenstein confirmed that the roads within Spectrum were owned by the CDD and Ms. Wispelwey clarified she was referring to the existing Spectrum location behind the waterpark. Mr. Boyd clarified that the parking areas did not belong to the CDD. Mr. Greenstein questioned the ownership of Spectrum Drive. Mr. Boyd stated it was developer owned and maintained, but the CDD had an access easement over it.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor Resolution 2023-04 Relating to the Declaration of Intent to Accept Dedications on the Plat Entitled "Spectrum at Reunion Phase 2" was adopted.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco reported that Mr. Vargas forwarded an email from a Duke Energy representative who acknowledged an issue with the light outages, assuring that they were taking remedial steps to address them. They put colored ribbon around the light poles that needed attention. Mr. Dryburgh questioned which poles Duke Energy was going to address first and requested an estimate as to how many were left. Ms. Trucco would send an email to Duke Energy requesting an approximate time frame. The Kingwood Irrigation Operating System Agreement was still ongoing. Ms. Trucco was continuing to reach out to Kingwood's counsel on a weekly basis but had a draft of the agreement. It was just a matter of coming up with the fees being collected to pay for the system and ensuring that it complied with Florida Statutes.

**B. Engineer**

Mr. Boyd reported that a pre-construction meeting was scheduled with Osceola County for Spine Road next Tuesday at 9:00 a.m. Following this meeting, work would commence. The pavement management inspection was anticipated to be completed at the end of the month. The report would be completed in April and presenting to the Board in May. Mr. Greenstein asked if the pre-construction meeting was for the improvements to Spine Road in the vicinity of Whisper Way. Mr. Boyd indicated that it was for the portion of Spine Road at the end of the bridge leading

to and from Reunion Village. The plans and permits were approved and the pre-construction meeting was with the county inspectors. Mr. Dryburgh asked if the meeting was at City Hall or downtown and if someone addressed the noise and pollution from the expansion of Polk Line Road and Old Lake Wilson Road. Mr. Boyd stated the meeting would be held via Zoom and would find out which county inspectors were involved with the Polk Line Road and Old Lake Wilson Road project, but county Code Enforcement handled noise abatement and problems associated with construction. Mr. Dryburgh wanted the county to be aware that they needed to be proactive to mitigate dust, dirt and noise.

*\*Mr. Boyd left the meeting.*

### **C. District Manager's Report**

Ms. Adams recalled discussion at the Reunion West CDD Board meeting regarding the installation of a temporary dumpster at the stables during Passover and Easter holidays in April. There was already a form of license agreement between the CDD and the Master Association, which District Counsel prepared and was used when a temporary dumpster was installed during the December holidays. The agreement would be updated to reflect April 1 through April 30. Mr. Dryburgh asked if there was a cost associated with having the dumpster. Ms. Adams explained that the Master Association would pay for the dumpster and there would be no cost to the District. Ms. Wispelwey asked if there were fines issued, whether the District would receive those fines. Mr. Dryburgh stated that the HOA would be fined. Ms. Trucco recalled that the license agreement had an indemnification clause whereby if the CDD received any liability as a result of the placement of the dumpster on CDD property or incur loss or damages, the District would be protected. Mr. Greenstein agreed with the need for the dumpster as April was a peak time for trash, there being no impact to the CDD and the Master HOA funding it. Ms. Adams opened the public comment period since this item was not listed on the agenda. There being no comments, Ms. Adams closed the public comment period.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor placing a temporary dumpster at the stables during the Passover and Easter holidays in April was approved.
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#### **i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package.

- **Field Operations Manager**

Ms. Adams recalled that Mr. Scheerer previously provided a proposal for the access control system for the bridge going in and out of Reunion Village and the Board requested additional proposals. Mr. Scheerer solicited for proposals from ACT as well as two other vendors; however, one vendor was not interested in bidding at this time and there was no response from the other vendor. He did not want to delay the process further because of the construction meeting starting next week and recommended the proposal from ACT, due to the District working with them in the past and coming in well under budget. Mr. Goldstein agreed with the proposal from ACT as they could not wait. Ms. Wispelwey was agreeable, if there was a strategy for next time they needed to obtain multiple bids.

Mr. Goldstein moved to approve the proposal with ACT for an access control system at Reunion Village bridge and Mr. Greenstein seconded the motion.

Ms. Adams requested that the Board approve the proposal with ACT subject to District Counsel preparing an agreement with indemnification, compliance with Florida Statutes, E-Verify and insurance requirements. Since this item was not on the agenda, Ms. Adams opened the public comment period. There being no comments, Ms. Adams closed the public comment period.

On VOICE VOTE with all in favor the proposal with ACT for an access control system at Reunion Village bridge subject to District Counsel preparing an agreement with indemnification, compliance with Florida Statutes, e-verify and insurance requirements was approved.

Mr. Scheerer provided a proposal for pedestrian crossings at the roundabout to Ms. Adams, who would include it on the April agenda. Ms. Wispelwey asked if they looked at the yield sign that was hidden by a Magnolia tree. Mr. Scheerer would direct Yellowstone to do line of sight trimming on the Magnolia trees and would have Fausnight Stripe & Line consider the best placement of the signs when they did the layout for the traffic circle. They placed a temporary pedestrian crosswalk sign at the Reunion main guardhouse heading towards the traffic circle. Mr.

Goldstein questioned the status of the swing set at the playground. Mr. Scheerer stated it was ordered; however, the permitting process would take 90 to 120 days. Mr. Dryburgh asked about the pool furniture. Mr. Scheerer ordered the chairs as well as three extra lounge chairs for the Terraces pool, which was budgeted. Mr. Dryburgh requested an inventory on the chairs and that security monitor the chairs as they were expensive and residents are taking them for their patios. Mr. Scheerer stated there was a Reunion sticker on the bottom of each chair and cameras at all pools.

Mr. Greenstein questioned the status of the fountains in Linear Park. Mr. Scheerer stated there was no filter on the fountains and the well was in Seven Eagles Linear Park, but the water was not clean and clear. He and Ms. Adams met with Spies Pools and a fountain design company and the plan was to bring a proposal back to the Board. Work would be to bore into the base of the fountain, provide a filtration system and install lighting with two to three different colors. Instead of a three-tier fountain, there would be a four-tier fountain. Mr. Greenstein was happy with the progress. Ms. Adams noted they were having trouble finding multiple qualified vendors but had confidence in Spies. Ms. Wispelwey asked if they should postpone this project until the market turns. Mr. Goldstein did not want to wait as it was a major focal point for the community, they were familiar with Spies and it would be hard to find someone else. Mr. Greenstein pointed out there were not many vendors who wanted to do the amount of work and make it profitable versus Spies who had been servicing all CDD pools for many years. When they received the proposal, they would see whether it was manageable or pushed to the next fiscal year. Ms. Trucco felt that a deterrent to getting multiple vendors was that the vendor must sign an agreement with the CDD agreeing to comply with the Public Records Law, full indemnification and insurance requirements.

Mr. Dryburgh asked if they had a water leak in the hallway. Mr. Scheerer did not know but would find out. Mr. Goldstein spoke with the Project Manager for the Florida Turnpike Enterprise (FTE) regarding whether there would be the exits on and off of Sinclair Road and SR 429. At a meeting held last year, FTE stated that there would be no access to SR 429 either on or off of Sinclair Road. Ms. Adams noted that the proposed plans were in a prior agenda package or on the [www.FloridasTurnpike.com](http://www.FloridasTurnpike.com) website. Ms. Wispelwey felt that there was insufficient communication and wondered whether the CDD could do something because it would affect their roads. Mr. Goldstein questioned whether District Counsel or the District Engineer could make a plea. Ms. Adams recommended that the Board direct the District Engineer to appeal to the design



access from Sinclair Road to the Western Beltway since the Project Development and Environment (PD&E) Study had not closed. Mr. Graham Staley, a Reunion West CDD Board Member, reported that coming from Poinciana onto SR 429, there would not be access on or off of Sinclair Road, but coming from Reunion onto Old Lake Wilson Road, they would still be able to get onto SR 429. Mr. Greenstein requested that the District Engineer speak to the Department of Transportation and have them provide the proposed alignment in writing. After further discussion, there was Board consensus to have the District Engineer to actively work on this matter.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from February 1, 2023 through February 28, 2023 in the amount of \$1,246,983.15, which was included in the agenda package.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the February Check Register was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through January 31, 2023, which were included in the agenda package for informational purposes. In February, additional funds were moved from the cash account to the State Board of Administration (SBA). The interest rate at the end of January was 4.55%, which they have taken advantage of by leaving some operating expenses in the General Fund and moving the rest to the SBA.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package. It was updated with the estimated dates discussed at last month's meeting. The Board felt that the amount budgeted for the air conditioner was excessive. Mr. Scheerer explained that it was for air conditioners that were 10 to 15 tons with fire protection that tie into the current safety systems. Ms. Adams stated staff was obtaining additional proposals.

**D. Security Report**

**i. Review of Reunion Security Procedures for Issuing Amenity Access Cards**

Since the last meeting, Ms. Adams met with Mr. Victor Vargas of Reunion Security and his assistant regarding the current security procedures, which were documented so that the Board could review and provide any comments. Ms. Wispelwey noted the outdoor Fitness Center was not included in the document. Ms. Adams would include the outdoor Fitness Center even though there were no access controls at that location. This was an internal operational document, but the Board asked to review it. Mr. Dryburgh questioned how many access cards a property owner could obtain and the cost. Mr. Vargas confirmed that there was no limit on the number of access cards and the cost was \$10. Ms. Adams presented the February Security Report and violations of the District's Parking Rules, which was included in the agenda package. Ms. Wispelwey received several complaints about equipment blocking the road from a house under construction on Excitement Drive. Mr. Dryburgh noted this was an issue throughout the community. Mr. Greenstein asked if they could deem a permissible location for temporary parking. Mr. Vargas stated they had not allocated space or enforced it, but it depends on the builder. Mr. Dryburgh asked if they get reports from officers about contractors parking on the wrong side of the road. Mr. Vargas noted that contractors park everywhere. Ms. Adams spoke to the Osceola County Sheriff's Office regarding traffic enforcement within the Reunion East CDD boundaries. The Lieutenant that oversees traffic enforcement or his designee will attend the April Reunion West Board meeting at 11:00 a.m. It will be noticed as a Reunion East CDD workshop. Mr. Dryburgh asked if they were meeting at 11:00 a.m. and have a follow up meeting at the regularly scheduled time. Ms. Adams explained that the Board would have the regular meeting at 1:00 p.m. and the workshop at 11:00 a.m.

**NINTH ORDER OF BUSINESS**

**Other Business**

**A. Annual Review of Insured Property**

Ms. Adams presented a schedule of the District's insured property through the Florida Insurance Alliance, which was included in the agenda package. Staff would be reviewing this in preparation for the storm season and for the Fiscal Year 2024 budget. Ms. Wispelwey asked if the replacement values were updated. Ms. Adams explained that the insured value was based on the initial construction and reviewed to determine if they were on par with replacement costs. In Ms.

Wispelwey's opinion, the stables were over insured.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Greenstein requested that the Board consider enhancing the horse stables into a Clubhouse or community room and invite Reunion Resort to present a proposal and drawings to the Board in the next 60 to 90 days to make it functional for banquets. It would be a CDD facility that would be managed through a Management Services Agreement (MSA) by Reunion and available for community functions. Since this item was not on the agenda, Ms. Adams opened the public comment period. A Resident voiced interest in providing a proposal since the District owned the stables. Mr. Greenstein explained that Kingwood was the developer of record but welcomed input from the residents and hoped to see progress from this point forward. Ms. Trucco advised that this was considered a joint venture and a private use of the space, as the stables were constructed using tax exempt bonds. There was a restriction that no more than 5% of the tax-exempt bonds could be used for a non-qualified use and the District was close to the 5%. In order for someone to engage in a for profit business, they must get approval from Bond Counsel, unless the bonds were redeemed, in order for the District to enter into a lease agreement for a private organization to have a for profit business. Mr. Goldstein asked if Kingwood used the stables for a convention, meeting or wedding and charged for it, if that would put the District over the 5%. Ms. Trucco recalled that the Special Events Policy included the fee that was charged for each space. Ms. Wispelwey requested the actual costs. There being no further comments, Ms. Adams closed the public comment period. After further discussion, there was Board consensus to direct staff to seek proposals for utilization of the stables and present to the Board in the next 60 to 90 days.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – April 13<sup>th</sup>, 2023**

Ms. Adams stated the next meeting was scheduled for April 13, 2023 at 1:00 p.m. The Proposed Budget would be presented at the May 11<sup>th</sup> meeting and adopted at the August 10<sup>th</sup> meeting.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/~~Vice Chairman~~