

**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, **April 13, 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	Assistant Secretary
John Dryburgh <i>by Zoom</i>	Assistant Secretary
June Wispelwey	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Pete Wittman	Yellowstone Landscape Services
Garrett Huegel	Yellowstone Landscape Services
Graham Staley	Reunion West CDD Board Member
Residents	

The following is a summary of the discussions and actions taken at the April 13, 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 1:00 p.m. and called the roll. Four Supervisors were present in person constituting a quorum and Mr. Dryburgh was present by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Greenstein recalled at the Reunion West CDD meeting, there was a spirited discussion about recent legal events involving Kingwood Entities (Kingwood), the developer of the resort and the Master Association, regarding the official complaint posted on social media and the Settlement Agreement entered into by Kingwood. The CDD had nothing to do with the Settlement Agreement; however, statements were made in the complaint that there was alleged questionable conduct or activity relative to transactions involving the Master Association, as well as one reference having to do with the roof of this building that involved the CDD. There was also a presentation and active discussion at the Reunion West CDD with Lieutenant McCalister from Osceola County Sheriff's Office, relative to traffic enforcement and other law enforcement matters. Ms. Trucco reminded residents to be cautious when speaking about this issue, as she did not want to have a cause of action against any resident or the CDD as a result of this discussion.

Ms. Adams opened the public comment period, limiting comments to three minutes.. Resident Clay Brown of 1506 Corolla Court requested the removal of trees that were down in a strip in the common area due to the hurricanes and that missing sidewalks be addressed. Ms. Sarah Gowen, a Board Member of Heritage Crossing requested a barrier for the County Road 532 and Old Lake Wilson Road intersection and Sinclair Road projects. Ms. Adams referred Ms. Gowen to the group facilitating the projects as these were not a CDD projects. Resident Tom Jones of 7417 Devereaux Street requested a study to reduce speeding and questioned who was auditing the contracts to ensure that they were no excess charges. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 9, 2023 Meeting

Ms. Adams presented the minutes from March 9, 2023 meeting, which were included in the agenda package. There were no comments or corrections.

On MOTION by Mr. Goldstein seconded by Ms. Wispelwey with all in favor the Minutes of the March 9, 2023 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-06 Providing for the Removal and Appointment of Assistant Treasurer

Ms. Adams presented Resolution 2023-06, removing Ms. Teresa Viscarra as Assistant Treasurer and appointing Ms. Katie Costa as Assistant Treasurer, which was included in the agenda package. Ms. Viscarra served as the District's accountant, but now worked remotely and Ms. Costa was Director of Accounting Services for GMS.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor Resolution 2023-06 Providing for the Removal and Appointment of Assistant Treasurer was adopted.

FIFTH ORDER OF BUSINESS

Review of Agreements Between Reunion East CDD and Kingwood Entities ("Kingwood") and the Reunion Resort and Club of Orlando Master Association ("Master HOA")

Ms. Adams recalled that earlier today at the Reunion West CDD Board Meeting, the Board directed staff to conduct an audit of the agreements, especially any current agreement between the Reunion East and Reunion West CDDs, Kingwood and the Master Association and provide an inventory. The Reunion West CDD Board scheduled a joint workshop for 10:00 a.m. on May 11, 2023, prior to their Board Meeting to discuss this matter further and present the audit. At Ms. Wispelwey's request, Ms. Adams would broaden the scope to include APDC Cleaning Services. Mr. Greenstein never heard of this company or the Districts contracting with them but thanked Mr. Staley of the Reunion West CDD Board for providing the scope of what they were going to do. The Reunion West CDD Board agreed for each Board to act independently but having a consolidated review. At the Reunion West CDD meeting, the Board directed CDD staff to provide an inventory of existing agreements and contracts, beyond Kingwood and the Master Association; provide an inventory of other ongoing discussions and negotiations between the CDD and Kingwood, including the Master Association and have the inventories available at the joint workshop and provided to the Board for review at the May 11th meeting.

Mr. Greenstein recalled at the Reunion West CDD meeting; a reference was made in the complaint to Kingwood about a roofing job that was completed for this building. There were competitive bids and Kingwood was the low bidder. The services provided were equal to or greater than the other bidders and the project was awarded to Kingwood. They completed the job

satisfactorily. When landscape services were re-bid, Kingwood submitted a proposal tied into Florida Commercial Care, but Yellowstone Landscape Services (Yellowstone) was awarded the contract. Regarding the audit, Mr. Greenstein would be surprised if anything was uncovered. Ms. Wispelwey clarified that it would not only be a review of what was approved by the Board, but a review of services that they were continuing to use. Ms. Adams stated it would include all current agreements. Mr. Greenstein explained it would be for all ongoing services acquired through the Districts, the Master Association and Kingwood as well as items on the Action Items List and/or Five-Year Plan involving these entities. Ms. Wispelwey felt that it would be helpful to have clarification on whether or not Yellowstone was a separate company. Mr. Pete Wittman, Branch Manager of Yellowstone Landscape confirmed that they were a private entity and had no affiliation with Kingwood.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor scheduling a joint workshop between the Reunion East and Reunion West CDD Boards on May 11, 2023 at 10:00 a.m. for the purpose of reviewing the Agreements Between Reunion East CDD, Kingwood Entities (“Kingwood”), Reunion Resort and Club of Orlando Master Association was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Signage at
Reunion Boulevard Roundabout
Pedestrian Crossings**

Ms. Adams presented a proposal from Fausnight Stripe & Line (Fausnight) for pedestrian crossing signs at Reunion Boulevard on the roundabout, which was included in the agenda package. This was a request from a Board Member. Mr. Scheerer was working with Fausnight to provide the proposal, which included a diagram identifying placement of the signs as well as options. Mr. Scheerer requested a proposal from Onsign Industries, who did the signage in Reunion Village, but they did not provide one. Fausnight did 95% of the striping and signage in Reunion for the past 18 years and they provided the following options:

- **Option 1:** \$7,650 for 3” decorative round or fluted powder coated posts, pedestrian sign panels, arrows, “*Ahead*” sign, black back sign frame and decorative base on pole with gold painted pineapple finial (which most signs had) and installation.
- **Option 2:** \$2,370 for 2x2” square galvanized steel posts, unpainted pedestrian sign panel, arrow sign panel, “*Ahead*” sign and installation.

Mr. Scheerer confirmed that the signs would be placed at the roundabout at Reunion Boulevard turning towards Tradition Boulevard. If the Board wanted a smooth pole as opposed to a fluted pole, there was no cost difference. Ms. Hobbs asked if there could be a sign at the bridge across the roundabout at Tradition Boulevard. Mr. Scheerer pointed out that there was no crossing across Tradition Boulevard and it was across Reunion Boulevard and on both sides of the traffic circle. Ms. Wispelwey recalled that Lieutenant McCalister from Osceola County Sheriff's Office stated that the Sheriff's Department were reviewing the signs and wanted them to pass their review. Mr. Scheerer stated that Fausnight provided signs for Florida Department of Transportation (FDOT) and did not install signs that were not to code and would work with Mr. Wittman and Mr. Huegel of Yellowstone on the Magnolia tree that was close to the crosswalk. Ms. Wispelwey noted that Option 1 was the more expensive option, but this was one of the most quintessential pieces of property and it would be a disservice to the community, to have signage that was not commensurate. Mr. Goldstein preferred Option 1, as the Board worked hard to dispose of the galvanized posts and have decorative signs. Mr. Greenstein agreed as they had a standard for appearance and quality.

Mr. Greenstein MOVED to approve the proposal with Fausnight Stripe & Line for pedestrian crossing signs at the Reunion Boulevard roundabout in the amount of \$7,650 and Mr. Goldstein seconded the motion.

Mr. Scheerer recommended fluted poles versus the smooth round type of poles.

On VOICE VOTE with all in favor the proposal with Fausnight Stripe & Line for pedestrian crossing signs with fluted poles at the Reunion Boulevard roundabout in the amount of \$7,650 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Cell Phone Tower Lease Proposal

Ms. Adams was contacted by CFA in April when they were looking for a location for a cell phone tower. She advised CFA that in the past, when the Board was approached with this type of offer, the Board declined it. The previous location was the billboard area at Reunion Village. Mr. Greenstein believed that CFA had a compelling reason to choose their location for the tower,

which was off of Old Lake Wilson Road behind Carriage Pointe. Ms. Adams recalled that some Districts had lease agreements for cell phone towers and one District had a cell phone tower designed to look like a tree. Staff had not determined whether a cell phone tower could be installed on this parcel; however, staff could investigate. Mr. Goldstein questioned which cell companies would use the tower. Ms. Adams explained that once the tower was installed, they would sub-lease to different providers. Mr. Goldstein asked if there was an advantage to having a cell tower. Ms. Adams pointed out that the District would receive revenue and based on this discussion, would obtain further information on the carriers and the tract. If it was a conservation tract, they must have the District Engineer to determine the feasibility for the cell phone tower. *After further discussion, there was Board consensus for staff to negotiate and bring back a revised proposal.*

EIGHTH ORDER OF BUSINESS

**Consideration of Proposed Fee Increase
for Yellowstone Landscape Services for
Fiscal Year 2024**

Ms. Adams stated in 2020, the Board directed staff to solicit proposals for landscape services and the Board awarded the landscape services contract to Yellowstone. However, subsequent to the initial engagement, the Board added property that was conveyed to the District such as Reunion Village and took over direct management of Seven Eagles. Yellowstone requested a proposed fee increase for Fiscal Year 2024, which was included in the agenda package. A spreadsheet was attached showing the increases, which was in labor, materials and fuel. The current landscaping contract for Reunion East CDD was \$604,590 and the increased amount was \$628,884. The current amount for Seven Eagles was \$18,000 and would increase to \$18,727. Reunion Village would stay the same at \$136,596. Mr. Greenstein complimented Yellowstone for their excellent service and holding their pricing during some challenging economic times. The increase was approximately 3%, which he felt was more than fair.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposed fee increase for Yellowstone Landscape Services for Fiscal Year 2024 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Approving the Conveyance of Tracts RW-**

**2 and OS-2 of the Reunion Village 1C
Replat from Orlando Health, Inc.**

Ms. Trucco was contacted by the lawyer for Orlando Health, Inc. who advised that two tracts, RW-2 and OS-2, which were currently in Orlando Health's name, were recorded on a plat as tracts to be owned and maintained by the CDD. RW-2 was a recreation tract and OS-2 was an open space tract. The District Engineer was currently reviewing that the CDD owning and maintaining the tracts was in accordance with the Development Plans for the CDD. Resolution 2023-05, which was included in the agenda package, would approve the CDD accepting the two tracts of land from Orlando Health. Attached to the resolution was a Special Warranty Deed, Bill of Sale, Agreement regarding Taxes, Owners Affidavit and Certificate of the District Engineer. Ms. Wispelwey asked if the tracts were near Reunion Village. Mr. Greenstein confirmed that they were within Reunion Village and the Reunion East CDD, adjacent to Orlando Health. Discussion ensued and there was Board consensus to investigate the locations further, bringing a map to the next meeting and verifying that there were no other administrative impacts. Ms. Adams noted that staff would make a recommendation after it was fully vetted by the District Engineer.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco recalled that the Reunion East and Reunion West CDDs received a notice from FDOT, advising that they were initiating the taking process under Chapter 73 of the Florida Statutes of a sliver of parcels along I-4 and Old Lake Wilson Road. This was the first step in the taking process. The next step was to send out their appraiser to the site and under law, the District had the right to send staff to attend the appraisal process. If they decide to proceed with the taking, FDOT would send the CDD a written offer that, according to law, would offer full compensation (fair market value for the property), as determined by their appraiser and pay for any damages. The CDD would then have the option to accept the offer or deny it and then the State had 30 days to bring a complaint for condemnation against the CDD. Ms. Trucco requested that the District ratify the approval of an Engagement Letter to engage Gray Robinson to represent the District in this matter. Under the Florida Statutes, the State would pay for the attorney's fees of the property owner and the fees that Gray Robinson would incur. Ms. Trucco would continue to update the Board, once she had confirmation that an appraisal was completed. In the meantime, she would provide the Parcel ID and map to the Board.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the Engagement Agreement with Gray Robinson to represent the District in the Florida Department of Transportation taking of a sliver of process along I-4 and Old Lake Wilson Road was ratified.

B. Engineer

Mr. Boyd reported that all of the field work and inspections were completed for the Pavement Management Plan and he was working on the recommendations. The priority was Gathering Drive and Reunion Boulevard. Reunion Boulevard needed attention. Mr. Goldstein questioned the condition of Excitement Drive. Mr. Boyd did not recall any major issues. Ms. Wispelwey noted that Excitement Drive was bumpy coming through the Excitement Drive gate. Mr. Boyd confirmed that a portion of Excitement Drive that needed some work, which would be addressed. Ms. Wispelwey recalled some new gutters were installed on Gathering Court, which affected the condition of the road. Mr. Boyd explained that tree roots were pushing through the road. Mr. Greenstein pointed out that they could not control tree roots and assumed this would be identified in the Pavement Management Plan. They were doing a comprehensive review in both CDDs and in his opinion, they have been lucky with their roadways due to a lack of extreme weather; although there were some potholes, but their roads were 20 years old. They had reserve funds but should budget for long-term re-paving. Mr. Goldstein noticed concrete breaking on driveway pads where it meets the apron and asked if the homeowner was responsible for repairing them or if it was part of the CDD street maintenance. Mr. Boyd confirmed it was CDD property. Mr. Goldstein requested that staff look at those. Mr. Greenstein hoped that it was an asphalt issue. Ms. Adams asked if there was an update on the Reunion Village access project. Mr. Boyd stated that he would look at it on the way out. Mr. Greenstein reported that the access to and from Reunion Village would be controlled by either a sticker on the windshield or a swipe card, similar to the Liberty Bluff entrance. Mr. Boyd stated construction had not started yet and hopefully dirt would be moved within the next week or two.

**Mr. Boyd left the meeting at this time.*

C. District Manager's Report

Mr. Greenstein asked about the meetings for the Poinciana Parkway Extension Connector Project. Ms. Adams announced that there was an online meeting on Tuesday, April 25, 2023 and

an in-person meeting on Thursday, April 27, 2023 at Advent Health. Earlier today at the Reunion West CDD meeting, staff was directed to provide the public hearing announcement to the Reunion HOA management entities for distribution. It was provided to six different management teams at 1:33 p.m. today.

Ms. Adams recalled at the Reunion West CDD meeting, there was a presentation from the Osceola County Sheriff's Office relative to traffic enforcement and other law enforcement matters. They recommended that the District engage in a sign study to ensure that all of the community's traffic enforcement signage was enforceable. There was consensus from the Reunion West and Reunion East CDD Boards to direct District Counsel to perform a further legal study regarding the use of low-speed vehicles on Reunion public roads. There was also a discussion about sending a public safety announcement every six months to residents regarding traffic enforcement matters. She would bring the traffic announcement back to both Boards before distribution.

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Scheerer reported that the security improvements at Carriage Pointe went live on April 5th, but the gates only worked for four days due to Internet issues. Envera did a great job directing traffic from Noon to 6:00 p.m. for the first two days and were currently onsite handling the internet issues. The SIM cards that operate the internet were deactivated by Verizon, but the gates could still be operated normally through a kiosk until the internet was restored. They have had issues with the cradle net and were looking at having a more dedicated line through Lumens (Century Link). Mr. Scheerer promised the residents that the gates would closed today.

**Ms. Hobbs left the meeting at this time.*

Mr. Scheerer reported that the roundabout pedestrian crossing was approved and the signs were being ordered. The installation of the swing set at the playground was pending and hopefully it will commence in the next 30 days. The Seven Eagles pool furniture would be delivered on May 15th. The furniture purchased for Spring Break would be used for emergencies. Additional chairs and tables would be delivered in May. The Seven Eagles fountain replacement project was the most difficult project that he ever dealt with due to the challenges of getting proposals. They were trying to obtain a second proposal but was having problems finding vendors willing to provide a quote. He contacted developers that were building decorative fountains, but they were having the

same problems finding vendors. The proposal from Spies Pools had not been received. The vendor that Mr. Greenstein provided, only did lake fountains and aeration. Mr. Greenstein clarified that this was the fountain in Linear Park. Mr. Scheerer would continue to seek vendors.

ii. Approval of Check Register

Ms. Adams presented the Check Register from March 1, 2023 through March 31, 2023 in the amount of \$312,014.57, which was included in the agenda package.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financial statements through February 28, 2023, which were included in the agenda package for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package. Mr. Scheerer pointed out that the dates were accurate and he was meeting with the contractor for the roof replacements at the Sinclair, Spine and Heritage guardhouses for a third time. The HVAC replacement was moved to June, due to May being a busy month and planned to get three proposals. The Reunion Village gate access was discussed. The no parking signs were deferred. The pool furniture would be delivered in May and the re-stripping was on hold. As soon as the Pavement Management Plan was presented, they would see what was completed. Mr. Scheerer received an email that the radar signs for Encore Reunion West arrived and would confirm on Friday. They were waiting for pricing for the stormwater repairs. The arbors were scheduled to be repaired in June. The Seven Eagles roof repair was estimated for June. The Reunion West playground was completed. They were waiting for mulch and additional signage for the Fitness Center. Ms. Wispelwey questioned the roof repairs. Mr. Scheerer met with a second vendor last week and has a third vendor scheduled for this Wednesday. They were looking at all of the roofs and would present the ones for this year and include what was anticipated for next year in the budget. The five-year study from Reserve Advisors had a list of items that they recommended for replacement in Fiscal Year 2023.

D. Security Report

Ms. Adams presented the March Security Report from Mr. Victor Vargas, Director of Reunion Security, which was emailed to the Board. Ms. Wispelwey felt that there needed to be more due diligence in terms of enforcing the parking. Mr. Vargas reported that they issued 415 violations last month. There were four or five incidents where the tow company was contacted but did not show up. Ms. Wispelwey noted that a number of cars that were broken into and asked what Mr. Vargas could do to ensure that residents could leave their cars in their driveways without getting broken into. Mr. Vargas pointed out that young people were walking into the community and checking for unlocked vehicles. There were three arrests last month. Mr. Goldstein reminded residents to lock their cars and leave their outside lights on at night. Mr. Greenstein pointed out that many residents had timers on their lights to turn off at Midnight, but he had his lights on all night. Ms. Wispelwey asked if it would be a good idea to have an unmarked security car. Mr. Vargas stated that they did not have one, but it was something they could discuss. Mr. Greenstein agreed that it was a great idea.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Goldstein noticed many open house signs in the past couple of weeks, which was against their sign policy, that were not being enforced by the HOA and wanted the CDD to enforce it. He requested that residents inform security about any signs that did not belong. Ms. Wispelwey was informed about a private event held at Seven Eagles three weeks ago, where 40 to 50 people were in the pool area because no signs were posted and there was no advanced warning. According to the company holding the event, "*The CDD failed to do a good job of operationalizing their new policy*" and were considering leaving. Ms. Adams advised that event may have taken place prior to communicating the new policy to the resort rentals and she would follow up. Ms. Wispelwey recalled discussion at the last CDD meeting about turning the horse stables into a Clubhouse or community room, as it was an underutilized asset and wondered if there was an agreement through Kingwood Resorts. Ms. Adams clarified that there were two topics: the current Management

Services Agreement (MSA) for the stables with Kingwood and better utilization of the stables facilities. The request from the Board was to prepare a Request for Proposals (RFP) to see what types of opportunities there were to improve those facilities for resident and patron utilization, but before she prepared the RFP, she needed to look at the property and whether there could be food and beverage operations licensed by the County. She would update the Board further over the summer months. Ms. Trucco confirmed that the MSA was reviewed by legal counsel and bond counsel and would be included in the inventory. There was a 30-day termination clause. Ms. Wispelwey received a request that this area be made into a parking lot for storage. Ms. Adams pointed out that the District was restricted by what the County allowed, but there were Districts that operated RV or boat storage lots.

Mr. Goldstein recalled that a group requested information on the engineering reports and asked if the documents were released to them. Ms. Adams stated they checked with the Field Manager to see if there were any plans onsite, but there were none and would follow up. Resident Lester Blades of 1530 Euston Drive confirmed that he received no response to his public records request. Ms. Adams apologized and would provide a copy of the MSA with Kingwood to him.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – May 11th, 2023

Ms. Adams stated the next meeting was scheduled for May 11, 2023 at 1:00 p.m.

FOURTEENTH 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~~