

**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 14, 2023** at 1:00 p.m. via Zoom Communication Media Technology and at the Reunion Grande Tower, 7593 Gathering Drive, Meeting Room E, Kissimmee, Florida.

Present and constituting a quorum:

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
Garret Huegel	Yellowstone Landscape Services
Pete Wittman	Yellowstone Landscape Services
Victor Vargas	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the September 14, 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. All Supervisors were present.

SECOND ORDER OF BUSINESS**Public Comment Period**

Resident Paul Christensen of 7593 Gathering Drive, Unit 903, recalled at the last meeting, there was discussion regarding the Fitness Center and recommendations were made on signage, additional monitoring and having security monitor the facilities. Yesterday people were dropping weights, causing damage to the floor, no signs were posted and there was no monitoring by security. Ms. Adams stated this item was included on the Action Items List to be discussed under staff reports.

THIRD ORDER OF BUSINESS**Approval of Minutes of the August 10,
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 10, 2023 meeting, which were reviewed by District staff. Corrections were submitted by Ms. Wispelwey and Mr. Greenstein, which were incorporated.

On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the August 10, 2023 Board of Supervisors Meeting was approved as amended.
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FOURTH ORDER OF BUSINESS**Consideration of Custodial Service
Agreement Renewal with Kingwood
Orlando Reunion Resort**

Mr. Scheerer met with all vendors in preparation for Fiscal Year 2024 budget. Subsequently, Ms. Haley Hall and Katherine who handle janitorial services at Reunion, provided an updated fee summary schedule, which increased due to the cost of retaining employees and insurance. Currently, the District paid \$4,125.33 per month for the Seven Eagles pool and it increased to \$6,698.01 per month or from \$17 per hour to \$22 per hour. For the Homestead, Heritage A & B and Carriage Point pools and Terraces recreation and pool area, they were asking for an overall increase of \$630 per month. Over the past several years, there were increases in the amount of \$500 or \$525 per month. Now they were requesting a flat fee of \$719 per month for each of the four pools and \$1,054 per month for the Terraces, for a total of \$3,930 per month for janitorial services. The scope of services was attached. Mr. Dryburgh felt that the increase for Seven Eagles was significant. Ms. Wispelwey questioned the difference between the Seven Eagles pool and the Terraces. Ms. Hobbs pointed out it included a pavilion, fitness centers, gazebo, hot

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tub, lap pool and two sets of bathrooms. Mr. Dryburgh questioned the number of cleaning hours. Mr. Scheerer stated they cleaned 16 hours per day, seven days per week. Ms. Wispelwey requested that it be bid out. There was Board consensus for staff to go out for bids for janitorial services and provide proposals at an upcoming meeting.

FIFTH ORDER OF BUSINESS**Consideration of All Terrain Proposal for
Stormwater System Repairs**

Ms. Adams presented a proposal for All Terrain Tractor Service, Inc. (All Terrain) for stormwater system repairs, along with a location map of the area in question, which was prepared by the District Engineer. Mr. Boyd noted that All Terrain was the only responsive bidder to repair a stormwater flume that collapsed, due to corrosion, in back of home. This area was not detected during the stormwater inspection earlier in the year as it was at the end of an alley. Mr. Dryburgh voiced concern that there was only one bid. Mr. Scheerer recalled that All Terrain was the same contractor that performed other stormwater work months earlier.

On MOTION Mr. Goldstein seconded by Ms. Wispelwey with all in favor the proposal with All Terrain Tractor Service, Inc. for stormwater system repairs in the amount of \$15,530 was approved.

Mr. Greenstein requested that the work commence as soon as possible, since a homeowner was affected. Ms. Adams stated an agreement would be provided by District Counsel since the work was in the right-of-way.

SIXTH ORDER OF BUSINESS**Consideration of License Agreement for
Dumpsters at The Stables**

Ms. Adams recalled ongoing discussion and escalating frustration among Board Members and residents of the District regarding the dumpsters at The Stables, as it attracted wildlife and illegal dumping. There was a current Management Service Agreement (MSA) with Kingwood to manage The Stables, including keeping the dumpster area clean. An appeal was made to Kingwood to assist with the Master Association who facilitated the trash removal in the community. Even after bringing the matter to Kingwood's attention the situation did not improve. Although the dumpsters were on CDD property, there was no License Agreement with the master Association to have the dumpsters located on District property. Typically, there is a License Agreement with

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the Master Association for other Association equipment installed on District property. For example, there are license agreements for the Association's mailboxes. Since the Board discussed a desire for requirements such as pest control services, maintenance of the area and restricted access, an agreement was drafted providing these conditions in the form of a License Agreement for Dumpsters at The Stables. Ms. Trucco noted that the agreement included their standard typical language.

Ms. Wispelwey was in favor of it as she received feedback from homeowners regarding the dumpsters. If they did not have the dumpsters, garbage would accumulate in the community. Having this agreement would help with getting a handle on the trash. Mr. Dryburgh felt it was a good idea, but they needed to stop people getting access to them at night and suggested posting a security guard or locking them. Mr. Greenstein recalled that originally there were gates to keep people from accessing the area and suggested re-installing the gates, limiting access from dawn to dusk, to prevent improper dumping and placing a pad under the dumpsters. Mr. Scheerer recalled that the dumpsters were on a pad, but there was also gravel for easy cleanup. Ms. Wispelwey pointed out there were dumpsters on the property that had the same issue. Mr. Dryburgh suggested improving one dumpster to set standards and installing motion activated lights to scare off people and wildlife. Ms. Adams pointed out that the intent of the agreement was to have some elasticity so that the Association could employ different tools to control access and make incremental improvements until they successfully controlled the area. If they were not successful, the Board could terminate the agreement. Ms. Wispelwey hoped to have control of this by December. Mr. Goldstein wanted it to be under control in the next 30 days. Mr. Greenstein agreed. Mr. Scheerer recalled someone picking up all external debris three days per week; however, as soon as the dumpsters were empty, people from rentals and vacation homes filled up the dumpsters and suggested keeping it to household trash.

Mr. Dryburgh proposed charging the rental properties for the daily pickups or expanding the number of dumps. Ms. Hobbs proposed having a lid with narrow shoots for normal household trash to resolve the issue. Ms. Wispelwey suggested monitoring on Saturdays and Sundays when the turnover of the rentals occurred. Mr. Greenstein felt that it was the responsibility of the Master Association, wanted to resolve this matter in the next 30 days and having an area that was clean, sanitary and manageable. If they could not control the excessive and improper dumping, the District should revoke the License Agreement. The Board agreed. Ms. Adams recommended that

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the Board approve the agreement in substantial form, subject to final revisions approved by the Chair. Mr. Greenstein requested that the Board Members provide suggestions to Section B of the agreement within the next week to ten days and forward to the Master Association for approval. Ms. Adams asked if the Board wanted to include a provision for the installation of additional dumpsters during the winter holidays, which was done in the past. Ms. Wispelwey was opposed, due to abuse by rental companies. Mr. Greenstein preferred to leave it out of the agreement.

On MOTION Ms. Hobbs seconded by Mr. Dryburgh with all in favor approving the License Agreement for dumpsters at The Stables in substantial form and delegation by the Chair to finalize the same was approved.
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SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco provided comments from the Board on the Irrigation Agreement to Kingwood's attorney and requested additional backup regarding the rates. They were reviewing it and Ms. Trucco hoped to bring it back to the next meeting. The draft Traffic Enforcement agreement with the Osceola County Sheriff's Department was provided to their attorney and they were in the process of reviewing it. Once there was a response, Ms. Trucco would bring it back to the Board for final approval.

B. Engineer

Mr. Boyd did not receive the report from Universal Engineering on the core samples that were expected by this date. They should be received in a few days and would be incorporated in the final report. The closing out the site work associated with the gates to Reunion Village was in process.

Mr. Boyd left the meeting.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List. Mr. Scheerer was waiting on renderings from Fast Signs for the updated English and Spanish Fitness Center signs in Seven Eagles. Once they were received, the signs would be installed. At the Board and residents request, Mr. Scheerer

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requested, “*Please Do Not Drop Weights*” signs and spoke to the Chair about installing a rubber floor under the weights and would provide a proposal from Fitness Services of Florida. At the last meeting, the Board approved Advantage Roofing replacing the Seven Eagles pool and guardhouse roofs. A Notice of Commencement was signed and notarized and repair of the Seven Eagles pool roof would start on October 19th. The pool would be closed a minimum of two weeks and maximum of three weeks, with the exception of the mail room, which they must provide safe access to Seven Eagles residents. They were trying to coordinate the resurfacing of the pool at Seven Eagles with the roof repairs, which was in the allocated in the budget for Fiscal Year 2024 and would provide proposals at the October meeting.

Ms. Wispelwey recalled discussion about providing access for Seven Eagles residents to use other facilities for those two to three weeks. Mr. Greenstein spoke to the General Manager (GM) of the resort about this matter in July and would follow up. Some Gyms offered a trial period. Mr. Dryburgh pointed out that the renters would only be at the resort for only several days and would want to exercise and suggested installing a sign indicating the closure of the facility and alternative locations. Mr. Greenstein felt this was a rare occasion as they never had to close the facility for a length of time and would work with the resort. Mr. Scheerer would post temporary signs and work with the resort on the closure. The pool would be closed for two weeks, one week to drain and repair and one week to fill the pool with water and circulate the chemicals. There was a suggestion at the Reunion West CDD meeting to turn the Seven Eagle fountain into a garden planter versus replacement. Mr. Scheerer received a preliminary design from Spies Pools, but it would not compliment the Reunion look and recommended UCC Group who did all of the masonry work for the monument signs at Reunion West; however, it was costly to demo and install one fountain, between \$100,000 and \$150,000. Mr. Greenstein suggested changing the fountain at the entrance to Seven Eagles to a planter. The Board requested further information. Mr. Greenstein requested that the Master Association put pressure on the Condo Associations to power wash their buildings.

ii. Approval of Check Register

Ms. Adams presented the Check Register from August 1, 2023 through August 31, 2023 in the amount of \$122,198.62.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein 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, 2023, which were for informational purposes. The District was over budget on some items. For Fiscal Year 2024, line items were increased based on the current spending track for professional services as well as field costs, due to price increases for labor and supplies. Assessments were fully collected.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan. Some of the estimated dates were pushed into October, to be completed next fiscal year.

D. Security Report

Mr. Vargas presented the July Security Report, which was provided under separate cover.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS


Next Meeting Date – October 12, 2023

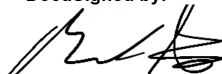
The next meeting was scheduled for October 12, 2023 at 1:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman