

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, October 12, 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 <i>via Zoom</i>	Vice Chairman
Trudy Hobbs <i>via Zoom</i>	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>	Boyd Civil Engineering
Alan Scheerer	Field Manager
Garret Huegel	Yellowstone Landscape Services
Pete Wittman	Yellowstone Landscape Services
Residents	

The following is a summary of the discussions and actions taken at the October 12, 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 1:06 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

**Mr. Goldstein joined the meeting at this time.*

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 14,
2023 Board of Supervisors Meeting**

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Ms. Adams presented the minutes from the September 14, 2023 meeting, which were reviewed by District staff.

<p>On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the Minutes of the September 14, 2023 Board of Supervisors Meeting was approved as presented.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of Proposals for Seven
Eagles Fountain Refurbishment**

Ms. Adams distributed proposals for the Seven Eagle fountain refurbishment, which was obtained by the Field Operations Manager, Mr. Alan Scheerer, however, it was not available until 10:00 p.m. October 11. She noted that the Board could take action on this matter today or defer until the November meeting when materials could be published in an agenda package. Mr. Scheerer recalled for the past several months, staff was trying to get a vendor or multiple vendors to come out and provide proposals for a complete demo and removal of the fountains at Seven Eagles Linear Park and were finally able to get UCC Group to come out. This was the vendor that completed all of the neighborhood monuments in Reunion West as well as he brickwork and monument work in Seven Eagles Linear Park. Last night at 10:00 p.m., Mr. Graham Duffy with UCC Group forwarded a proposal with several options and photos, which was provided to the Board. Photo 1 was for context only, representing a 10-foot round diameter fountain, however, the actual look of the fountain would be Photo 2. They would remove and replace the fountains with a filtration and chlorination system. It would have a circular ring around it that would provide a veil of water. Option 2 was for a 15-foot diameter fountain for the fountain closest to the flagpole. Modifications would need to be made to the brick pavers, to not only provide the proper path and walkway, but to make sure there was the proper ADA slope. It would have all the bells and whistles for filtration and chlorination, as well as multiple lights that could change colors, which the Board requested. Option 3 would be for an overhaul of the existing fountain, to include sandblasting of all of the precast walls, a tiered fountain feature, finial, additional grinding and finishing with waterproof re-marsite, waterline tile and a new pump filtration system. Option 4 was for the fountain closest to the pool. Option A would be to add a vault and do the same level of rehab, with a filtration system and colored lights. A 15-foot diameter fountain would be the same price as Option 2. Option B was for a rehab of the fountain without the vault. If the 10-to-15-foot fountain was approved, the design would take two weeks, three weeks for permitting and six to eight weeks to build it, which would bring them into January.

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Ms. Wispelwey did not want any work to be completed during the season when they had many people. Mr. Dryburgh questioned whether they currently had a 10-foot fountain. Mr. Scheerer indicated that their current fountain was 10 by 9 and the Board was talking about increasing it to a 15-foot fountain. Mr. Dryburgh pointed out the price increased from \$115,000 for a 10-foot fountain to \$142,000 for a 15-foot fountain, for a difference of \$27,000, which he did not see any benefit from as the purpose was to have it operate for the long-term and felt that it only make sense if Reunion Resort wanted to contribute \$27,000 for their weddings. If the Board wanted to hold off to speak to Reunion Resort, Mr. Scheerer would be happy to have that conversation with them. Ms. Wispelwey agreed that Reunion Resort received the most benefit the Board needed to think about whether they were spending their money wisely or change them into planters. Mr. Greenstein preferred to defer this matter until November in order for all Supervisors to be present in person but questioned the finished product in Option 1. Mr. Scheerer explained that Option 1 removed the existing fountain and started from scratch, which was Photo 2. Mr. Greenstein pointed out that Option 1 was the Bellagio style fountain compared to what they currently had, which were separate bowls and the cost to repair and enhance the existing fountain to have a useful life would cost \$61,000. Because their fountains were 18 to 20 years old, he felt that this was a fair price and suggested replacing the fountain closest to the Seven Eagles pavilion entrance for \$120,000. Mr. Dryburgh preferred to speak to Reunion Resort about splitting the cost since they wanted to bring in more weddings. Mr. Greenstein suggested revisiting the fee that the District charged for the use of that area as it was an enhancement and recalled the Board discussing at the last meeting, putting all of their efforts into the fountain closest to Gathering Drive, as it was seen by almost everyone driving past their community and recommended they turn the other fountain into a planter as they did not need a fountain at both ends of Linear Park. Mr. Dryburgh agreed. Ms. Hobbs felt that the fountains benefitted the entire community and added value as it made the community more attractive to people. Mr. Greenstein agreed.

Ms. Wispelwey felt that a better use of their funds was for roads and suggested that Reunion Resort take care of one fountain and the District would take care of the other. Mr. Greenstein agreed but noted that they had a good amount of money in the Replacement and Maintenance (R&M) Fund for the fountains and it should be shared cost between Reunion East and Reunion West, since it was not just a Reunion East CDD project. In his opinion, it came down to what was fiscally responsible and recommended deferring this matter to the November meeting when all of the Board Members were present, so that they could consider a repair and

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enhancement that allowed for future use versus a Bellagio type of fountain. Ms. Wispelwey did not recommend keeping the existing fountain without enhancing the water treatment. Mr. Greenstein was happy that the proposal included systemic modifications that were needed for the fountain to function properly without undue maintenance and wear and tear and thanked Mr. Scheerer for providing the proposal. *There was Board consensus to defer this matter until the November meeting.*

- **Public Comment Period (Item 2)**

Ms. Adams received a request from a member of the public who was attending via Zoom to open the public comment period. There was Board consensus. Ms. Dorothy Reynolds thanked the Board for allowing her to speak and requested an update on the Fitness Center at Heritage Crossing. Ms. Adams stated this item was on the Action Items List and staff would address it under the District Manager's Report. Resident Chuck Maniaci of 7637 Heritage Crossing Way, Unit 102, witnessed raccoons coming into the pool and drinking out of it during the day when kids were present. Mr. Scheerer explained that it was a CDD pool and there were no contracts in place for pest control, but they would bring someone out to set traps. Ms. Wispelwey suggested installing netting or screening around the pool to keep the raccoons out. There being no further public comments, Ms. Adams closed the public comment period.

FIFTH ORDER OF BUSINESS**Consideration of Seven Eagles Pool
Renovation**

- A. Spies**
- B. Aqua Blue**
- C. Sundance**

Ms. Adams recalled when the Board was approving Fiscal Year 2024 Budget, one of the projects that the Board considered for the R&M Fund, was the resurfacing of the pool and spa at Seven Eagles. Mr. Scheerer was working with multiple vendors to obtain proposals and included them in the agenda package along with a comparison of costs. Proposals were provided by Spies Pools, Aqua Blue and Sundance. Spies Pools provided many options such as installing new LED lighting, new tile, new beam markers, and to ensure that it was skid resistant and fell in line with the Department of Health regulations and step tile. They provided the same proposal for the two spas in Seven Eagles and quoted \$67,332 for the pool and \$18,780 for the two spas, for a total of \$86,112. Aqua Blue provided a proposal based on the same specification and quoted \$24,414 for the two spas and \$89,530 for the pool, for a total of \$113,944. Sundance Pools quoted \$79,995

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for the pool resurfacing and \$23,495 for the two spas, for a total of \$103,490. It was brought before the Board today because they were closing Seven Eagles for two to three weeks while it was getting re-roofed, the atrium was pressure washed and rubber flooring was being installed in the main gym. Ms. Wispelwey noted that Spies would fit within their time frame the best, taking two to three weeks, as Sundance would take four weeks and Aqua Cool Blue would take three weeks. Ms. Adams pointed out that they did not always make a recommendation, but in this case, based on Mr. Scheerer's experience and long-standing relationship with this vendor, providing quality product and standing behind their work, Mr. Scheerer recommended the Spies Pools proposal. He used them often in his current role as Field Manager and never had to call them back. They have been in business for 35 years, performing 99.9% of all commercial pool repairs and provided a warranty of five years on the finish. They had the best repair staff and were responsive. Mr. Dryburgh asked if the Spies Pools quote included Options 1 and 2. Mr. Scheerer confirmed that they were included as an add-on and it would cost \$5,000 to have the lights converted to LEDs and for the additional inside beam work. The Spies Pools proposal included all of these options for \$86,530.

On MOTION Ms. Wispelwey seconded by Mr. Dryburgh with all in favor the proposal with Spies Pools for the Seven Eagles pool renovation in the amount of \$86,530 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Reunion East Property
Conveyance Funding Agreement with
Kingwood Reunion Resort**

Ms. Adams reported that a representative of Kingwood Orlando Reunion Resort (Kingwood) informed them that Kingwood was considering the relocation of certain golf course holes and requesting a certain amount of property or acreage be conveyed from Reunion East to Kingwood. As a result, staff requested a Funding Agreement, whereby any work that District Counsel and the District Engineer did on behalf of Reunion East CDD relative to this project, would be 100% funded by Kingwood. The costs would be itemized and requests for reimbursement would be sent to Kingwood per the terms of the Funding Agreement. The project itself was in the early stages and there were no documents available to circulate to the Board. However, in speaking with the developer's representative, when they get closer to knowing exactly what they were going to be asking for, they would come to the Board and make a presentation on what they were asking for. By that time, it would have been vetted by District

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Counsel who would confer with Bond Counsel and the District Engineer, as it potentially required permitting with the Water Management District. At this time, staff was asking for the Board to agree to Kingwood paying for all of the fees associated with this project. Ms. Trucco pointed out that once they completed their review, they would bring everything back to the Board and the Board would decide whether to agree with their proposed Development Plan change, which may affect some CDD property.

Ms. Hobbs suspected that they would be asking for land designated as a conservation area. Ms. Adams pointed out that would be something that the District Engineer would evaluate and make a determination of suitability from an engineering perspective. Ms. Hobbs wanted to have a better understanding of how this worked because normally they did not give up conservation land unless they had mitigated conservation. Ms. Adams felt this was an excellent point, which staff would be looking into, especially the District Engineer. However no one had looked into anything until a Funding Agreement was in place. Ms. Wispelwey found it hard to believe that Kingwood did not know what they wanted. Ms. Adams believed that they had an idea, but it was early because there were multiple stakeholders, including the Water Management District who would determine the feasibility of the project. However, as soon they were further along in the process and there was due diligence completed by District Counsel and the District Engineer, it would be brought back to the Board for a presentation from the developer's representative. But at this time, the only action that they were requesting was for the Board to approve the Funding Agreement so that Kingwood was paying for the due diligence work.

Ms. Trucco explained that the Funding Agreement was paying for a proposed change to their Development Plan to convert a portion of the golf course to residential use, which may impact some CDD conservation land and contemplating a potential swap of conservation land. Staff needed to review the documents and concepts, which would take time, but before that occurred, they asked Kingwood to cover all CDD's fees for example experts that Mr. Boyd advises should be consulted, surveying expenses, etc. Mr. Dryburgh assumed when they come back with the presentation, they would reach out to residents about what was being presented so that they could attend the meeting. Ms. Trucco suggested having a joint meeting in order for everyone could hear the presentation. Mr. Greenstein pointed out it would be a major change for the Watson Golf Course and impacted the entire community as well as the golfers. When Kingswood had everything right, they would announce their plans to the community as their Assessment Methodology currently covered golf course property that they would convert to

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residential and recalled that there was sign off from Mr. Tom Watson on golf course design changes they wanted to make. Ms. Trucco assumed that nothing would be signed off on without the Board's approval, which was why she and Mr. Boyd wanted to review everything and this was the first step. After this was approved by the Board, Mr. Boyd would be review everything. Mr. Dryburgh felt that the public had a right to know what was happening and to see the plans. Mr. Greenstein recommended that the Board approve this agreement so that the funding was in place.

<p>On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Reunion East Property Conveyance Funding Agreement with Kingwood Reunion Resort was approved.</p>

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Setting a Public Hearing to Establish and
Confirm Rates for Irrigation Service**

Ms. Trucco recalled that two months ago, the Board approved an Irrigation Agreement with Kingwood in substantially final form, subject to the Chairman's execution and that it would bind successors and assigns. She obtained Kingwood's approval of the changes to clarify that it runs with the land and was going to bind successors and assigns and they agreed that the irrigation rates would include the capital expenses, based on the CDD's position that it owned a portion of the irrigation system. They cleaned up the definition of capital expenses for any long-term repair costing more than \$50,000, clarifying if there was a capital expense, they would approach the CDD and the CDD Board would decide, to the extent that financing was legally permissible by the CDD and there was some tax benefit, to assist Kingwood in the financing of a capital repair. At this time, Kingwood approved the agreement, including the provision that any time the irrigation rates set forth in Exhibit A increased, which were the current 2023 rates, the Board would receive a 90-day notice to approve the rate increase. As a formality, in order to follow Chapter 190, Ms. Trucco recommended that the Board adopt Resolution 2024-01 to set a public hearing for the December meeting to approve the 2023 rates, as the intent behind the agreement was to comply with Chapter 190 for the portion of the irrigation system that the CDD owned.

Ms. Wispelwey requested that there be communication as she heard from a number of residents who had no input in any increase. Ms. Trucco pointed out that the Board had a say if Kingwood increased the rates, which they would not have with another provider such as Toho, as prior to this agreement, the CDD had no indemnification rights and the rate could have escalated

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each year. Mr. Greenstein pointed out that while they served as the regulating body for the irrigation water arrangement in Reunion, because the CDD owned the facility, the Master Association was operating it through Kingwood. Mr. Greenstein requested that the public be informed of the intent of the hearing. Ms. Trucco would prepare a one-page document with the highlights, benefits and more about the rates.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2024-01 Setting a Public Hearing to Establish and Confirm Rates for Irrigation Service for December 14, 2023 at 1:00 p.m. at this location, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco was working on the Irrigation Agreement since the last meeting and was continuing to follow up on the Traffic Enforcement Agreement with the Osceola County Sheriff's Department. She provided them with a draft agreement for both Reunion East and Reunion West, showing that the roadways were public as they were financed with bonds and was dealing with their counsel, who was still reviewing the agreement. Ms. Trucco would escalate to a phone call and email per week as a follow up in order to get an answer from the county as to whether there were any comments on the draft she provided, with the argument that residents within the CDD were paying taxes to the county and there was consistency with past practices based on the nature of the roadways. She was continuing to reiterate to the Sheriff's Department that the gates were soft gates, pointing out an incident that occurred in Reunion West Encore last month with golf carts. Ms. Trucco would keep the Board apprised of any updates.

B. Engineer

i. Consideration of Bid Documents for Right of Way Repairs

ii. Consideration of Universal Pavement Condition Report

Mr. Boyd presented the Universal Engineering Services (UES) Geotechnical Evaluation, including the exhibits that they prepared and bid documents for bidders to quantify what they were recommending, based on the initial evaluation that they completed earlier this year in order to provide apple-to-apple comparisons. UES performed borings in the locations that staff identified and based on their initial evaluation, they recommended a 1½ inch milling of existing asphalt and replacing 1½ inches of new asphalt. This report would be included as part of the bid documents, in order to provide further details to the contractors. This was the first step in a multi-

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year process of repaving all of the roads within the District. According to the bid document, there was a general item for mobilization and any other items that they needed. The first section was Gathering Drive from 545 overpass to Excitement Drive, which would be a full repaving of the entire roadway (Maintenance of Traffic), with 1½ inches of asphalt, resurfacing with a new layer of 1½ inches of asphalt and the restoration of pavement markings. For this section specifically, they were asking for a double yellow center stripe and new stop bars where stop bars needed to be replaced, even if the area was not being repaved at this time. It would be amended to include crosswalk re-striping. The second section was the entrance to Excitement Drive off of Old Lake Wilson Road, which was in poor condition, with the balance of Excitement Drive being completed at a later time as it was not in immediate need of repair. The third section was Tradition Boulevard between Spine Road and I-4, the fourth section was Tradition Boulevard between the Davenport Creek bridge and the intersection and the fifth section was the outbound lane on Spine Road, which is in poor condition. However, the inbound road of Spine Road was in good condition except at the intersection of 545 up to the gate and the last three segments were on Reunion Boulevard. They were recommending re-paving all of Reunion Boulevard at this time, as quite a bit of Reunion Boulevard was in urgent need of repaving, although a portion of Reunion Boulevard was not in bad condition north of Patriots Landing up to the circle. The request from the Board was to put this out for bid and once the bids were received, the Board could decide to defer any of the work to a future year, since the scope was split into sections.

Ms. Wispelwey pointed out that it was difficult to turn onto Spine Road from Old Lake Wilson Road towards Osceola Polk Line Road and asked if they could get additional feet of asphalt. Mr. Greenstein agreed as it was a 90-degree turn, which was dangerous as a car could get rear ended and asked if there was anything that they could recommend to the county. Mr. Boyd stated that they could prepare a construction plan and submit it to the county for a construction permit. Ms. Wispelwey stated that she wanted to expand the apron on CDD property, not to make a turning lane. Mr. Greenstein questioned how much land they had in the apron area that could be turned 60 degrees versus 90 degrees. Mr. Boyd could determine how much CDD property they had to work by looking at the ownership map, as he believed that CDD property ended at the right-of-way (ROW) and there was golf course property to the north. To the extent it was possible to do that, they would have to do some grading, build a roadway base and put in new asphalt, which would be a more substantial line item. Mr. Greenstein agreed, as it was a safety issue and suggested reaching out to the county about the eminent need for it as a traffic light was going to

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be installed as part of the Old Lake Wilson Road widening project. Mr. Dryburgh suggested finding out from the county when they were going to improve this intersection so they could widen the apron on Spine Road as part of their project. Mr. Boyd would check with the county on their plans. Ms. Trucco recalled an eminent domain matter several months ago, when notices were provided by the Florida Department of Transportation (FDOT) regarding the taking of Parcels 109, 127 and 810 and would coordinate with Mr. Boyd. Because if they did make an improvement that was later subject to eminent domain by the county, the District would be entitled to reasonable compensation. Gray Robinson just informed her that they received an offer of \$200 for Parcel 127 and \$300 for Parcel 810, but FDOT was still reviewing the appraisal for Parcel 109. Once Gray Robinson had the appraisal for all four parcels, they would perform a more detailed review of the full taking and provide a complete analysis back to the Board.

Ms. Adams asked if the bid documents included golf cart crossings with the stop bars and crosswalks. Mr. Boyd explained that there were no golf cart crossings in Reunion East, but there were crosswalks, which would be addressed. Mr. Greenstein noted one golf cart crossing on the south end of Excitement Drive between Holes 1 and 2. Mr. Boyd would have those re-stripped as part of the bid package. Ms. Wispelwey felt that it would be helpful to have yield signs in the roundabout on the bridge by the traffic circle (Photo 1.11 E). Mr. Scheerer indicated that the Davenport Creek Bridge terminated where the words, "*Tradition Blvd.*" was on the photo, but there was no common area to post yield signs, so they put the "*Pedestrian Ahead*" sign on a light post further back. Ms. Wispelwey requested pavement markings approaching the traffic circle from west to east because there was no place to put it and people could not see it. Mr. Boyd would have pavement markings included on all three approaches to the circle.

<p>On MOTION by Ms. Wispelwey seconded by Mr. Dryburgh with all in favor the bid documents for the right-of-way repairs to include stop bars, striping, crosswalks, golf cart crossing and yield pavement markings at the traffic circle were approved.</p>

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List. Regarding the question from a resident earlier in the meeting about the use of Seven Eagles Fitness Center, there was discussion because it would be closed for three weeks for maintenance when the roof was replaced, the pool was resurfaced and other maintenance activities were occurring. She received several inquiries from

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Reunion property owners and residents about other CDD fitness centers and advised them that they could use the CDD outdoor Fitness Center on Grand Traverse Parkway near Valhalla. The resident also spoke about private fitness centers that were operated by Reunion Resort, but they did not have any official information from Reunion Resort about when they planned to reopen facilities. If any Board Members wanted to speak about that issue, they could, but she did not have any information. Mr. Dryburgh felt that Ms. Adams was clear and the resident should understand that the private exercise facility was closed in order to enhance the golf facility and the equipment was placed in storage. The indoor exercise facility would be worked on for multiple weeks. Mr. Greenstein hoped it would take no more than three weeks. Mr. Scheerer clarified that while the roof was being replaced and the Fitness Center was closed and only the mail room at Seven Eagles would be open. Dumpsters and equipment would be mobilizing on the 19th and the front entrance would be closed on the 20th. Mats would be added to the free weight section of the Seven Eagles Gym when available.

Ms. Adams pointed out one item that was not on the Action Items List, which the Board took action on, was to provide the bond requisitions to the District Engineer to evaluate the potential minimum amount that The Stables parcel could be sold for. That was in process as the information was provided to the District Engineer. Mr. Boyd stated he had not started the review yet. Mr. Greenstein understood as Mr. Boyd was working on items that were a priority. Ms. Wispelwey questioned where the dumpster was placed. Ms. Adams indicated that the comments that Supervisors provided to her on the License Agreement, were incorporated, the Chairman reviewed the final form, it was provided to the Master Association and a courtesy copy was forwarded to Reunion Resort. They have not received any comments from the Master Association or Reunion Resort at this time, but she received notification two days ago that they were reviewing it. Mr. Greenstein hoped by the next meeting they would know where they stood. Mr. Dryburgh felt that the agreement was in the right spirit. Ms. Adams pointed out that the Action Items List was provided for informational purposes and no action was required.

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

ii. Approval of Check Register

Ms. Adams presented the Check Register from September 1, 2023 through September 30, 2023 in the amount of \$419,748.86.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through August 31, 2023, which were for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan. The Project List for Fiscal Year 2023 was updated and the Project List for Fiscal Year 2024, noted the action taken by the Board regarding the pool resurfacing, which was scheduled for October.

D. Security Report

Ms. Adams reported that the September Security Report was provided to the Board under separate cover. Mr. Victor Vargas, Director of Reunion Security, was not in attendance as he was at a security conference.

NINTH ORDER OF BUSINESS**Other Business**

Ms. Wispelwey reported that a fire occurred in one of the pool pumps in Carriage Pointe. Ms. Adams sent a report to the Board in case there was any discussion on social media. Mr. Scheerer was informed early in the morning about a pool heater that caught on fire and Spies Pools was contacted. It turned out that was a backfire in the heat exchanger, which was caused by a small hole in the underside of a gas valve running from the gas valve to the pilot light. When it called for gas, it lit and ignited. Spies Pools came out the same day and replaced the three-inch copper tubing, tested it and now it works fine. It was not a massive fire, but the sound of the explosion could be heard in the video from when the small hole ignited itself. None of the gas was shut off other than to that specific heater. Ms. Wispelwey felt that they were very lucky.

Mr. Scheerer reported that their pool provider, Roberts Pools requested an increase for their services and in order to stay in line with the direction of the Board, three proposals were obtained from three different vendors, as well as someone who was recommended to him, but

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they did not submit a written proposal in time. The budget was \$7,000 for cleaning only and the CDD was currently paying, starting in October, for all chemicals, whereas the prior contract had chemicals included. The increase with Roberts Pools was for \$8,500 per month for seven days per week service for all six pools, spas, two kiddie pools and three fountains. Sundance Pools proposed \$9,250 for the same service. Central Florida Pools and Spas, who had trucks all over the area, proposed \$7,000 a month to clean all pools and fountains, but Mr. Scheerer was not familiar with them and their online reviews were not favorable. Ms. Wispelwey used them. Mr. Dryburgh questioned what percentage of the price was for chemicals. Mr. Scheerer confirmed that there was \$200,000 in the budget for chemicals for the entire community. Mr. Dryburgh asked if the vendors would be charging for chemicals. Mr. Scheerer explained the chemicals were being delivered and charged directly to the District and the proposal was cleaning only. Mr. Greenstein asked in the last 24 months, whether there was an increase from Roberts Pools. Mr. Scheerer recalled that they provided an increase in the past, the District was currently paying \$7,000 per month, which was increasing to \$8,500 and the District was paying \$15,000 per month for chemicals.

Mr. Dryburgh questioned what Central Florida Pools and Spas would be doing. Ms. Wispelwey stated according to their proposal, they would be doing brushing, netting, vacuuming, tile, cleaning, filter cleaning, picture, chemical logs and emails. Mr. Dryburgh proposed going with the cheapest vendor and seeing what happened. Ms. Wispelwey voiced concern if they went to Central Florida Pools and Spas and did not like them and they wanted Roberts Pools to come back, they might want \$9,500 versus \$8,500 and questioned whether Roberts Pools used the same people. Mr. Scheerer confirmed that the same people serviced the pools, but on occasion, they sent other people and on occasion, the owner serviced their pools. They GPS tracked all of their vehicles in case a pool was not clean. Mr. Boyd stated Mr. Goldstein suggested that he contact Mr. Jonathan Patricio, a former pool cleaner for Yellowstone, but as of last week, he was not insured, although he was licensed. He offered to clean the pools for \$7,500 per month. Mr. Greenstein felt they needed to maintain consistency and quality and recommended trying to lock them into no price increases for 12 or 24 months. Ms. Wispelwey pointed out that Central Florida Pools and Spas increased their price after six months. Ms. Trucco indicated that the contract with Roberts Pools had a 30-day termination clause without cause. Mr. Dryburgh felt that having the same person maintain their pools was important as well as being able to track them. Ms.

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Wispelwey stated that Central Florida Pools and Spas provided an email message showing the picture of the pool that they cleaned.

Mr. Goldstein felt that Roberts Pools were not doing the quality work that they needed to and wanted to look at other vendors as he witnessed a guy sitting out in front of a pool for 40 minutes in his truck not doing any work. Mr. Dryburgh questioned whether there were any complaints about the cleanliness of the pools as he used the Homestead pool often and it was clean and he had not heard any complaints. Mr. Scheerer stated there was an issue with a filthy spa at the Homestead pool, but it turned out someone threw dirt into it and most of the complaints were in the afternoon as the pools were cleaned in the morning. Mr. Dryburgh preferred to use a company that used the same employees. Since this item was not on the agenda, Ms. Adams opened this item to the public for comments prior to the Board taking action. Hearing no comments, the floor was closed to comments and Ms. Adams pointed out that any action that the Board takes, was subject to District Counsel preparing an agreement with all of the statutory requirements and District protections that were deemed necessary by Counsel.

On MOTION by Ms. Wispelwey seconded by Mr. Dryburgh with all in favor approving a multi-year agreement with Roberts Pool Services was approved.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – November 9, 2023

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

TWELFTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
[Signature]
6540F4ED6DA8400...
Chairman/Vice Chairman