

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion West Community Development District held on Thursday, January 12, 2017 at 2:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Chiste	Chairman
Mark Greenstein	Vice-Chairman
Jared Bouskila	Assistant Secretary
Deborah Simmons	Assistant Secretary
Peter Brown	Assistant Secretary

Also present were:

George Flint	District Manager
Steve Boyd	District Engineer
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Daniel Baker	ACP Communities by phone
Thomas McKeon	Resident
Zac Johnson	Encore by phone
Vivek Babbar	Straley & Robin by phone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, and call the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item as followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Acceptance of Resignation of Zachary Johnson and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2018**

Mr. Flint: We received a letter of resignation from Mr. Johnson and I would ask for a motion from the Board to accept his resignation.

On MOTION by Mr. Chiste, seconded by Mr. Bouskila, with all in favor, the resignation of Mr. Johnson was accepted.

Mr. Flint: Once there is a vacancy created on the Board through resignation the remaining Board members will appoint someone for the balance of the term. Are there any nominations from the Board to fill that vacancy?

Mr. Chiste: I nominate Peter Brown.

Mr. Greenstein: I nominate Thomas McKeon

Mr. Flint: We will open the floor to nominations and then we will vote on the nominations in the order that they are taken. Are there any other nominations? Hearing none we will close nominations and take them in the order they were nominated. We have four votes for Mr. Brown so we will not need to take vote on Mr. McKeon.

Mr. Chiste: How long does his term go?

Mr. Flint: November of 2018.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint being a Notary Public of the State of Florida administered the Oaths of Office to Mr. Brown and Mr. Bouskila.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the previous actions of the Board were ratified.

C. Election of Officers

D. Consideration of Resolution 2017-05

Mr. Flint: This Resolution elects a Chairman, Vice Chairman, Secretary, Treasurer, Assistant Treasurer, and Assistant Secretary's. Mr. Johnson was Vice Chairman and you now have Mr. Brown on the Board and we can take each seat individually or if a Board member wants to make a motion to elect a slate of officers we can handle it in one motion.

Mr. Chiste: I recommend Mr. Greenstein as Vice Chairman.

Mr. Flint: Do you want to make Mr. Brown Assistant Secretary and leave all of the other positions the same?

Mr. Chiste: Yes.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, Resolution 2017-05 electing the slate of officers was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 10, 2016 Board of Supervisors Meeting and Acceptance of the Minutes of the November 10, 2016 Landowners' Meeting

Mr. Flint: Were there any additions, deletions, or corrections to the minutes?

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the minutes of the November 10, 2016 Board of Supervisors meeting were approved and the minutes of the November 10, 2016 Landowner's meeting were accepted.

FIFTH ORDER OF BUSINESS

Approval of Street Tree Plan Phase II

Mr. Flint: The Board carried out what we are calling Phase I of that in the last Fiscal Year. Phase II, because the Board didn't meet last month, I did speak with the Chairman and also the Reunion East Board met and considered Phase II and approved it. It is a cost share improvement.

Mr. Scheerer: During our 2016 budget year, we had a request from a resident on the west side to improve some areas in Reunion West that were lacking street trees and to mimic what we have on the Reunion East side. Mr. Greenstein and I met with that resident and viewed all locations. Yellowstone landscaping provided us with their recommendations on the map that is in your agenda packet. During the budget adoption process the Reunion East and West Boards all approved the Capital Expenditures, which included this Street Tree Plan. The first Phase of this Street Tree Plan was from the I-4 Bridge to Sinclair Road Gate on Tradition Boulevard and that was executed in 2016. At the last months meeting the Reunion East Board approved the

same Street Tree Plan as part of a cost share. What we would be looking for today are any questions or concerns and approval from the Board to get this project moving forward.

Mr. Chiste: Is this an approval?

Mr. Flint: We are asking you to ratify it because the Reunion East Board approved it.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Phase II Street Tree Plan was approved.

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer: Applied Aquatic is our lake management Company that we use here in Reunion and they have been providing us services for many years. We are just looking to renew this contract for the next Fiscal Year.

On MOTION by Mr. Bouskila, seconded by Ms. Simmons, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Revised Series 2015 Requisition #6 and Series 2016 Requisition #3

Mr. Flint: These were previously approved by the Board but the dollar amounts were revised prior to submitting to the Trustee. They were lowered to match the actual amounts that were in the Trust accounts. We are bringing them to you to ratify to clean up the District's records.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the revised Series 2015 Requisition #6 and the Series 2016 Requisition #3 were ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Great Waters Way Certificate

Mr. Flint: We had an emergency egress that crosses the golf course that has concrete aprons on each side. There is a vacant lot, and the County was requiring a sit back as if it were a corner lot, and this was never intended to be a road. The District Engineer went back and reviewed the construction documents and the County has required that we provide a certificate indicating that we do not intend to pave that road and it will not be a road.

Mr. Chiste: Steve, it doesn't go anywhere?

Mr. Boyd: It provides an alternative route to a long cul-de-sac.

Mr. Flint: Pine Castle is a long cul-de-sac, which exceeds the distance of a standard cul-de-sac, so they require the secondary egress. You cannot tell it is there other than the aprons.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Great Waters Way Certificate was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item as followed.

B. Engineer

Mr. Boyd: We have an updated proposal to design the signal at 532 and he put a net reduction in fees of \$2,000 if the existing bases can be reused. I pressed him for a better estimate and cost, and the number he gave me verbally was \$250,000. I was looking at the minutes of the previous meeting and he had previously told me \$200,000. He is unable to come up with a cost estimate that he is confident with at this point and he really needs to do the design exercise and it needs to get bid out and it will be based on contractor availability. I think he is overly conservative with the \$250,000 and I still think the \$200,000 was conservative, but unfortunately I don't know if I am going to be able to present the Board with a figure that I would be comfortable you moving forward with less than that at this point.

Mr. Greenstein: In the section to the west of our intersection on 532 I am pretty sure that project has been approved by the County. Will some cost information be available relative to that intersection? I would think that intersection is almost identical to our intersection except it is coming in from the other side.

Mr. Boyd: I can pursue that and ask the County. If the estimate that was submitted to the County for the purpose of the bond then I can probably get my hands on that and I can look for that.

C. District Manager's Report

i. Action Items List

Mr. Chiste: George, so this isn't being brought up here and we will ratify what the East does?

Mr. Flint: It does need to be addressed by both Boards because it is a shared expense and it will be allocated based on whatever the allocation factor is.

Mr. Greenstein: Is this in the ballpark of what we have to pay for the design?

Mr. Boyd: We don't have a competing price. Scott Leftwich is the firm that designed the signal originally so it was my assumption that he would be the most competitive since he has the background information. To me the fee is reasonable based on the design of that signal.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the proposal from Leftwich Consulting to design the signalization plan was approved.

ii. Approval of Check Register

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

iii. Balance Sheet and Income Statement

Mr. Flint: These require no action, but if you have any questions we can discuss them.

iv. Status of the Direct Bill Assessments

Mr. Flint: These require no action, but if you have any questions we can discuss them.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item as followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein: What is the status of the Direct Bill Assessments?

Mr. Flint: The Reunion West schedule is accurate. We have not received the Reunion West SPE, HOA, or RWest Holdings payments and those were due in November and December. Reunion East, contrary to the same schedule, is paid up and we did receive payments earlier this week. Reunion East is paid up but Reunion West is not at this point.

Mr. Greenstein: Is there any additional information available?

Mr. Flint: I reached out to those entities and they indicated they were going to be taken care of. We will continue to follow up with them on these delinquent payments. We are not at the point where we are in any danger of any delinquency on Debt Service but the payments are due.

Mr. Chiste: Who is Reunion West HOA?

Mr. Flint: Some of the properties in the Reunion West development I think when they were platted, they were platted into an entity called Reunion West HOA but they are actually lands that are proposed to be developed. It is not a typical HOA property that would be common property. It is not a true HOA parcel, it is actually a development parcel and it is an entity called Reunion West HOA.

TWELFTH ORDER OF BUSINESS

Next Meeting Date

February 9, 2017.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, with all in favor, the meeting was adjourned at 2:26 p.m.


Secretary Assistant Secretary


Chairman Vice Chairman