

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, February 9, 2017 at 3:00 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 by phone
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

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

**Approval of the Minutes of the January
12, 2017 Meeting**

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

On MOTION by Ms. Simmons, seconded by Mr. Greenstein, with all in favor, the minutes of the January 12, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Transfer of Environmental Resource Permits

Mr. Flint: We received a letter from Water Management District indicating that there were a number of sub-permits that need to be transferred to the District officially for operations. Steve has reviewed this letter and the permits.

Mr. Boyd: This is a housekeeping process in South Florida. They are going through all the old permits to make sure they closed out and the paperwork has been completed. They discovered that these particular permits listed did not have the documentation officially declaring the Reunion West CDD as the maintenance entity. After was the permit was certified, I went over each one to make sure they were okay to accept. They are all completed and have been certified as complete. They are dismissing the transfer of operation. We will go ahead and officially accept these for maintenance, which you are already doing in reality.

Mr. d'Adesky: We have sufficient easement access so we can maintain these permits.

On MOTION by Mr. Chiste, seconded by Mr. Brown, with all in favor, Transfer of Environmental Resource Permits was accepted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We don't have much to report. We just executed a release of lien for LRA and Encore in terms of the Series 2003 BAN's and Series 2004 Bonds, which were closed out. That's done so development can proceed. Still waiting on news on any bond issues.

Mr. Chiste: There are two that we are looking at. One on 2017/2018 and two more issues on the other side but they will come in phases. We're close.

Mr. Flint: We kept this meeting today thinking that there may need to be some action done on that.

Mr. Chiste: We are close and actually bond pricing has come back great. From where we priced last time, it has probably come back 120 basis points. We closed on some yesterday. We

got a 79 million offering in Miami on a different type of project. I would consider it a riskier project. When I talked to Jon Kessler, I asked him what would a traditional bond be in the community that houses active developments. They are back into the high 4's again. That's really good.

B. Engineer

Mr. Boyd: I don't have anything.

C. District Manager's Report

i. Action Items List

Mr. Flint: What's the status of the Phase 2 street trees?

Mr. Scheerer: We have located the next section of trees. Chris Bower of Yellowstone met earlier this week personally with the locates gentlemen. Once we get the locates done, we've got the elms scheduled to go in right after so we are doing them in phases. It's moving along.

ii. Approval of Check Register

Mr. Flint: The total is \$459,146. Any questions? A lot of the checks are just transferring debt service assessments to the Trustee.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Check Register totaling \$459,146.00 was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through December 31st. If there are any questions we can discuss those.

iv. Status of the Direct Bill Assessments

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

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: It looks like there is some 12/31/16 assessments that have not been received yet.

Mr. Greenstein: About the discussion of the entity, it says it is HOA but its actually part of something else.

Mr. Flint: When the plat was recorded there was land indicated as Reunion West HOA which it is not an HOA. It is developable property. The legal entity is Reunion West HOA but it's not an HOA.

Mr. Bouskila: I can call them on those.

Mr. Chiste: I talked to Carolina about the one identified as HOA and I think that had something to do with the parcel we acquired. I think it is identified as HOA but it has nothing to do with an HOA. We just need to get that one taken care of. The problem was, when she looked it up in the County records it didn't show that it was owned by anyone. That was the deal. I'll have Jared work with your guys on that.

Mr. Flint: That's the only one that goes back to November.

Mr. Chiste: I think we just couldn't identify what that one was, and we were confused about why it was HOA. We'll get that taken care of.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Did you want to set a time certain for Reunion West that is different than Reunion East?

Mr. Chiste: I'll accommodate the change that Mr. Greenstein made. For next meeting that is fine, lets do the same thing. We will go first next time and move it to the 16th of March. Going forward, I'd rather set ours at 1:30. They can do 2:00.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

March 16, 2017 at 2:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, with all in favor, the meeting was adjourned at 3:10 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman