

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, March 16, 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 by phone
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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, and called 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 February 9, 2017 Meeting

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

Mr. Greenstein: Only one small item, to show that we read it. On page 2, under staff reports, in the very first paragraph I assume that should be 2003 Bonds, Series 2004 BAN's.

Mr. Scheerer: No, actually the BAN's are issued before the Bonds are issued so that's actually correct.

Mr. Greenstein: Other than that, they are good.

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, with all in favor, the minutes of the February 9, 2017 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I have nothing to report.

B. Engineer

Mr. Flint: Do you have any update on the signalization?

Mr. Boyd: He said he is about three weeks away from having the drawings ready for me to review. Then I can submit them to the county. I did get some information from the county on the status of the project that is going on down the road here. They have submitted a driveway permit, but there is not signalization proposed that is associated with that. I have the driveway permit that I can pass out to everyone. The project is to the west of here, it's in Polk County. They have not submitted any signalization plans for that. The only other item is, they are installing a left turn lane in the West Town Lane right at the median. They are installing a right turn lane in the East Town Lane. They are not really widening the road, but they are adding turn lanes.

Mr. Greenstein: Coming out of the property, which is on the other side, they have a left turn lane.

Mr. Boyd: Yes, they do.

Mr. Greenstein: But they don't have any signalization?

Mr. Boyd: No.

Mr. Greenstein: Where do we get the information that they are putting a light in?

Mr. Boyd: I'm not sure where that came from. I spoke to the engineer at Osceola County who was responsible for approving this intersection and he said they have not seen any signalization.

Mr. Greenstein: So, we can't get financial information to estimate the cost of this particular project, because it is not at a stage where we can get anything.

Mr. Boyd: We can't really get anything.

Mr. Greenstein: I would hope, based on the fact that we have had 5 weeks since the last meeting, next month we will have some numbers to look at. Thanks, Steve.

Mr. Boyd: You're welcome. The only other item I have to report on is that we contacted Water Management Districts. They have been going through their old permits and looking for permits that had missing paperwork to close those out. Could you go ahead and look at everything you have on your files on Reunion and send us a list. We've received the list of permits that, according to the District records, either have not been certified as complete or haven't been certified as being transferred from the constructing entity to the operating entity. Even though everything out here has been completed and from a practical standpoint has been turned over to the CDD for maintenance. According to their paperwork there are several permits that need some follow up action. We are going through this right now and I brought a certification transfer request that will basically reference all of those associated permits. I brought the listing and I have not had a chance to verify the status yet, whether we agree with the District on all of these. This just came in within the last few days. Some of these are East, and some of these are West. We have to split them into East and West first.

Mr. Flint: Explain to the Board how this would happen, that it is not something the District did or did not do.

Mr. Boyd: Typically, the engineering firm designs a project. Then the developer hires a contractor to build a project. The contractor submits as-built drawings at the end of the project. The engineer then reviews those and closes out permits with the County, Water Management District, and Department of Environmental Protection for Water and Sewer. The project is basically done at that point. What the District is saying, is that they are missing paperwork on the Stormwater Management Systems for these particular projects. I have trouble believing they are actually missing this many. They are transferring all of their files to an electronic system and they are going back in time to bring old permits up. Unfortunately, even though I was the engineer on record for some of these, two other firms in town were on a lot of these as well. Of these three firms, none of them are in existence anymore. Even though I have some personal knowledge of these permits, I wasn't able to retain my personal files on these projects.

Mr. Flint: These permits have not been transferred to the operating entity which is the CDD?

Mr. Boyd: Correct.

Mr. Flint: We are the entity that is accessible and operating these systems.

Mr. Boyd: I will need to certify, as the District Engineer, that these are complete. Even though the District has been maintaining them, no action is required for you to now officially say to the District that you are maintaining them. That's the process we are working through. We are going to get these fixed so it is clear to the Financial District that the CDD is operating and maintaining these facilities. If there are any issues with any of them we will identify that. We have been doing periodic inspections of the systems since they were complete. We are not aware of any problems.

Mr. Flint: No action is going to be taken today. You are going to do the analysis and package it so that the East and West Boards can individually act on it.

Mr. Boyd: George, I would suppose it would be best for us to come back with specific recommendations. You can take action on them at that time.

Mr. Flint: That would be better. The next meeting is only 3 weeks away.

C. District Manager's Report

- i. Action Items List**
- ii. Approval of Check Register**

Mr. Flint: For the month of February it totals, \$160,590.19. You will see that most of this is transferred to U.S. Bank.

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, 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.

v. Discussion of Meeting Time Change

Mr. Flint: I think there is a desire to have a span of time different than advertising for both 2:00 p.m. I think the Reunion West Board members would prefer, because there is another Board that meets at 1:30, if they could meet at 2:00 p.m. and then Reunion East could meet at 2:30 p.m. That would be up to the Reunion East Board. That wouldn't require Reunion West to make any change to your meeting time, you would just leave it at 2:00 p.m. When Reunion East meets, if they're okay with moving their meeting to 2:30, I think that would work with West being at 2:00 p.m. and East being at 2:30 p.m. I don't think there's any action for this item, unless there are anything else to discuss.

Mr. Chiste: George, just so everybody understands the reason for that, if we can't do that, I'm going to suggest that we move the Reunion West meeting to a different day that coincides with Rolling Oaks. That would require for certain Board members to meet here for two days, and require you guys to be here for two days. I would rather not do that, because a lot of us travel from South Florida. The earlier we can have our meetings, makes us more conducive from a driving standpoint. That's what the request really is. If you wanted, you could make the time 2:45 p.m. so people know that they are not going to be waiting. We are pretty efficient on this Board because of the way the members are. The Reunion East Board seems to bring up more of the activity associated with what's going on in the Reunion East neighborhood.

Mr. Greenstein: I can appreciate what John is saying. I would personally like to meet on the same day. Another alternative is to move Reunion West earlier if the Reunion East has an issue.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Meeting Date

April 13, 2017 at 2:00 p.m.

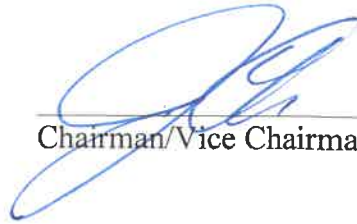
EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Simmons, seconded by Ms. Greenstein, with all in favor, the meeting was adjourned at 2:17 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman