

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held Thursday, May 10, 2018 at 12:30 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
Peter Brown	Assistant Secretary
Deborah Simmons	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager
Rob Stultz	Yellowstone Landscape
Chris Arnold	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Harding: With Mark Greenstein's membership coming to an end will the Board appoint another Reunion property owner to participate on the Board?

Mr. Flint: In November there will be a Landowner Election, one vote per acre and Mark's seat, Jared's seat and Peter's seat are up for election and at that point the Landowners will determine who occupies the three seats.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 8, 2018 Meeting

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the minutes of the February 8, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2017 Audit Report

Mr. Flint: Next is review and acceptance of the Fiscal Year 2017 audit report. The good news is there are no findings or recommendations contained in this audit. Through the restructuring and refinancing, all the issues with the bonds have been cleaned up and this is a clean audit with no comments.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the Fiscal Year 2017 audit was accepted and staff authorized to transmit the final report to the State of Florida.

FIFTH ORDER OF BUSINESS

Consideration of Proposals to Construct Neighborhood Monuments

Mr. Flint: Next is consideration of proposals to construct neighborhood monuments. As the Board will recall there was discussion that the Reunion West CDD side does not have the neighborhood monuments that are in place in the East and there was a request to have some consistency with the other neighborhoods and there was a resident generated request as well. The Board at that time agreed with the concept and directed us to get proposals. We have two different types of proposals, one is constructing the monuments in the West exactly like they are in the East, they are concrete construction and we have a proposal from a sign company to construct them with a concrete pad and columns, but the center part would be made out of EIFS rather than concrete block and stucco.

Mr. Scheerer reviewed each proposal, the type of construction, cost and time of performance.

Mr. Greenstein: I believe we need to erect monuments that are equivalent to what is on the East side. I have been advised that there is an interest to get these monuments up as quickly as possible. The community and Master Association actually maintain these monuments. They are happy to go in with us on the funding for this project. If we budgeted something in the \$80,000 range and the cost is in the \$170,000 range the additional \$90,000 would come from the

Master Association. From a financial aspect we can erect the original design that we know is not going to be affected by the elements.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the contract to construct neighborhood monuments was awarded to UCC Group in an amount not to exceed \$169,600 contingent upon a funding agreement or receipt of funds in the amount of \$90,000 from the Master Association.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01
Approving the Proposed Fiscal Year 2019
Budget and Setting a Public Hearing**

Mr. Flint: Next is Resolution 2018-01 approving the proposed Fiscal Year 2019 budget and setting the date, place and time of the public hearing for its final adoption. The District is required to approve a proposed budget by June 15th of each year and set the date, place and time of the public hearing for adoption. We do have work to do on this budget, for example the new apartment development. We know how many units now are going to be located on those two parcels that are being developed by DeBartolo and we received the proof of final development approval and other documents necessary to officially document how many units will now be on that, which will be a reduction over the original planned units. There are things like that we will still need to take into account and that are not taken into account in the draft that you have been provided today. This has to be adopted by the end of August. We have some time and I suggest we approve the initial proposed budget, and at the June meeting I will be asking the Board to approve an amended proposed budget once we get the assessment roll from the County. We take into account the agreement between East and West sharing costs based on platted units and all those items that need to be incorporated. I wouldn't analyze this version too closely with the understanding that we still have work to do on it.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor Resolution 2018-01 approving the proposed budget and setting the public hearing for August 9, 2018 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Board Member Ethics Requirements

Mr. d'Adesky: There has been an issue in certain Districts and the question has come up regarding conflicts of interest and when that presents an issue and if there is ever an issue in which either yourself or the principal that you are engaged with in a company has a majority interest in another company that might be subject to a bid or lease or any sort of agreement, just go ahead and declare a conflict. If you have questions about what a conflict is let me know and that is incumbent on everyone individually. Sometimes there are lots of entities, developer entities, legal entities so people are confused because they don't know the difference between certain entities that look like they are related but might not actually have a share in any other entity. That is your job, if you have a question or even if you are on the edge just let me know and it is always easier to declare a conflict. Especially on this Board, you come from different backgrounds and have different positions and there is a resident on this Board who isn't part of those entities. Just let me know if you have any questions.

This is a minor update and pertains more to East but we found out from the County that they are not going to help us with the funding of landscaping for 532. Originally, we had been told that was no problem and after a leadership change it was a no. It is an East issue, but I brought it to you because it is a shared expense.

B. Engineer

Mr. Boyd: As I reported last month on the signalization, we got delayed by the County on the County's review of the shop drawings and submittals for acquisition. We did get those approved yesterday by the County and released those to TCD so they finally have the green light to order all the materials. I will get a new schedule from them, but we are looking at a significant change from the schedule we had.

Mr. Greenstein had sent me a question about the sign for Reunion Boulevard. That is an illuminated sign so Reunion Boulevard will be illuminated as well as County Road 532 signs on those mast arms. As far as the signal itself we are talking July or August. I need to get a schedule from them but based on what I'm hearing for materials delivery probably August.

C. Manager**i. Action Items List**

Mr. Flint: We have two items on the actions items list, the signalization that Steve just addressed and the neighborhood monument issue that the Board has taken action on.

ii. Approval of Check Register

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the check registers from February 1, through March 31st were approved.

iii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iv. Status of Direct Bill Assessments

A copy of the direct bill assessments report was included in the agenda package

v. Presentation of Number of Registered Voters – 91

A letter from the Supervisor of Elections indicating that there are 91 registered voters residing within the District was included in the agenda package.

vi. Designation of November 8, 2018 as the Landowners’ Meeting Date

Mr. Flint: We do have a Landowner Election coming up in November, three seats will be up for election. We need the Board to designate a date and we are suggesting November 8, 2018 in this location.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor November 8, 2018 was designated as the Landowners’ meeting date.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the meeting adjourned at 12:55 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman