

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 on Thursday, July 13, 2017 at 2:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

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| John Chiste | Chairman |
| Mark Greenstein | Vice Chairman by phone |
| Jared Bouskila | Assistant Secretary by phone |
| Deborah Simmons | Assistant Secretary |
| Peter Brown | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Jan Carpenter | District Counsel by phone |
| Andrew d'Adesky | District Counsel |
| Steve Boyd | District Engineer |
| Alan Scheerer | Field Manager |
| Rob Stultz | Yellowstone Landscape |
| Daniel Baker | ACP Communities by phone |

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 June 8,
2017 Meeting**

Mr. Flint: Are there any additions, deletions, or corrections to those minutes? Not hearing any, we need a motion to approve.

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| On MOTION by Mr. Chiste, seconded by Mr. Brown, with all in favor, the minutes of the June 8, 2017 meeting were approved. |
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FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the
Imposition of Assessments**

A. Consideration of Amended Engineer's Report

Mr. Flint: Steve, do you want to give the Board an overview of any changes that have occurred since June 8th?

Mr. Boyd: Sure, this is a revision to the supplemental report that we issued on June 8th that you adopted. An updated copy went out by email earlier today. For your convenience, I brought a redlined version of the text in case anybody wants to see the specific changes. They are only minor changes to the text. In the introduction, a paragraph that gives the history of the 2004 bonds. There are a couple of minor updates to correct some of the gaps in the text. We also added two certificates in the back, the developer's transportation consultant and the transportation of land consultant about the status of the project. The status of the project is in good standing.

Mr. d'Adesky: Some of these changes were just to make sure that we were clear and consistent with the history. We wanted to point out that this is historically the remaining portion of the area that was designated as Assessment Area 2. Again, these are really just clarifications and the additional certifications.

Mr. Flint: Are there any questions on the revised report? Hearing none, I will ask for a motion to approve.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the Amended Engineer's Report was approved.

B. Consideration of Master Assessment Methodology Report for Assessment Area Four

Mr. Flint: The only thing that will change in this report is that the date will be changed to today's date. The reference in the Engineer's Report will be revised to reference the Engineer's Report dated today. Other than that, the report is the same that you saw on June 8th.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the Master Assessment Methodology Report for Assessment Area Four was approved.

C. Public Comment and Testimony

Mr. Flint: Before the Board considers the Resolution 2017-11 Levying Assessments we ask if there is any public comment at this time? Hearing none, we will bring it back to the Board.

D. Consideration of Resolution 2017-11 Levying Assessments

Mr. Flint: Andrew would you care to explain this to the Board?

Mr. d'Adesky: Yes, this is the Levying Assessment that we have already declared. There will be one small amendment, just to change the reference of the date for the Assessment Methodology to today's date. We had already previously modified the resolution to update the date of the Engineer's report and the reference of the Engineer's report. This is the final Levying Resolution for the actual bond series.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor, Resolution 2017-11 regarding the Levying Assessments reflecting the modifications was approved.

Mr. Flint: We will now close the public hearing and move onto the next item.

FIFTH ORDER OF BUSINESS

**Discussion of Request for Additional
Irrigation to Bahia Grass Areas**

Mr. Flint: Mark had made a request regarding some additional irrigation for some Bahia Areas.

Mr. Scheerer: If the Board recalls, we had funds in the budget this last year to install trees in specific locations and those trees only included bubblers. There has been a request that we irrigate the turf in these same areas. Because of the drought, it is in very bad shape. The thought is that we should go ahead and irrigate all the turf in these locations as opposed to leaving it unirrigated going forward. Mr. Greenstein and I have worked on this request over the last month and we are presenting this to the Board today for your consideration. I'll be happy to let Mr. Greenstein add any additional information now.

Mr. Brown: The water that is going to be utilized for the irrigation going forward, where is that coming from? Is it coming from where we normally draw our water?

Mr. Scheerer: Yes, it is.

Mr. Brown: Are we still in argument with Toho about the water usage?

Mr. Flint: Daniel can address that, but the CUP and Reunion West have been approved without the requirement that we tie in to Toho. Reunion East is a different story, but Reunion West is not subject to that. Five years down the road we might have to, but not right now.

Mr. Scheerer: The total cost is around \$28,001.02. We did not spend all the money in the 2017 budget for the installation of the trees.

On MOTION by Mr. Chiste, seconded by Mr. Brown, with all in favor, the proposals from Yellowstone Landscape to install additional irrigation to the Bahia grass areas was approved.

SIXTH ORDER OF BUSINESS

Consideration of Extension to Landscape/Grounds Maintenance Agreement with Yellowstone Landscape, Inc.

Mr. Flint: I handed out a document revising the Landscape Agreement with Yellowstone for maintenance of the CDD's common area. The initial agreement was entered into in April 2016 and it was for one year with two one-year extensions. The agreement was not on a fiscal year like most of our contracts so the renewal slipped past us. This would renew the agreement with the same fees, all the terms would be the same with the exception of extending twelve months from May 1, 2017 to May 31, 2018.

Mr. d'Adesky: It's just an extension of time, we do it very frequently.

Mr. Flint: It does have a 30 day out provision in there, to the extent if anything occurs you are able to get out with no cost.

Mr. Chiste: Would you have a problem with extending this so it coterminated with the dates of all our other stuff? That way we don't have this issue in the future. We could make this a 16-month agreement.

Mr. Flint: Sure, the original agreement allowed for two 12-month extensions but I'm sure Andrew can draft language in here.

Mr. d'Adesky: If they agree to it there shouldn't be an issue.

Mr. Chiste: That would be good, then we would deal with it when we deal with all of our other contracts.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Extension to Landscape/Ground Maintenance Agreement with Yellowstone Landscape with amended dates was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I just have a couple of items. Regarding the 2015 and 2016 Bonds, we're going to work with the Engineer to review the requisition and get a final bill of sale and deeds as needed. That will ensure that the District has received all of its improvements, not just improvements funded by the requisitions but also the developer funded improvements regarding those two series bonds. Expect those at the next meeting. Also, once we confirm that, we will have a certificate of completion for those that we will bring back before the Board along with a formal resolution certifying that the 2015 and 2016 improvements are complete. Jan did meet with the County, and this relates to both CDDs regarding some potential cost savings for the right-of-way. We still need to explore more options but it is possible to maybe see cost savings in the future regarding the right-of-way maintenance. The third item, which I believe applies to both CDDs, is whether or not we would want to fight the potential implementation of a roadway close to Reunion or if we would want them to negotiate for a price. It's a much different structure. You would want an hourly payment structure if they are fighting because we are actively opposing. Whereas negotiating a settlement is something they can do without an hourly structure in place. This is just something to consider for a future time. The Board can give direction at any time they want.

Mr. Flint: The question is ultimately whether we want to retain counsel in case there are any issues with CDD property.

Mr. Chiste: Do we know which way they are leaning yet?

Mr. Flint: No.

Mr. d'Adesky: That's all I have.

B. Engineer

Mr. Flint: Steve, do you have anything?

Mr. Boyd: I have nothing to add to what has already been discussed.

C. District Manager's Report

i. Action Items List

There being none the next item followed.

Approval of Check Register

Mr. Flint: You have the June Check Register for the General Fund and payroll.

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

ii. Balance Sheet and Income Statement

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

Mr. Chiste: I don't have any questions.

iii. Status of Direct Bill Assessments

Mr. Flint: It looks like we are in good shape.

v. Presentation of Series 2015 Arbitrage Rebate Calculation Report

Mr. Flint: This is in your agenda package, prepared by Grau & Associates indicates there is a negative arbitrage rebate requirement of \$131,323.00 so there are no rebate issues.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the Check Register for the month of June was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item as followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There not being any, the next item as followed.

TENTH ORDER OF BUSINESS

Next Meeting Date

This item was not discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman