

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, August 10, 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
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Darrin Mossing, Jr.	GMS
Rob Stultz	Yellowstone Landscape
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Resident: I'd like to raise the issue of the construction that's going on over on the west side for the last 12 months and the impact that it has probably had on the storm water drainage. The drain covers are largely covered by sand and there are a number that have been damaged. At a meeting I attended recently on hurricane preparedness, I learned that this year is supposed to be a very wet hurricane season. We've seen what has happened in Texas in those areas where they have had ten inches of rain and the cities were devastated by the flooding. I'm not sure the last time our stormwater drains were inspected or were cleared. I figured with all the construction going on, they must be full of sand. I think it will constitute a hazard for the houses that are on

the west side. I'd like to know what action is to be taken, particularly when I look at the budget and see a category for inspections. Will that cover the stormwater drains?

Mr. Flint: When we get to the District Manager's Report we will address that issue. Are there any other public comments?

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 13, 2017 Meeting**

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

Mr. Greenstein: I thought that they were fine.

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, with all in favor the minutes of the July 13, 2017 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-12  
Confirming Special Assessments on  
Certain Property**

Mr. Flint: The Board, while going through the process of issuing the Series 2017 Bonds, approved what's called a delegation resolution which delegates authority with certain parameters to the Chairman to allow for that bond issue to be closed. Just as a formality, we like to bring back the final terms of the bond issue even though the delegated Board resolution allows the closing of the bonds. We always like to have a resolution confirming the final assessment methodology. What you have is a resolution confirming special assessments. Andrew do you have anything?

Mr. d'Adesky: No, George you did a very articulate job of explaining that. Essentially you are ratifying the final assessment roll as per the closing and pricing of those bonds. This shows you what we actually closed on versus what we had a preliminary idea of when it was last brought before this Board.

Mr. Flint: Exhibit A to this resolution is the final supplemental assessment methodology. If you go to the tables, starting on page 9, you'll see that there are 251 total units within the assessment area for this bond issue. Table 2 shows you the proposed improvement plan. There are three separate areas within assessment area 4. The cost for each of those areas is broken down by category totaling \$10,386,429. Table 3 is the bond sizing based on the final terms of the

bond issue. It shows you the par amount of the bonds is \$7,945,000. Of that, about \$7,300,000 is in the construction fund. A portion is in your debt service reserve, there is a capitalized interest period, and then there is an underwriter's discount and the cost of issuance. The average coupon rate is 4.86%, it is amortized over 30 years, and there is a 4-month capitalized interest period which brings you to November 1<sup>st</sup>. It is a 50% max annual debt service requirement, so you have to set aside 50% of one year's max annual debt service. Lastly, there is a 2% underwriter's discount. Table 4 shows you the improvement costs per unit. Table 5 shows you the par debt per unit, and table 6 shows you the net and grossing annual assessments per unit. The goal was to keep the per unit assessments similar to the other per unit assessments. What a homeowner would be seeing on their tax bill would be \$2,159. The only properties that are assessed for this debt are the properties that are in that assessment area 4. None of the existing homeowners are impacted by this.

Mr. Greenstein: George, you did clarify that the bond issuance only pertains to the 251 additional units?

Mr. Flint: Correct.

Mr. Greenstein: It does not pertain to existing homeowners.

Mr. Flint: Yes.

Mr. Greenstein: I just want to make sure that comes across.

On MOTION by Mr. Brown, seconded by Mr. Bouskila, with all in favor Resolution 2017-12 Confirming Special Assessments on Certain Property Related to Assessment Area Four was approved.

*Mr. Chiste joined the meeting via telephone.*

## **FIFTH ORDER OF BUSINESS**

### **Public Hearing**

#### **A. Consideration of Resolution 2017-13 Adopting the Fiscal Year 2018 Budget and Relating the Annual Appropriations**

Mr. Flint: The Board previously approved a proposed budget and you set today as the date, time, and place for the public hearing for its final consideration. There are some other noticing requirements that we complied with. There was a mailed requirement because the

proposed per unit assessment amount in the proposed budget shows an increase. If you look on page 3 of Exhibit A, you will see a single-family home with proposed increase from \$417.93 to \$471.50, which is a \$53.57 increase. The main reason for the proposed increase is because the interlocal agreement between Reunion East and Reunion West CDD allocate shared cost based on number of plat lots. So, two years ago the allocation was 70-30, last year the initial budget was adopted 70-30, but then there was an adjustment made for 63-37. This budget is based on a 60-40 split. As the number of platted lots from West increase, the percentage of their cost allocation also increases. That's the main driver for that proposed \$54 per home per year increase. I don't know that there have been any significant changes in the proposed budget from what you saw back in May. If the Board has any questions on the budget I can answer those. It is also a public hearing so for the record, let's go ahead and open the public hearing and ask for any public input on the Reunion West budget. Once we receive that input, we can close the floor for public comment. Is there any public input at this time regarding the last budget?

Mr. Glasser: Is this one the total budget?

Mr. Flint: Yes. This was initially approved back in May. It was placed on the website and it has been advertised in the newspaper. There was also a mailed notice because of the proposed increase. I will note on page 1, the second to last line should be security. That \$56,000 needs to be shifted down one row. That's a very minor change.

Mr. Bouskila: On page 2, on the shared cost, on the 2017 budget that came in at \$2,265,000 but the 2017 projection looks to be \$1,980,000 so that's a difference of about \$280,000 or so. What happens with that, does it go into a reserve account?

Mr. Flint: It rolls forward. Any funds that are not expended roll forward as part of the carry forward. They show up on the balance sheet. We have a fully funded operating reserve in the General Fund and you will also see that we have a Capital Reserve Fund. In 2018, we are not projecting to transfer anything into that. Typically, if we have funds leftover we will move the money into the Capital Reserve Fund, we call it a replacement and maintenance fund. You can see that we are projecting at the end of this year to have \$1,500,000 in there. So, next year with the proposed improvements, which total about \$180,000, we would end with about \$1,350,000 in there. I am going to suggest to the Board that we update the reserve study on both East and West. We had a reserve study done in 2009 and it would be helpful to have that updated. Because of defaults and the other things that have been going on since 2009, we really haven't been in a

position where we could follow that reserve study. So, it hasn't been an active document for us. I think it would be helpful to go back and determine whether this \$1.5 million is adequate. We've looked at East and West overall on the current reserves. They're in excess of where that reserve study said we should be at this point in time. Again, that all depends on whether you're making improvements and that it is also recommended. Does the Board want to open the floor back up to public comment?

Mr. Glasser: I would just like some clarity on the item under "Shared Costs" of pressure washing. What activity does that include?

Mr. Scheerer: During the budget process, we sought pressure washing quotes for all common areas owned and maintained by the CDD, East and West. Those costs include pressure washing common area sidewalks and curbs, along with set properties.

Mr. Flint: Not in front of homes.

Mr. Scheerer: No, it's not in front of homes. It's just common areas and CDD property like Tradition Boulevard. There are proposals on the agenda today, which may change. Those numbers are based on the proposals we received. But that will allow us to pressure wash the common areas.

Mr. Glasser: What about sidewalks in front of easements?

Mr. Scheerer: The ones that the CDD owns will be done, yes sir. Like Grand Traverse Parkway, Excitement Drive up to the home lots.

Mr. Flint: Up by Reunion Boulevard.

Mr. Scheerer: This also includes the bridges and the sidewalks on the bridges as well.

Mr. Flint: Any other discussion about the budget?

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor Resolution 2017-13 Adopting the Fiscal Year 2018 Budget and Relating the Annual Appropriations was approved.

#### **B. Consideration of Resolution 2017-14 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: 2017-14 is a resolution imposing assessments, there are two exhibits to the resolution. One is the budget you just approved, and the second is the assessment roll for each property within Reunion West CDD and their annual assessment amount. Before we take a vote,

is there any public comment on the assessment resolution? Again, this is just imposing the per unit assessments that were included in the budget that was just approved. Hearing none, we will bring it back to the Board.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, Resolution 2017-14 Imposing Special Assessments and Certifying an Assessment Roll was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2017-15 Approving the Acceptance of Public Infrastructure in Areas Platted as Reunion West Phase 2 East, Phase 2A West, Phase 2B West and Reunion West Fairway 17 and 18**

Mr. Flint: At this point, I'm going to turn this over to Andrew.

Mr. d'Adesky: Hello everyone, this Resolution 2017-15 involves a lot of the improvements that are associated with assessment area 4 for which the latest bonds were issued. Rather quickly, we are moving through with consideration of requisition. This will allow us to convey the assets associated with that requisition in a contemporaneous manner shortly after or around the same time as that requisition is processed. Those involved generally track stormwater, drainage, possibly some open space. We still have to investigate exactly which tracts we are going to end up transferring over because of a platting issue, some of the tracts were mistakenly platted to the HOA that belong to the CDD. We've had this issue in the past and we can deal with it, but it does slow the process down a little bit. This gives authority for the Chairman to execute any documents necessary to effectuate such conveyance from the developer to the District. Once again, some of those things may have to go through the HOA, but that hasn't been an issue in the past. These aren't all the documents, there will also be some affidavits and possibly lien releases. You do have the basic documents, the engineer's certificate, the bill of sale, and the deeds. The legal language won't change but the description and the attachments might change a couple tracts here and there or a couple items here or there.

Mr. Greenstein: I'm trying to reconcile the gross number on Item B with the backup documentation. We are basically releasing this \$7,256,688 number?

Mr. d'Adesky: It's a portion of it.

Mr. Greenstein: Okay, that explains it.

Mr. d'Adesky: Are there any other questions from the Board? We also have a completion agreement with the developer to complete all the assets. They are not off the hook once we process the requisition.

Mr. Flint: Are there any questions about the Resolution?

Mr. d'Adesky: We'll take a vote on Requisition 1 first, then Resolution 2017-15.

On MOTION by Mr. Greenstein, seconded by Mr. Bouskila, with all in favor the Series 2017 Requisition #1 for Assessment Area 4, was approved in substantial form.

On MOTION by Mr. Brown, seconded by Mr. Greenstein, with all in favor, Resolution 2017-15 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky: Aside from what we just talked about, I don't have anything. I'll probably go into the shared expenses more in Reunion East. We've had some conversations on reducing the landscaping items, but we are still in those conversations with the County.

#### **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**

Mr. Flint: The only item we have is the signalization issue. Do we have an update from the County?

Mr. Boyd: I apologize for not getting that on the agenda, but I did get confirmation earlier today that there have been comments from the County. They are working on responses and advancing the design to a 9% design level. They expect one more round of comments from the County followed by 100% submittal, which then we could get a bid with. We are trudging along.

Mr. Greenstein: As a side note, I noticed there was an announcement on an electric signboard for something called Connect Osceola. That happened to be a town meeting announcement from Commissioner Peggy Choudhry. I used that to reach out to her to find out when we are going to have a meeting in Reunion or ChampionsGate area based upon a couple of issues. If I need to I have a cellphone number I can call her on, and we could see if we could put some pressure on transportation because I don't think they are moving very fast.

Mr. Boyd: I think it would be appropriate if you wanted to give her a call and just express your interest in the signal.

Mr. Greenstein: This is a tangible project. I think we will give Peggy her first assignment on behalf of the Reunion area, to get that signal put in place more rapidly.

Mr. Flint: Alan, do you want to talk about the comment during the Public Comment period earlier? Can you explain what we do annually going into hurricane season?

Mr. Scheerer: Yes, annually as we go into hurricane season we will inspect all of the inlets for any debris that is covering the drain. Most of the drains on the West side and some lots on the East side have a fabric over the drain which doesn't allow drainage of the water. It's meant to trap any of the sand or impurities before it gets into the stormwater system. I know there is a lot of construction on this side so we can check on that whenever you feel like we need to. I'll actually go by after the meeting and check on them.

Mr. Glasser: It seems like the drains have taken in an enormous amount of sand and splash back from concrete and so on.

Mr. Scheerer: I'll be happy to go over there and double check everything.

Mr. Glasser: I would be happy to go over there with you.

Mr. Scheerer: That is fine with me.

## **ii. Approval of Check Register**

Mr. Flint: For the month of July you have a total of \$22,513.17. Are there any questions on that?

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, with all in favor the Check Register for the month of July totaling \$22,513.17 was approved.

## **iii. Balance Sheet and Income Statement**



Mr. Flint: You have the unaudited financial statements in your agenda to review.

**iv. Status of Direct Bill Assessments**

Mr. Flint: You also have the status of direct bill payments. It looks like everything is up to date.

Mr. Greenstein: That's good to see.

**v. Approval of Fiscal Year 2018 Meeting Schedule**

Mr. Flint: The second Thursday of each month at 2:00 in this location is the proposed meeting notice. You can see the specific dates listed. I don't know if there are any conflicts with holidays. If the Board wants to keep it at 2:00 on the second Thursday then I will ask for a motion, if not we can discuss a change.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor the Fiscal Year 2018 Meeting Schedule was approved as presented.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item as followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Greenstein: I'd like to get a quick update from Alan relative to the irrigation.

Mr. Scheerer: We don't have a set time, but it is definitely this month. I don't have a set date but it will happen in August.

Mr. Greenstein: Okay.

Mr. Scheerer: I would assume it would be probably mid to late August before that project happens.

Mr. Greenstein: And we are talking about adding irrigation where all the trees were planted along CDD easements?

Mr. Scheerer: Yes.

Mr. Greenstein: Did we move any trees back along the bridge off Tradition Boulevard?

Mr. Scheerer: We added two trees as you approach that area, but the rest of the trees were not placed back in there because of line of sight. We have to maintain that 14 feet back and 30 degree angle towards the oncoming traffic.

Mr. Greenstein: Thank you Alan.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date**

The next meeting is scheduled for September 14, 2017.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Greenstein, seconded by Mr. Brown, with all in favor the meeting was adjourned at 2:35 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman