

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, September 13, 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 by phone
Peter Brown	Assistant Secretary
Deborah Simmons	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Operations Manager
Clayton Smith	GMS

**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 being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 9, 2018 Meeting**

On MOTION by Mr. Chiste seconded by Ms. Simmons with all in favor the minutes of the August 9, 2018 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Approval of License Access Agreement for Driveway**

Mr. d’Adesky: LRA is installing a pole barn on their adjacent property and in further review of that installation there is a very small portion, which would be covered by a driveway to access that pole barn. Steve Boyd looked at it and said it was negligible it is not going to impact our permits or anything else. Initially they asked for written consent via email, but we are going to draft something up that is more formal. I don’t have the final language here today but it is Tract LD1 and we are okay with that and Steve Boyd is okay with that so if the Board will authorize that we will finalize the license agreement and get that turned around so they can get that installed. The most material provision would be if we had to remove that at some point for some reason that would be at their cost to remove that portion of the driveway.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the license agreement with LRA for Tract LD1 was approved and Mr. Greenstein was authorized to execute the final agreement that will be ratified at a future meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-04  
Authorizing Staff to File a Petition to Amend  
the Boundaries of the District**

Mr. d’Adesky: Next is authorization for us to go ahead with the process of the petition to expand the District. This is a standard form resolution for expansion of the District that we have used in the past. This is going to incorporate the area that will be the next assessment area for the next bond issuance. As we discovered kind of mid-meeting last meeting a portion of the intended assessment area is not within the District so that portion of the K-Hill parcel was not brought in would be brought into the District under this process. Steve Boyd has worked with Zach Johnson and Encore to get some of that information together and draft those exhibits. We will also need to enter into an interlocal agreement with the County regarding the development standards because they require that they be above the baseline County standards and this is something they have done for the last two years. The next item is a funding agreement so that the developer will be paying for this rather than the residents.

On MOTION by Mr. Greenstein seconded by Ms. Simmons with all in favor Resolution 2018-04 was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Boundary Amendment  
Funding Agreement**

Mr. Flint: As Andrew indicated we have a funding agreement that you have seen the form of in the past and it would be between the District and the landowner obligating the landowner to bear the cost of the boundary expansion.

Mr. d'Adesky: That is George's cost, my cost, the Engineer's cost and the fees.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the boundary agreement funding agreement was approved subject to confirmation of the legal entity designated as the developer.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: We are just working on the expansion procedure and once we finish that we will start on the bond related issues.

**B. Engineer**

Mr. Flint: The only item the Engineer had was an update on the signalization project. The mast arms have been received and the goal is to have the signals operational mid-October.

**C. Manager**

**i. Action Items List**

Mr. Flint: The next item is installation of the neighborhood monuments and both Boards had approved entering into an agreement with UCC Group. You also approved the form of license agreement in areas where the monuments were not on CDD property. The agreement with the contractor has been executed and Alan has been working with the contractor and with Mr. Greenstein.

Mr. Scheerer: Last Friday Mr. Greenstein, I and a representative of UCC Group met onsite. As you know the Master POA contributed \$90,000 to the balance of the project with the provision that we consider adding an extra monument at the entrance by the guardhouse similar to the one that is out front. It will have to be scaled down because the property is not that large

to accommodate a sign that size. We met and verified all the locations, the names of the communities as they are going to be etched into the marble. UCC Group is in the process of plotting those, they have their architect design it, they are going to plot it and submit it for permit. He said without a lot of problems it will be within 60 to 90 days, before Christmas. We will keep the Board apprised as to the progress.

Mr. Greenstein: Is there any consideration for any additional monuments to serve the Bears Den? It is not in the neighborhood as the others are and nobody can miss it as you come over the bridge so I wanted to bring that up.

Mr. Chiste: I am going to leave that to marketing, for now we will go with what we are doing.

Mr. Scheerer: We submitted the order for the LED speed limit signs. That order was officially placed after the contracts were received by the vendor on the 22<sup>nd</sup> of August and they tell me it is plus or minus 35 days for delivery. We anticipate having those in by the end of this month.

**ii. Approval of Check Register**

Mr. Flint presented the check register for August in the amount of \$21,142.83.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the check register was 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 status of direct bill assessments was included in the agenda package.

**v. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: The arbitrage rebate calculation report for the Series 2015 Bonds is in your agenda and reflects a negative rebate requirement of \$144,000.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the arbitrage rebate calculation report was accepted.

**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. Greenstein seconded by Mr. Chiste with all in favor the meeting adjourned at 12:42 p.m.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman