

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, September 14, 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
Mark Greenstein	Vice Chairman
Jared Bouskila	Assistant Secretary by phone
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
Garold Williams	CWS - Security
Darrin Mossing, Jr.	GMS
Rob Stultz	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

There being none the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 10, 2017 Meeting

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

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the minutes of the August 10, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Agreement with
McDirmitt Davis & Company, LLC to
Provide Auditing Services for the Fiscal
Year 2017**

Mr. Flint: This fiscal year ends September 30th. McDirmitt Davis was selected as the independent auditor as the result of going through the competitive selection process that is required by statutes. You can see their fee for 2017 is not to exceed \$6,100. Are there any questions on the engagement letter?

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Agreement with McDirmitt Davis & Company, LLC to Provide Auditing Services for the Fiscal Year 2017 was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Series 2017 Requisitions
#1 & #2**

Mr. Flint: We are asking the Board to ratify a few requisitions. Ratification is not legally required however we place them on the agenda to get them into the record so the Board can see them. Requisition #1 is in the amount of \$5,915,700. You can see those payments were broken up between Phase 2 East and Phase 2A and 2B West. The summary backup is attached, and there is also a detailed backup available if anyone wants to see that. The requisition was signed by the Chairman and the District Engineer certified that the expenses are consistent with the Engineer's Report. Is there anything else Andrew?

Mr. d'Adesky: From what I understand, we transmitted all the conveyance documents over and those should be worked and returned to us very soon.

Mr. Flint: Are there any questions on Requisition #1?

On MOTION by Mr. Greenstein, seconded by Mr. Brown, with all in favor, Requisition #1 was ratified.

Mr. Flint: Requisition #2 is for \$1,300,000. It is for costs associated with the Bear's Den 17th and 18th fairway projects. Again, it has been executed by a responsible officer of the

District which is the Chairman. It has also been certified by the District Engineer. There is summary information attached and detailed information is available for this as well. Are there any questions on the requisition?

On MOTION by Mr. Greenstein, seconded by Mr. Brown, with all in favor, Requisition #2 was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Management with Applied Aquatic Management, Inc.

Mr. Flint: This item is an agreement with Applied Aquatics to treat the storm water retention pond along Grand Traverse Parkway. It is for \$1,584 a year. They are our current contractor so this would just extend the contract for an additional 12 months. There is a standard addendum that we would ask the Board, in your motion, to incorporate. That standard addendum is part of your approval, and it would override any terms and conditions that are attached to this. Are there any questions on the agreement?

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the Aquatic Management Agreement with Applied Aquatic Management, Inc. was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I have nothing additional to report. As soon as I get those conveyance documents finalized I will get them recorded.

B. Engineer

Mr. Boyd: I do not have anything specific to report related to Reunion West. There might be some overlap between Reunion West and East.

Mr. Flint: Could you update them on the signalization issues?

Mr. Boyd: Yes, the 90% plans are still on review at the County. The hurricane slowed down their responsiveness from what it was before. We will continue to press and try to get some action out of them so we can get a bid.

Mr. Greenstein: I've reached out to the Commission's staff on a number of issues. One of them was the firehouse, construction is supposed to start in October. I asked about the signalization and never heard back from them.

Mr. Boyd: I'll push them hard on that and see if we can get some answers.

Mr. Chiste: Regarding the hurricane, I looked in the minutes from the last meeting and saw that a resident had some thoughts or issues regarding the storm drains. Did we have any problems with the storm drains or anything?

Mr. Scheerer: I'm glad you brought that up. That is a discussion on the East agenda. Mr. Glasser, a resident here, had some concerns regarding the storm drains. I met with him within the next five days and we looked at the entire property. A lot of the concerns he had was debris and trash blowing off the construction lots out of the dumpsters. I met with David Burman Monday after the storm and to my knowledge and his there was no drainage issues whatsoever within Reunion. We do have ponds now that actually have water in them that typically don't. We do need to get these builders to pick up after themselves and we need to go through periodically and make sure the tops of these drains are cleaned off. But, to my knowledge, there were no issues with the drains.

Mr. Chiste: That's great to hear.

Mr. Flint: Are there any other questions for the engineer?

Mr. Greenstein: Alan, what is your plan to assess the hurricane damage?

Mr. Scheerer: That's a great question, thank you. Rob and Chris are here from Yellowstone, and we were in constant contact with them before and after the storm. A lot of us were onsite Monday following the storm. On the West side, we don't have near the damage that we do on the East side. We have some leaning sign posts and missing street I.D. markers which we are reviewing and identifying to get corrected as quickly as possible. Not related to the storm and it is actually related to the East agenda, is the damage to the guardhouse that occurred about 10 days ago. I apologize that is not on the West agenda as I know that has been a topic of discussion. Basically, someone with a truck and trailer with a backhoe came through before security could stop them. We have already contacted the owner of the vehicle as well as their

insurance and we have a claim and cost to make those repairs. Like I said, as far as hurricane cleanup for West there is not a lot to do, just some cosmetic things.

C. District Manager's Report

i. Action Items List

Mr. Flint: The only item we have is the signalization issue and we already covered that.

ii. Approval of Check Register

Mr. Flint: For July 1st through August 31st you have a total of \$36,269. Are there any questions on that?

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Check Register totaling \$36,269 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. You have two that are due in September that are outstanding but otherwise everything has been paid.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item as followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Chiste: We discussed moving the meeting to Fridays. We would move Rolling Oaks to 12:00 and Reunion West to 12:30.

Mr. Flint: If East is okay with moving it to 1:00 it sounds like we could make Thursday work.

Mr. Chiste: That would be easier for everybody. It would be a pain for someone to have to come Thursday and Friday. George, will you let us know what they decide on at the East meeting?

Mr. Flint: Yes.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the meeting was adjourned at 2:21 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman