

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion West Community Development District held on Thursday, November 10, 2016 at 2:35 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Chiste	Chairman
Zac Johnson	Vice Chairman by phone
Mark Greenstein	Assistant Secretary
Deborah Simmons	Assistant Secretary

Also present were:

George Flint	District Manager
Steve Boyd	District Engineer
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Daniel Baker	ACP Communities
Rob Stulz	Yellowstone
Thomas McKeon	Resident
David Glasser	Resident

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Glasser: There is an issue with the landscaping. The last meeting I attended was about 14 months ago and a promise was made to the members of the public that by this time of this year the west side landscaping and the trees along the side of the road would look exactly as the east side. That was a promise that was made and that promise was limited. The only street that is being landscaped is Reunion Boulevard and not many people live on that street. Most of the people live over the bridge on Grand Traverse Parkway. I noticed in the October 13, 2016 minutes that I read a couple of days ago, on page 2 the large amounts of money on landscaping for the round about, palm tree trimming, and the guardhouse was all in the budget and these expenses are supposed to be shared between Reunion East and Reunion West. What happened to

the promise that was made that the rest of the landscaping on Reunion West for which plans were in the accounts and for which the plan had been for years to landscape the west side? Why has that not been done? Mr. Greenstein, Mr. Scheerer, and myself have traveled the west side three or four times and nothing is happening. If the money was approved by the Board then why is other landscaping work happening?

Mr. Greenstein: This Fiscal Year's budget contains sufficient funding to complete the landscaping as proposed for the remainder of the west side. The plan that was pulled together with the assistance of Alan Scheerer is being reviewed and updated. The best time to plant those trees would be after the colder months. I would suspect that we would have an updated plan that we will discuss and approve at the next meeting. The planting will probably occur in March.

Mr. Scheerer: I met with Chris Bower earlier in the month and we originally had the street tree plan included in all of the communities along Grand Traverse Parkway. We also had a street tree plan that included Tradition Boulevard and the Sinclair Road gate. The funds were allocated in the 2016 budget by the Board to install those trees but some of the concerns with the trees on the Grand Traverse plan was that there was a lot of hardwoods and we wanted to move away from those. Recently Yellowstone has provided me with hard copies of a revised plan, which I will be sharing with Mr. Greenstein along with the updated costs. I don't know that the winter is the best time to begin the planting so as Mr. Greenstein said we will look around February or March to begin moving for approval by the Board and that plan will be circulated in advance of that particular time frame.

Mr. Greenstein: We can address this financially at the next meeting and agree upon a recommended planting schedule.

Mr. Flint: Mr. Glasser spoke about the money that was approved for the raising of the trees along Reunion Boulevard and there was some minor additional plantings at the entrance but a lot of that money was used for a Class 2 tree pruning and palm tree maintenance that was long over due for the street trees from Reunion Boulevard to the traffic circle, the traffic circle to the I4 bridge as well as the traffic circle on this Parkway for all CDD street trees. We will be moving forward in the next month with a new plan and we will look forward to the first of the year after the cold weather for the planting.

Mr. Glasser: We missed two planting seasons over six months and we are now getting into the third planting season. I would just like to voice my disappointment that promises were made and nothing can be done.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisors

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to the newly elected Supervisors.

B. Consideration of Resolution 2017-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: The Board sits as a canvassing Board and certifies the results of the landowner election and we would insert Mr. Chiste's name with 679 votes, Mr. Bouskila's name with 385 votes, and Ms. Simmons with 373 votes. Mr. Chiste and Mr. Bouskila would serve four-year terms and Ms. Simmons would serve a two-year term. Are there any questions on the Resolution?

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, Resolution 2017-03 canvassing and certifying the results of the Landowners' Election was approved.

C. Election of Officers

D. Consideration of Resolution 2017-04 Electing Officers

Mr. Flint: This Resolution elects a Chairman, Vice Chairman, Secretary, Treasurer, Assistant Treasurer, and Assistant Secretary's. Currently Mr. Chiste is Chairman, Mr. Johnson does not have a designated office, Mr. Greenstein is an Assistant Secretary, and Ms. Simmons doesn't have a designated office. Also Mr. Lovera is Treasurer and I am the Secretary. We could take each seat individually or if a Board member wants to make a motion with a slate we can handle it that way. The Chairman and Vice Chairman have to be members of the Board and the other three are typically Assistant Secretaries and then your District Accountant would be Treasurer and I would serve as Secretary.

Ms. Simmons: I nominate Zac Johnson for Vice Chairman and John Chiste for Chairman.

Mr. Flint: Ariel Lovera is Treasurer do you want to keep him as Treasurer? I serve as Secretary currently if you want to leave it that way and then the other three Board members will serve as Assistant Secretaries?

Ms. Simmons: Yes.

On MOTION by Ms. Simmons, seconded by Mr. Chiste, with all in favor, Resolution 2017-04 electing the slate of officers was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 13, 2016 Meeting

Mr. Flint: Were there any additions, deletions, or corrections to the minutes?

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the minutes of the October 13, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS

Discussion of Great Waters Way Right-of-Way

Mr. Flint: This is at Castle Pine Circle and Grand Traverse Parkway.

Mr. d'Adesky: We were asked by a property owner to sign a certification that we did not plan on improving Great Waters Way from an unpaved emergency access road to a paved road. I think some of the confusion might be where the plat showed it as an improved road but the construction plans that were approved by the County, showed it as an unpaved access road. Our certification will just say that we do not plan on paving the road as long as the Board is okay with me transmitting that.

Mr. Boyd: It was never intended to be paved and it was meant for a fire truck to get through in the event that Castle Pines were to get blocked in some way. It was built correctly and never intended to be a road but because of the plat it appears to be a right-of-way.

Mr. Flint: The difference is the 15-foot set back versus 5-feet and because of the size of this lot a 15 foot set back would make it undevelopable. This certification is saying that we do not intend to pave that as a road and it was always intended to be for emergency access. The distance of that cul-de-sac exceeding what the County required as far as secondary access out of that cul-de-sac. The County is requiring the CDD and the POA to record a certificate indicating that it will not be a paved road.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

Mr. Boyd: I have Requisition #6 to present on the lift station and that has been complete. This is the Requisition for the remaining balance on that construction. I am working on a Requisition for Assessment Area 3 that I will complete next week.

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, consideration of Requisition #6 was approved.

C. District Manager

i. Action Items List

Mr. Flint: The Signal Warrant Study was discussed in detail at the Reunion East meeting and it would also apply here. We can insert a copy of that study in the record of proceedings for Reunion West. The east Board asked you to move forward with doing a cost estimate for the construction of that signal. Is the west Board comfortable with that? It was contemplated that it would be a shared Capital expense between both Districts. Hearing no objection.

ii. Approval of Check Register

Mr. Flint: You have the check register through October totaling in \$8,880.62. If the Board has any questions we can discuss those.

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, with all in favor, the Check Register in the amount of \$8,880.62 was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through the end of Fiscal Year 2016.

iv. Status of Direct Bill Assessments

Mr. Flint: All of the Direct Bills are current.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date

The next meeting will be held on December 8, 2016.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chiste, seconded by Ms. Simmons, with all in favor, the meeting was adjourned at 2:51 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman