

# Reunion Entities

(as of April 2019)

## **Purpose of document:**

Our Reunion Community Development is made up of a multiple number of entities for which not any single one is in total control of what takes place/goes on within our community. Therefore, the purpose of this document is to help Reunion Property Owners and Residents become familiar with who (what entity) owns what within our Development, who is responsible for what, to know who (the appropriate entity personnel) to contact regarding the various issues associated with the overall Resort Community Development and who (which entity/personnel) to contact, regarding those issues pertaining to their individual properties of ownership and/or lease.

While a number of entities are identified in this document, the four (4) organizations (types) that are the most significant for impacting our everyday lives are (1) the Master Property Owners Association (POA), (2) the individual Condominium Associations (if you live in a Condo); (3) the Reunion East and West Community Development Districts (CDD's); and (4) the Reunion Resort & Golf Club Owner and its management.

Property Owners/Residents are encouraged to understand who owns what within our Reunion Community before trying to work an issue or concern they might have, whether it has to do with their dwelling, the Resort's Club, an amenity, landscaping, trash, a particular pool, security, a facility, a parking lot, a particular parcel of land, ponds, roads, alleys, bridges, etc.

**Note:** This document will be periodically updated as Entities, their personnel and responsibilities may change.

## **Entities of our Reunion Development:**

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**A. Kingwood International Resort, LLC** - which company specializes in golf centered clubs and resorts, assumed ownership of the Reunion Resort's AAA Four Diamond-rated, 2,300 acre site on February 8th, 2019, from the previous Reunion owner and developer Lubert Adler. Kingwood International Resort also has three other North American resorts, including Kingwood Country Club & Golf Resort GA, the Achasta Golf Resort GA, and the Plantation on Crystal River, Florida.

**Kingwood Country Club & Resort** (401 Country Club Drive, Clayton, GA 30525, 706-212-4100) includes an 18 hole golf course, outdoor tennis courts, a clubhouse, hotel/lodging, bar and restaurant, fireside lounge, gift shops, hair salon, a SPA, workout room and pool/health club, dining and leisure facilities.

**The Plantation at Crystal River** (9301 West Fort Island Trail, Crystal River, Fl. 34429, 352-795-4211) includes a 27 hole golf course, an Ascend Hotel, club house, meeting facilities, fitness center, outdoor heated pool, on-site SPA, lighted tennis courts, and plenty of nearby water activities (boat rentals).

**Achasta Golf Luxury Community Resort** (639 Birch River Dr., Dahlonga, Georgia 30533, 706-867-7900) includes a Signature Jack Nicklaus 18 Hole Golf Course, lodging, multiple dining rooms and lounges, a swimming pool, walking trails, outdoor wedding facilities, and four tennis courts.

**Kingwood International Resort's plans for Reunion** include some significant investments, such as the addition of 1,200 rental accommodations/time share homes; a brand new \$150M, 400 room hotel with significant convention and meeting room facilities, plus amenity space; a large redevelopment of the existing water park along with a wave pool, reconfigured water slides, new food and beverage area, putt/putt golf, and a new parking lot; a new Sushi Bar in Grande Lobby; a new Gift Shop/Small Grocery/Starbucks Coffee Store replacing Grande's Real-estate office, and **major upgrades to Reunion's three golf courses.**

**Note: Reunion Members should book reservations at other Kingwood Resorts through Reunion's Membership Office; Reunion Members are given up to 20% discounts at these other resorts.**

**Kingwood International Resort, LLC Senior Management:**

Richard Nasser, President of Kingwood's Resort Division (richard@kingwoodresort.com)  
Fred Zohouri, Kingwood's Founder & CEO (fred@kingwoodresort.com)  
Michael Mancke, V.P. of Resort Division (michael.mancke@plantationcrystalriver.com)  
Sal Dickinson, V.P. of Sales and Marketing (sal.dickinson@dickinsonassoc.com)  
Ginny Dickinson, Corporate Controller (ginnydickinsonfla@gmail.com)

**Kingwood International Resort, LLC Business Address:**

400 Curie Drive, Alpharetta, GA 30005  
For more information: [KingwoodInternationalResorts.com](http://KingwoodInternationalResorts.com)

**Kingwood International Reunion Resort's Local Address, and Management/Contact Information:** 7593 Gathering Dr., Kissimmee, Fl. 34747, (877-586-3146, [www.reunionresort.com](http://www.reunionresort.com))

**General Manager:** Kevin Baker, 407-396-3181, kbaker@reunionresort.com  
**Assistant General Manager and Director of Engineering & Housekeeping:**  
 Anthony Carll, 407-506-2742, acarll@reunionresort.com  
**Director of Membership & Rental:** Beverly Kelber, 407-396-5207, bkelber@reunionresort.com  
**Head Golf Professional:** Jake Etherton, 407-396-3214, jetherton@reunionresort.com  
**Director of Golf:** William Tully, 407-396-3722, wtully@reunionresort.com  
**Director of Food & Beverage:** Robert Mason, 407-396-3189, rmason@reunionresort.com  
**Director of Retail:** John Predmore, 407-396-5243, jpredmore@reunionresort.com  
**Director of Tennis and Pickleball:** Josh Surowski, 407-662-1630, jsurowski@reunionresort.com  
**Director of SPA, Water Park & Front Desk:** Stephanie Wise, 407-396-3037, swise@reunionresort.com  
**Director of Catering and Convention Services:** Matthew Echevarria, 407-396-3798, mechevarria@reunionresort.com  
**Director of Security:** John Cruz, 407-396-3131, jcruz@reunionresort.com

**Reunion Resort's Amenities, Restaurants, Club Houses, etc. Phone Numbers:**

**Main Clubhouse Bar:** 407-662-1320; **Conference Services:** 407-662-1340; **Eleven Restaurant:** 407-662-1170; **Forte Restaurant:** 407-662-1350; **Golf Groups:** 888-418-9614; **Golf Shop/Golf Tee Times:** 407-396-3196; **Guard Gatehouse:** 407-396-3130; **In Room Dining:** 407-662-1313; **Kids Crew:** 407-396-3048; **Membership:** 407-662-1070 or 888-821-0005; **Member Club Statements:** 407-662-1066 (clubaccounting@reunionresort.com); **Rental Management:** 407-662-1050; **Grande Lobby Bar:** 407-662-1355; **Security Dispatcher:** 407-396-3130; **Special Events & Catering:** 407-662-1340; **Tennis Center:** 407-662-1630; **Traditions Clubhouse/Restaurant:** 407-396-3150; **The SPA:** 407-662-4SPA; **Transportation (Reunion Shuttle Service):** 407-390-3832; **Water Park/Bike Rentals:** 407-396-3048

**Kingwood International Resort, LLC owns the following properties here in Reunion:**

- a.) Nicklaus, Watson and Palmer Golf Courses and their Driving Ranges, Putting Greens
- b.) New Nicklaus Clubhouse, which was just completed this past year, which has a pro shop, a restaurant with veranda seating, men's and women's locker rooms, and a fitness center, all of which occupies approximately 7500 sq. ft., and in addition, has a cart storage barn underneath its main floor, plus a large lighted parking lot.
- c.) Golf Maintenance Facility off of CR532, behind Palmer Par 3 Hole No. 5.
- d.) Grande Ballrooms, Meeting Rooms, Office/Maintenance Areas, Pool at Eleven, Restaurants, (Eleven, Forte, Lobby Bar, and Outside Pavilion) **Note:** Rest of Grande belongs to Grande's Condominium Association and its individual Unit/Condo Owners.
- e.) Main Clubhouse including Restaurant, Bar, Pro-Shop, and Veranda/Lanai
- f.) Main Water Park, plus Mini Water Park and pool at Sandy Ridge Villas  
**Note:** New Main **Water Park Parking Lot** is being built on the corner of Sandy Ridge Dr. and Tradition Blvd.
- g.) Golf Academy/Facility, with its driving range and putting greens, etc.
- h.) Parking lots surrounding Grande, the main Clubhouse and some parking areas and land at Seven Eagles, plus the Complex (prior Putting Facility) behind the Grande
- i.) Tennis Facility Complex with six clay Tennis Courts, two Pickle Ball Courts, and surrounding land, plus Monkey Bars

- j.) Pools at Eleven, Center Court Ridge (by Tennis Court), and at all the Villas
- k.) The SPA (House) on Excitement Drive.
- l.) Playground at the Villas at Whisper Way
- m.) Property between the front of the Villas at Whisper Way and at Cabana Court and Village Spline Road.
- n.) The Kitchen & Bar Area of the Seven Eagles/Cove Building - with the rest of this building and surrounding complex belonging to Reunion's CDD's (Community Development Districts). Note: With the Kitchen & Bar area being owned by the Resort, it then allows alcohol beverages to be served at the Seven Eagles facility.

## **Kingwood International Resort's Managed (not owned)**

**Reunion Properties** as part of a **Management Services Agreement/Contract** between Reunion's East CDD and the Resort includes:

**CDD Owned Seven Eagles Pavilion/Building (The Cove)** to include the, pool, spas, fitness center, game room, lanai, restrooms, and surrounding grounds. Reference previous note regarding the Kitchen & Bar belonging to the Kingwood Internat'l. Resort.

**CDD Owned Seven Eagles Linear Park** also belongs to Reunion's East CDD, but Kingwood International Resort's Local Reunion Management assumes responsibility for scheduling and planning various events there, such as weddings, etc.

**CDD Owned Heritage Crossings Meeting Center and Horse Stables** may soon be (60 to 90 days) additional properties to be included in a Management Services Agreement/Contract between Reunion's East CDD and the Resort, Kingwood International. Currently, Reunion CDD's Government Management Services Company manages/controls these complexes. **For now contact George Flint for use of these two facilities ([gflint@gmscfl.com](mailto:gflint@gmscfl.com))**

**Note:** For any **operational and/or maintenance issues** associated with Reunion Resort owned or managed facilities (buildings, amenities, pools, etc., other than Golf Club or Golf Courses), Property Owners/Residents should first call:  
**Assistant General Manager and Director of E&H: Anthony Carll at 407-506-2742**

## **Kingwood International Resort's**

### **Advisory Board of Governors**

In January 2007, Reunion Resort Club Management supported the establishment of a Reunion **Advisory Board of Governors (ABOG)** made up of Reunion Resort Member Property Owners. Management's primary purpose for establishing the ABOG was to help foster good relations between Club Members and Resort Management through improved communications. The ABOG communicates with Resort Management on a regular (bi-monthly) basis in an effort to provide them input on Club programs, plans and activities, Club policies/rules/regulations, member concerns and issues; and to have Resort Management, when agreeable, make changes which ABOG members feel are in the best interests of ALL Club members, and the Resort.

Besides our Executive ABOG and its members, we have an **ABOG Business Committee**, an **ABOG Golf Committee**, an **ABOG Greens Committee**, and an **ABOG TRE (Tennis, Recreations and Events) Committee** - all of which also have regular meetings with the appropriate Reunion Resort Management Staff to address their and Reunion Owners/Club Members' respective, specific issues.

The Executive ABOG membership consists of a Chair, all of the four Committee Leads/Chairs, and an Administrator, who participates as a full voting member of the ABOG. Also, each ABOG Committee itself is comprised of multiple volunteer Club Members. The four ABOG Committees also hold bi-monthly meetings with respective Resort Club Management, to express concerns, raise any issues pertaining to their respective committees' areas of interests and/or those of other Reunion members, and to acquire management feedback as well.

All Executive ABOG members and ABOG Committee members are Reunion Property Owner volunteers who have to be Club Members who are in good standing with the Resort Club and the Community (i.e. Property Owners (Master) Association), and have to be approved by Resort Club Management.

#### **Responsibilities:**

1. ABOG Chair works closely with the committees to advance the purposes of ABOG and enhance the quality of the process. Through intended effective leadership and management, this individual works towards ensuring that communication channels reflect two-way conversation that benefits the entire Reunion community.
2. ABOG General Business Committee deals with issues that have to do with the overall management of the club, ideas and suggestions that enhance customer service, safety, sales & marketing activities, etc.. The scope of this committee is fairly broad as it generally includes administrative, financial and security issues not clearly falling within the scope of the other Committees. In some cases, this Committee also addresses issues/actions that deal with our Reunion CDDs (Community Development Districts), and our Property Owners (Master) Association, when such issues/actions also relate to/impact the Resort.
3. ABOG Tennis, Recreation and Events Committee: deals with issues related to Tennis, such as Tennis tournaments/activities, tennis court maintenance, tennis shop merchandise; Resort's recreational activities for both adults and children; Resort's SPA, Resort's fitness center, fitness training and classes; Restaurant food and beverage menu's and service; recreation and social events.
4. ABOG Golf Committee: deals with providing Resort Management with items involving new/existing golf programs, policies, and the planning of Reunion golf tournaments.
5. ABOG Greens Committee: deals with providing Resort Management input concerning golf course conditions, maintenance practices and irrigation issues.
6. ABOG Administrator: is responsible for recording the minutes of the Executive ABOG meetings, ensuring that they are posted in the Reunion Website in a timely manner by Resort Management, and participates as an active voting member, who works closely with all ABOG Committee members in assisting them with their respective areas of business.
7. ABOG Chair Emeritus: as previous year's Chair, works with entire ABOG team to make sure that there is a smooth transition from past ABOG activities/carryover-projects to current year; is also an active voting member of the Committee.

**ABOG Process:**

1. Reunion Resort Members need to communicate their questions, comments, concerns and/or issues to the appropriate Committee Chairs in person, or by e-mail.
2. Minutes of the Executive ABOG meetings and various Committee meetings are recorded and prepared by the ABOG Administrator and the various Committee members, and are posted on the Resort's Members Website ([www.theclub@reunionresort.com](http://www.theclub@reunionresort.com)).
3. At the monthly Member/Manager Reception, the ABOG Chair will give an update of any important plans and/or actions being taken, as a result of the ABOG and its Committees. And in addition, Reunion management will also provide an update of relevant information.
4. **For those members wanting to serve on a Committee for next year, they should let Reunion Resort's Director of Membership Beverly Kelber and/or a current ABOG Chair know of their desire towards the end of the current year.**

**Current 2019 ABOG Committee:**

- A. ABOG Chair:** Dr. Eric Bregman ([Dr.EricBregman@gmail.com](mailto:Dr.EricBregman@gmail.com))
- B. Business Committee Chair:** Jeff Holt ([Jeffreywayneholt@gmail.com](mailto:Jeffreywayneholt@gmail.com))
- C. TRE Committee Chair:** Pat Bartlett ([bartlettpatricia@aol.com](mailto:bartlettpatricia@aol.com))
- D. Golf Committee Chair:** Michel Yip ([michelyip1@gmail.com](mailto:michelyip1@gmail.com))
- E. Greens Committee Chair:** Matt Adams ([mattadams422@aol.com](mailto:mattadams422@aol.com))
- F. ABOG Administrator:** Dawn Holt ([dawnholt@gmail.com](mailto:dawnholt@gmail.com))
- G. ABOG Chair Emeritus:** Bill Sussman ([billsussman0804@aol.com](mailto:billsussman0804@aol.com))

**Note:** Our ABOG Charter and Guideline documents are available on-line via the Reunion Resort website: [www.theclub@reunionresort.com](http://www.theclub@reunionresort.com).

**B. Encore Capital Management - (known also as the Encore Club**

**at Reunion)**, is the other major Reunion investor/developer within our community. Encore Capital Management is a diversified, multiple fund, real estate investment and development firm. Encore is a vertical integrated firm with land acquisition, entitlement, development, construction and marketing capabilities in-house. Encore owns and operates more than \$9 billion worth of real estate nationwide and is developing properties across the U.S.A. with revenue of more than \$4 billion. Art Falcone is one of the three Principals of Encore, and **Encore is one of the Falcone Group's ventures**. Mr. Falcone is also the Chief Executive Officer and Chairman of the Falcone Group.

**Encore's Falcone Group:**

Falcone Group, LLC operates as a real estate development company in the U.S.. It engages in the research, acquisition, management, marketing, and sale of commercial real estate projects. The company's portfolio includes power centers, malls, single-family homes, mixed-use dwellings, multi-family rental communities, residential housing, retail centers, schools, recreation, greenbelts, and permanently preserved open spaces. The Falcone Group is a vertically integrated, full-service family of companies, specializing in all real estate product types. The Falcone Group has developed over 30,000 residential lots, more than one billion dollars in commercial and apartment assets and has invested and financed over three (3) billion in real estate ventures.

**Encore owns the following properties here in Reunion:**

- a.) Reunion West (New) Development (K-Hill and Parcel 12 tracts), known as **Encore Resort at Reunion**, also known as the "Ridge," which is outside Reunion's gates, straddling both sides of Old Lake Wilson Road, is comprised of hundreds (863) of vacation homes. It has its own clubhouse, water park, pools and other amenities, which are only accessible by its residents and through a special membership offered by Encore. Its Sales Office is located on: 7640 Fairfax Drive, Reunion, Florida 34747 (Corner of Old Lake Wilson Road and Sinclair Road: Phone 407-449-2880, toll free 888-809.7930. [Info@TheEncoreClub.com](mailto:Info@TheEncoreClub.com) (See M.1. below)  
Note: **Encore Resort at Reunion** is part of Reunion's West CDD, but has its own Home Owners Association and Management Company.
- b.) Property surrounding the 17th and 18th fairways of the Nicklaus Golf Course, which is now a gated community within Reunion know as "**The Bear's Den**" (See C.1.)
- c.) Property along the North Side of State Road 532, from I-4 all the way up to Reunion's East CDD owned Horse Stables, excluding the property where the new Fire Station is located, and excluding the property where **City Communities, Inc.** has built its New Landscaping Facility, which **Yellowstone Landscaping Company** occupies (see **Item K.**)  
**Note:** Encore Capital Management is in the process of seeking entitlements for a 240 bed hospital and 96000 sq. ft. of office space at the 1-4/SR532/ChampionsGate interchange property location.
- d.) Property (including the Parking Lot) across from the Water Park, where **Spectrum Condominiums/Vacation Homes** are being built (See C.2. below).
- e.) Property behind the Water Park all the way up to the Villas at Sandy Ridge, where **Spectrum Condominiums/Vacation Homes** are being built. (See C.2. below)
- f.) Property on either side of the Water Park, plus Sandy Ridge Dr.; **Note:** An access easement overlays Sandy Ridge Dr., allowing Villas Residents legal access to their property .
- g.) Property on the North Side of the new Nicklaus Clubhouse and its parking lot, near the Nicklaus Golf Course Driving Range and near/West of the Sinclair Back Gate Entrance - where **Eagle Trace at Reunion Town Homes** are being built (See C.3. below).
- h.) A number of houses and lots throughout Reunion.

**Encore Capital Management Personnel:**

Arthur Falcone - Principal, Tony Avila - Principal, Bill Powers - Principal

**Encore's Physical and Mailing Addresses:**

**Physical:** 7640 Fairfax Drive, Kissimmee, Fl. 34747; **Mailing:** 8297 Championsgate Blvd., Box 372, Championsgate, Fl. 33896.

**Encore's Reunion Contact Person: Rick Feather (RickF@theencoreclub.com, 954-661-8541)**

## **C. Encore Developments within Reunion**

### **C.1. "The Bear's Den" Gated Community:**

Encore Capital Management teamed up with the Nicklaus Companies to develop "The Bear's Den," which is a private gated community situated along the 17th and 18th fairways of Reunion's Nicklaus Golf Course. Encore and Americrest Custom Homes are its featured builders, both of whom are offering new homes ranging from \$1.2 million to just over \$4.0 million. There are already **52 property lots within the gated area** with its perimeter fencing and backing up to the Nicklaus' 18th fairway, and there are **22 more lots plotted** within the recently gated, perimeter fenced area backing up to the 17th fairway of Nicklaus. The Bear's Den's Grand Opening took place on 3/21/18.

The Bear's Den includes a "Golden Bear Park," which includes a dog park with shaded gazebos and separate areas for large and small dogs. There is also a children's playground in the center of the park, a practice golf putting green, a sand volleyball court, plus a terraced butterfly and hummingbird garden.. These amenities are private and accessible to only those living within the gates of the Bear's Den Private community.

The Bear's Den Community and its Property Owners are part of Reunion's Master Property Owners Association (POA).

The Bear's Den's internal roads are private, with its own street lights and sidewalks, and none of which are not part of the West CDD properties. The costs of maintaining these roads, the internal parks, the internal infrastructure of this gated community will all be included in the monthly Master Association fees of those residents/property owners living there.

The original Bears Den Club was founded in 1999 by Jack and Barbara Nicklaus and was established at the Jack Nicklaus' 270 acres golf club in Jupiter, Florida. Visit <http://thebearsdenclub.com> for updated information

**Note:** The Bears Den Properties are also part of Reunion's West CDD, and the annual assessments are included in each of the owner's yearly property taxes.

**Contact Information:** 407-630-8688 (BEARSDENREUNION.COM) 7880 Nicklaus Clubhouse Lane, Reunion, FL.34747

### **C.2. Spectrum at Reunion Resort**

This new development by Encore, which is currently under construction behind Reunion's Water Park and also across Tradition Boulevard opposite the Water Park, will include **296 Luxury Vacation Residences** ranging in starting prices from \$369,900 to \$513,900, from 1491SF to 2567SF, with 3 bedroom/2&1/2 bath units, 4 bedroom/3&1/2 bath units, and 5 bedroom/4&1/2 baths.



The development will include its own Clubhouse, Resort style pool and hot tub, children's playground, sand volleyball court, state of the art fitness center, complimentary shuttle service to the Disney Parks, 24/7 concierge service, and golf cart/internal transportation service from its parking lots to its individual condominium units.

Spectrum will have its own monthly Club Membership fee, and its own monthly HOA Fee, which will cover the cost of digital cable, high speed internet, phone, landscaping and irrigation, building insurance, pest control and trash pick-up.

Also, **Spectrum's Condominium ownership will include a (minimum) mandatory Reunion Resort Club Social Membership**, requiring a one-time initiation fee, as well as monthly social membership assessments.

**Note:** The Spectrum Properties (and their future owners will) belong to Reunion's Master Property Owners Association, and are also part of Reunion's East CDD, and their annual East CDD assessments will be included in each of the owner's yearly property taxes.

**For additional information: [LiveSpectrumReunion.com](http://LiveSpectrumReunion.com), 407-635-8488**

### **C.3. Eagle Trace at Reunion**

This new development by Encore, which is located near the practice ground over by the new Nicklaus Clubhouse and close to our Sinclair Road Gatehouse, is currently under development and will include **53 new town homes** having pricing between \$380K and \$420K. **For further information: <http://www.EagleTraceReunion.com>**

**Note:** The Eagle Trace Properties (and their future owners will) belong to Reunion's Master Property Owners Association, and are also part of Reunion's West CDD, and their annual West CDD assessments will be included in each of the owner's yearly property taxes.

### **D. Feltrim Development Group (Company), N.A.**

An Orlando based Development Company which purchased the land behind/around the Reunion Terraces Condominium complex three (3) years ago, for which they are planning to build some more condominiums (95) sometime in the future. Once these Feltrim Condominiums are built, which will have the same foot print as the Terraces units, they will belong to a new Condominium Association called "**The Crescent At Reunion,**" separate from the Terraces.

The Feltrim company specializes in creating new, unique developments throughout all Orlando areas, including Davenport, Kissimmee, Windermere, Universal Studios area, Downtown Orlando, and Lake Nona. The Fountains at ChampionsGate is one of its developments. Over last 20 years, the Feltrim Development Group has built and sold over \$700M worth of property. Garret Kenny is the founder and CEO of Feltrim, and is also the author of the book *Buying and Owning Property in Central Florida*. He regularly appears on television and radio in the US, UK and even in China and Brazil.

**Note:** See more regarding the Feltrim Development Group under Section I, Terraces at Reunion Condominium Association.

### **Contact Information for Feltrim Group:**

Office at 116 Polo Park East Blvd., Davenport, Florida 33897

Phone: 863-353-0011; E-mail: [info@feltrimgroup.com](mailto:info@feltrimgroup.com), or [www.feltrimgroup.com](http://www.feltrimgroup.com)

## **E. Reunion Master Property Owners Association (POA)**

All Reunion Properties/Owners, with the exception of those in Reunion West ( Encore Resort at Reunion or The Ridge), belong to Reunion's Master Association (POA) and pay monthly Association dues, which go towards paying for landscaping/irrigation services, termite and pest control, pressure washing, and periodic mulching. Properties within the Master Association include individual homes, condominiums (i.e. Villas) , town homes (i.e. Carriage Pointe), empty lots, etc.

**Artemis Lifestyles Community Management Solutions** is the company who manages Reunion's Master Property Owners Association (POA). (See Section F below)

**Note A:** The Alleyways within Homestead and other communities throughout Reunion, belong to the Master Property Owners Association (POA), and therefore are maintained/managed by its Management Company Artemis Lifestyles.

**Note B:** Although the properties upon which **Mail Kiosks** sit, throughout all the Reunion communities, belong to various entities (i.e. East and West CDD's, Kingwood International, Villas, Encore, etc.) respectfully, the Operations and Maintenance responsibility for these Lubert-Adler built structures belong to the Master Association's Management Company Artemis Lifestyles.

**Note C:** Various parks (i.e. on Euston Dr. and Excitement) belong to the POA as well.

### **Reunion's Property Owners Master Association Board Members:**

Note: Reunion's Master Association has not yet turned over to the Property Owners, since the number of Property Owners has not yet reached the required Florida Statutes' (90%) percentage of total Property Owners versus the total number of plotted properties.

Currently this percentage is at approximately 60%, with 2,395 property owners.

With more and more homes being built on Reunion's West Side, with the advent of more and more Reunion Property Owners, such as the future ones buying property/homes within The Bear's Den, the Reunion's Master Property Owners Association (POA) may experience turnover within the next four to five years.

### **Master Property Owners Association (POA) Board Members are the following:**

Richard Nasser (Kingwood International, [richard@kingwoodresort.com](mailto:richard@kingwoodresort.com) )

Anthony Carll (Kingwood International, [acarll@reunionresort.com](mailto:acarll@reunionresort.com))

Kevin Baker (Kingwood International, [kbaker@reunionresort.com](mailto:kbaker@reunionresort.com))

Bev Kelber (Kingwood International, [bkelber@reunionresort.com](mailto:bkelber@reunionresort.com))

Rick Feather (Encore, [RickF@theencoreclub.com](mailto:RickF@theencoreclub.com))

Lauren Arcaro (Encore)

Jerry Edwards (Encore)

**Oraine Williams** (Artemis Lifestyles Association Manager, [owilliams@artemislifestyles.com](mailto:owilliams@artemislifestyles.com))

## **F. Artemis Lifestyles Community Management -**

**Reunion's Master Home/Property Owners Association (POA) Management Company (Customerservice@artemislifestyles.com or just artemislifestyles.com)**

In January of this year, Aegis Community Association Management and Titan Community Association Management merged together to form Artemis Lifestyles. This new company plans to advance a culture that will deliver an extraordinary community experience for all the communities for which it now serves, including enhanced websites and mobile owner portals, innovative billing and payment systems, expanded lifestyle programming capabilities, additional office locations, opportunities to assign CAM Managers within limited geographic areas, and greater back office support for the CAM Managers, including accounting and IT.

Artemis Lifestyles, is a Community Association Management firm that provides full-service solutions to Florida homeowners and Community Associations, and remains a local, family owned business determined to assist its various Association Boards in protecting and enhancing the financial and emotional investment that every homeowner has made in his/her respective community.

**Artemis Lifestyles Corporate Office** is located at 8390 Championsgate Blvd., Suite 304, Championsgate, FL 33896; Phone: 407-705-2190, FAX: 407-343-7437

### **Other Artemis Lifestyles Offices include:**

**KISSIMMEE OFFICE** at 1631 E. Vine St., Suite 300, Kissimmee, FL 34744, Phone: 407-705-2190, FAX: 407-343-7437

**TAMPA OFFICE** at 1228 E. 7th Ave., Ste 200, Tampa, FL 33605, Phone: 813-805-8118

**LAKE MARY OFFICE** at 725 Primera Blvd., Suite 225, Lake Mary, FL 32746, Phone: 407-476-0414

**FLAGLER OFFICE** at 6 Meridian Home Ln., Suite 201, Palm Coast, FL 32137, Phone: 386-597-2840, Fax: 386-597-2845

### **Artemis Lifestyle's Corporate Management includes:**

**David Burman - Co-CEO and Former President and founder of Aegis**

(dburman@artemislifestyles.com; ext 226), who is one of few state licensed managers in Central Florida who has earned the prestigious AMS and PCAM designations from the Community Associations Institute in Washington, D.C.. Aegis was an "A" rated Accredited Business with the Better Business Bureau, and a member in good standing of the Community Associations Institute

### **Artemis Lifestyle's Corporate Management (continued):**

**Domingo Sanchez - Co-CEO**

**Lori Dann - COO**

**Mike Reed - Director of Portfolio Management**

**Emma Doras - Director of On-Site Management**

**Amy Rezendes -Director of Accounting**

**Will Gonzalez - Director of Collections**

**Becki Borri - Director of Human Resources**

**Artemis Lifestyles Onsite Reunion Management:**

Artemis Lifestyles' Manager assigned to all the various Condominium Associations within Reunion, including its **Master Property Owners Association Manager is Oraine Williams (owilliams@artemislifestyles.com; ext. 228)**, who has been assigned to Reunion since its beginning. As our Reunion POA Management Company Manager, Oraine is responsible for supporting our Reunion POA Board and all of the Reunion Property Owners who (automatically) belong to the Association. He is responsible for ensuring that Reunion Property Owners receive all appropriate landscaping/irrigation services, termite and pest control, pressure washing, cable television, and Internet services which are owed them and paid for by their monthly POA assessments, and that all Association Members/Residents, along with Home Builders/Contractors, adhere to our Master POA Declaration and POA Rules and Regulations. **Oriane's Assistant** and right-hand person is **Amanda Narehood (anarehood@artemislifestyles.com)**

**Reunion's POA Fine Committee:** is a sub-committee set-up by the POA Board to review and decide on penalties for those Reunion POA Members/Property Owners, including Home Builders/Contractors, who have committed or are in the process of committing violations of Reunion POA's Declaration, Covenants, and/or Rules and Regulations. The Fine Committee is led by our Association Manager Oraine Williams, his Assistant Amanda Narehood, and includes Reunion Home owner volunteers Steve Goldstein, Tom McKeon, and Don Harding. The Committee holds regularly scheduled meetings for violators to plead their cases, and for the Committee to then decide penalties/fines. "No shows" are fined automatically.

**G. Reunion Community Development Districts (CDD's):**

In 2001, as an integral part of the early stage planning of the Reunion community, the Board of County Commissioners of Osceola County created the **Reunion East and Reunion West Community Development Districts.**

**What is a Community Development District (CDD)?**

A CDD is a governmental unit created pursuant to chapter 190 of the Florida Statutes. A CDD's main functions are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents. Approximately 600 CDDs have been established within the State of Florida to construct and fund required infrastructure and related amenities deemed valuable to the overall community by the developer

**What is the CDD responsible for in Reunion?** The Reunion CDD's constructed master roadway improvements, extended potable water, irrigation water and sanitary sewer to development parcels, and landscape improvements on portions of roads within the District. The Reunion CDD's also funded the costs of arterial streetlights, irrigation to common areas, construction of entrances, gatehouses and gates, community pools, recreation and meeting centers, an equestrian center, and a master storm water management system and wetlands conservation areas. The CDD's primary functions are

to plan, finance, construct, operate and maintain community wide infrastructure/services, along with its owned facilities, for the benefit of its residents and current bond holders.

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**What are the CDD facilities in Reunion?** The Seven Eagles Pavilion/Building (The Cove) to include the pool, spas, fitness center and game room; Seven Eagles' Linear Park; Homestead community pool, wading pool and spa; Carriage Pointe community pool and spa; Heritage Crossing's two (2) community pools, wading pool, spa and community center; and the Terraces' pool, spa, gazebo and pavilion. The Heritage Crossings Community/Meeting Center and The Horse Stables and their parking lots and surrounding lands belong to the Reunion East CDD as well. Also, the ponds at Patriot's Landing on the East Side and at Golden Bear/Tradition Blvd. on the West Side belong to the East and West CDD's respectively. Note: All other pools located within Reunion Resort (Centre Court Ridge, The Villas & The Grande) and the Water Park are non-CDD properties owned and operated by the Resort, Kingwood International.

**Note:** Heritage Crossings Community/Meeting Center and the The Horse Stables are being managed and controlled by Reunion CDD's Government Management Services Company at this time. Contact **CDD District Field Manager Alan Scheerer (Cell: 407-398-2890 , ascheerer@gmscfl.com)** for any operations/maintenance issues related to these facilities.

**Who can utilize CDD facilities?** Reunion property owners, individuals leasing/renting Reunion properties and Resort guests are authorized access. Anyone else is considered a non-resident and not permitted to utilize CDD facilities without first applying for access as a non-resident and paying the required **CDD Non-Resident user fee of \$3,000 annually**. A brochure entitled, "Information On The Use of CDD Amenities By Non-Residents," and the "Agreement for Non-Resident to Utilize the Reunion East CDD's Amenity Facilities" may be found on the Reunion East & West CDD Websites under the "News & Information" tab. **(See Reunion East CDD Special Events Policy below also)**

### **CDD Infrastructure**

Reunion's CDD Infrastructure includes all the roads within Reunion, the land on either side of the roads between the curbs and including the sidewalks, the roundabouts, the sewer system and the drains, various water and utility structures, the ponds- (with the exception of those on the golf courses), the bridges, the street lighting, the Guard houses gates, and conservation areas.

**How are these facilities and infrastructure funded?** Infrastructure improvements were funded through the issuance of a series of 30 year Special Assessment Revenue Bonds for which property owners pay debt service. This constitutes the major portion of the annual CDD assessment paid by property owners via the Osceola County Property Tax billing, for which the total assessment is a line item on each individual Reunion Property Owners' annual tax bill. The balance of the annual CDD assessment funds are for the Operation & Maintenance (O&M) costs of the CDD facilities and infrastructure, which will remain forever as part of the annual assessment even when the bond debt has been paid off. Detailed budget and expense information, as well as additional governance data, are available on the Internet at [www.reunioneastcdd.com](http://www.reunioneastcdd.com) and [www.reunionwestcdd.com](http://www.reunionwestcdd.com).

**Where can information be found regarding Reunion's East and West CDD's?** Reunion East CDD: [reunioneastcdd.com](http://reunioneastcdd.com); Reunion West CDD: [reunionwestcdd.com](http://reunionwestcdd.com)

**Who governs the Reunion East & West CDDs?** Each CDD is governed by a 5-member Board of Supervisors who were initially elected by the Developer as majority landowner. Majority governance of the East CDD transitioned to the residents of its CDD at the end of 2016, after two years ago from when there were 250 REGISTERED VOTERS who were PERMANENT RESIDENTS OF THE CDD. The Reunion East CDD includes five (5) of its CDD Reunion property owners, full-time residents, Mark Greenstein, Don Harding, Steven Goldstein, John Dryburgh, and Trudy Hobbs.

Each member of the East CDD Board is serving a four (4) year term, for which Mr. Greenstein, and Mr. Harding are serving the first year of their second 4 year terms, Ms. Hobbs is serving the first year of her first four year term, and Mr. Dryburgh and Mr. Goldstein are serving the third year of their current first four (4) year terms.

The Reunion West CDD has yet to achieve the required 250 permanent, Florida voter resident requirement. Continued development and anticipated growth of permanent, Florida voter residents within the Reunion West CDD should result in resident elections of its Board members in the next few years. Currently, the West CDD Board Members include two Encore executives, Artemis Lifestyles Co-CEO David Burman, Reunion East Property Owner, Mark Greenstein (who was appointed to the West CDD Board by Lubert-Adler, prior to the sale to Kingwood), and now (effective 3/14/19) Kingwood International Resorts, LLC Executive Michael Mancke, as the fifth Board Supervisor.

### **When do the CDD Boards meet?**

CDD Board Meetings are scheduled and usually held monthly (second Thursday of the month) in the Heritage Crossing Community Center. Meeting agendas, minutes and schedules are posted on the aforementioned websites. As a Reunion property owner, you are encouraged to attend these meetings and participate in this specialized form of local government. The Reunion ABOG and its General Business Committee members are encouraged to be active participants in the CDD process through regular meeting attendance and by providing valuable input during the public comment period of Board proceedings. Minutes of the East and West CDD meetings are posted on their respective Websites ([reunioneastcdd.com](http://reunioneastcdd.com) and [reunionwestcdd.com](http://reunionwestcdd.com))

### **What are some of the Issues/Decisions do our Reunion CDD Boards**

**address/make:** Annual Operating & Maintenance Budgets, Annual Capital Budgets, Annual Home Owner Assessments (included in their Property Taxes), Irrigation Services, Road and Bridge Maintenance, Facilities (i.e. Seven Eagles Pavilion, Heritage Crossings Community Center and Horse Stables) Issues, Entry & Gate Access, Security Issues, Operation of and levels of service for all CDD owned assets (pool maintenance, landscaping, etc.), and coordination with Master Property Owner's Association regarding overall Security of the Development. Some of the major decisions/projects of our Reunion CDD's include the Traffic Light at Reunion's Main Entrance, Speed Monitoring Devices for our roads, additional Gate Access Controls and Property Residents' Transponders, Fountains for CDD Ponds, Non-Resident User Fee, etc.

### **Parking Violations on CDD Roads, which are also Public Roads:**

Cars parked directly across from each other on Reunion CDD roads, or in any manner which would block emergency vehicle traffic, are in violation of Florida Statutes Chapter

316, which can be enforced by the Osceola County Sheriffs office. If there is an issue, Security or a concerned homeowner should call the sheriff office's non-emergency line. (407-348-2222 or 407-344-5253).....Page 14 of 24

**Reunion East CDD Special Events Policy:**

Effective Feb. 21, 2019, the Board of Supervisors of the Reunion East Community Development District implemented a **uniform policy and schedule for Special Events** requested to be held (by Reunion Property Owners or Non-Resident User Fee Payers) on District Properties, which include: Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Pointe Pool, Terraces Pool and Terraces Pavilion.

“Special Event” shall mean any preplanned meeting, activity, or gathering of a group of twenty (20) or more persons, but not greater than the Event Capacity indicated on Exhibit A of the Policy, having a common purpose on District Property which special event inhibits the usual flow of pedestrian travel or which occupies any District Property or public place so as to preempt use of space by CDD residents, CDD landowners, non-resident user fee payers and their guests or which deviates from the established use of space or building.

CDD residents, CDD landowners and Non-Resident User Fee Payers are required to submit an "Event Use Application" (form) when wanting to hold an event involving twenty (20) or more individuals. The application must be submitted to the District Manager at the District Office not more than one hundred eighty (180) days before and not less than fourteen (14) days before the date and time at which the proposed Special Event is intended to occur.

The subject policy and its instructions, along with the required application/form, can be found on both the Reunion East and West CDD Websites under the "News and Information" tab, and also, it is posted on the Artemis Lifestyles Website.

**How do I communicate outside of monthly CDD Board meetings and what items fall within their jurisdiction?**

The Reunion East & West CDD Boards receive administrative management and program support from Governmental Management Services Central Florida, LLC (GMS). You may contact GMS’ District Manager, Mr. **George Flint**, via an e-mail link on the website ([gflint@gmscfl.com](mailto:gflint@gmscfl.com)) or by calling (407) 841-5524. Generally, CDD matters pertain to their owned Reunion facilities, buildings, roadways, bridges, street lighting, wetlands, conservation areas, landscaping, irrigation and financial matters.

**Also, any operational and/or maintenance items/issues related to our Reunion CDD buildings, grounds, roads, bridges, lighting, pools can be addressed by calling or e-mailing CDD District Field Manager Alan Scheerer (Cell: 407-398-2890 , [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com))**

**Note: GMS Government Management Services Address:** 135 West Central Blvd. Suite 320, Orlando, Florida 32801; **Note:** Our Reunion CDD Document is posted and available on-line via the Resort Website, [www.theclub@reunionresort.com](http://www.theclub@reunionresort.com).

**Current Reunion East CDD Members:**

Mark Greenstein - Chairman (Reunion Property Owner - [gmark10@msn.com](mailto:gmark10@msn.com))  
Don Harding - Vice-Chairman (Reunion Property Owner - [donharding4@yahoo.com](mailto:donharding4@yahoo.com))  
Steven Goldstein - Assistant Secretary (Reunion Property Owner - [smgcma@gmail.com](mailto:smgcma@gmail.com))

John Dryburgh - Assistant Sec. (Reunion Property Owner - jdryburgh1951@gmail.com)  
Trudy Hobbs - Assistant Sec. (Reunion Property Owner - tfhobbs@gmail.com)

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### **Current Reunion West CDD Members:**

John Chiste - Chairman (Encore Executive)  
Mark Greenstein - Vice Chairman (Reunion Property Owner, gmark10@msn.com)  
David Burman -Assistant Secretary (Artemis Lifestyles Co-CEO, dburman@artemislifestyles.com)  
Debbie Simmons - Assistant Secretary (Encore)  
Michael Mancke - Assistant Sec. (Kingwood V.P., michael.mancke@plantationoncrystalriver.com)

### **Reunion East & West CDD's Government Management**

**Services** Governmental Management Services (“GMS”) is a family of limited liability companies that were established for the purpose of providing special district management services to Community Development Districts (CDD's). Financially backed by a small group of investor’s and with encouragement from the development community, GMS was created to provide an alternative to the existing district management companies. (135 W. Central Blvd., #320, Orlando, Fl. 32801)

**GMS Company President: Darrin Mossing** - 1727 James Ferry Rd., Kingston, TN 37763

### **GMS Staff Contacts for Reunion's CDD's:**

George Flint - GMS Principal and District Manager (gflint@gmscfl.com, 407-841-5524)  
Ariel Lovera - Treasurer and GMS Principal (14895 Fells Lane, Orlando, Fl. 32827)  
Jan Carpenter - District Counsel - LSEB (jcarpenter@Iseblaw.com)  
Steve Boyd - District Engineer (steve@boydcivil.com)  
Andrew d'Adesky - District Counsel LSEB (adadesky@Iseblaw.com)  
Alan Scheerer - Operations Manager (ascheerer@gmscfl.com , 407-398-2890)

**H. Home Communities within Reunion:** which all belong to Reunion's Master Property Owners Association. All the roads accessing these communities are CDD roads - either belonging to the East CDD or West CDD respectively, but any alleyways belong to the Master Association.

Note: All the Communities on Reunion's East Side have Neighborhood Sign Monuments in place at their beginnings. Similar Neighborhood Sign Monuments are in the process of being put in place for all the Reunion West Side Communities as well, along with a Monument at the back, Tradition Gate Entrance.

### On the East side of Reunion

**Carriage Point** - consisting of individually owned single family town homes which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD. **The Pool there belongs to Reunion's East CDD.**

**Homestead** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD. **The Pool there belongs to Reunion's East CDD.**



**Liberty Bluff** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD. **Page 16 of 24**

**Patriots Landing** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD. **The Pond and Fountain there belong to Reunion's East CDD.**

### On the West Side of Reunion

**Fairway Ridge North** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

**Fairway Ridge South** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

**Heritage Preserve** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

**Legends Corner** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

**Masters Landing** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD. **The Pond and Fountain there belong to Reunion's West CDD.**

**The Estates** - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and West CDD.

## **I. Reunion Condominium Associations:**

With the exception of the Terraces, all other Reunion Condominium Associations have **Artemis Lifestyles Community Management Solutions** as their management company. The surrounding grounds, the roads and parking spaces within these Condominium Communities belong to their respective associations.

### **Center Court Ridge Condominium Association**

has been turned over to its individual property owners. There are **165 units** within the Center Court Ridge Condominium. **The pool at Center Court Ridge near the Tennis Court Complex belongs to the Resort, Kingwood International.**

#### **Board Members (Property Owners):**

Jan Sitko - President - (JanSitko@aol.com).

Stacy Sager - (staceysager@comcast.net)

Sunny Patel and Jessica Morganthal

Don Rafferty - (draffer1@yahoo.com)

**Artemis Lifestyles Association Manager: Oraine Williams**

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## **Heritage Crossing Condominium Association**

has been turned over to its individual property owners. There **176 units** within the Heritage Crossing Condominium. **The pools at Heritage Crossing belong to the Reunion East CDD.**

### **Board Members (Property Owners):**

Kent Miller - President - (Kentmil@bellsouth.net)

Jim Walsh and Cesar Gueico

Larry Crossan - (larry@lexcor.ca)

**Artemis Lifestyles Association Manager: Oraine Williams**

## **Seven Eagles Condominium Association**

has been turned over to its individual property owners. There are **84 units** within the Seven Eagles Condominium Complex. The Cove Building and Grounds at Seven Eagles, along with its Swimming Pool, Fitness Center, Restrooms, Game Rooms, Bocce Ball Courts, etc. belong to the Reunion East CDD and not the Seven Eagles Condominium Association.

Note A.) The Cove's Bar and Kitchen belong to the Resort/Kingwood International in order for alcohol to be served at this facility.

Note B.) Via a Management Services Contract, the Resort/Kingwood International operates and maintains the Seven Eagles Cove Building and Grounds Complex.

Note C.) The main strip of land which occupies the center of the Condominium Complex going all the way up to the Cove Building belongs to the East CDD, and is referred to as **Linear Park**. Also, some of the parking area and a couple of empty lots on the West side of the Seven Eagles Complex, closest to Old Lake Wilson Road, belong to the Kingwood Resort International, and provide parking for Resort employees.

### **Board Members (Property Owners):**

Babatundi Oni - President - (babatundeoni@me.com)

Bruce Carlson

Cesar Gueico

**Artemis Lifestyles Association Manager: Oraine Williams**

## **Villas at Reunion Condominium Association**

has been turned over to its individual property owners. The one association includes the Villas at Sunset View, the Villas at Sandy Ridge, the Villas at Whisper Way, and the Villas at Cabana Court. There are **540 units** within all of the Villas, which belong to the Association. **The pools at these Villas are owned by the Resort, Kingwood International.**

**Board Members (Property Owners):**

Amy Walley (Wyndham)

Bob Farris - (mlb6@rogers.com)

Chris Clausen - (chrisclausen@gmail.com).

Bob Sahi

**Artemis Lifestyles Association Manager: Oraine Williams**

**Reunion Grande Condominium Association**

has NOT been turned over to its individual property owners, and is now in control by Reunion Resort's new Owner, which is Kingwood International Resort, LLC. There are **102 units** within the Reunion Grande Condominium.

The Grande's "Eleven" (floor) restaurant, its first floor banquet rooms, Lobby Bar, Forte Restaurant and kitchen, Management offices and conference rooms all belong now to Kingwood Resort, as well as the Grande's basement, cart storage areas, offices, cleaning/janitorial facilities, etc..

The Grande's Pool on the Eleventh Floor of the Grande also belongs to Kingwood Resort. And all of these facilities are now managed directly by the new owner.

**Board Members**

Richard Nasser - President (richard@kingwoodresort.com)

Kevin Baker (kbaker@reunionresort.com)

Anthony Carll (acarll@reunionresort.com)

**Artemis Lifestyles Association Manager: Oraine Williams**

**Terraces at Reunion Condominium Association**

Terraces At Reunion is a completed community with 125, 3 bedroom condominiums all with one car garage and private driveway.

The Terraces Condominium Owners Association is managed by Atlantic Pacific Management - Manager & General Manager Kent Knipstein, [kknipstein@apmanagement.net](mailto:kknipstein@apmanagement.net), cell: 407-288-5626. Atlantic Pacific Management's Representative is Owner/Vendor Liaison Adriana Osceola.

Members of Terraces Condominium Association Board include directors Michael Lynd, and Samuel Kasparek. **For information related to the Terraces contact Adriana Osceola (aosceola@apmanagement.net, 407-508-8046).**

Terraces Property Owners also belong to Reunion's Master POA Association, and they pay their Master Association monthly dues through their HOA monthly assessments.

The **Terraces** support Reunion's **Neighborhood Watch** program by having its own in addition as well - for which Dharindra Bissoon ([avocets3@gmail.com](mailto:avocets3@gmail.com), 407-414-0799) is the President, and Bonnie McGurk ([bonniemcgurk@gmail.com](mailto:bonniemcgurk@gmail.com)) is the Vice President.

All 125 owners also pay their annual Reunion East Side CDD fee as part of their property taxes, just the same as all other Reunion East Side Property Owners.

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The vacant lots that are by the Terraces are not part of the Terraces At Reunion Community. They do not maintain the fencing around those lots.

The vacant lots currently belong to **The Feltrim Development Group** which plans to build more condominiums in the future, with the same foot print as the Terraces, but they will name them '**The Crescent AT Reunion,**' having 95 condominiums in total. Once built, they will also contribute to Reunion's Master Property Owners Association, and to Reunion's East CDD via their annual Property taxes. More information can be found at via [www.feltrimgroup.com](http://www.feltrimgroup.com).

**The Heated Pool and Pavilion at the Terraces, plus its surrounding properties belong to the Reunion's East CDD.**

## **J. Reunion Security**

Reunion's Security Operations are contracted out through Reunion's (Master) Property Owners Association's (POA) Management Company Artemis Lifestyles, to

**Community Watch Solutions**, who's CEO/President is **Garold Williams**

([gwilliams@reunionresort.com](mailto:gwilliams@reunionresort.com)). On May 4th, 2018, **John Cruz**

([jcruz@reunionresort.com](mailto:jcruz@reunionresort.com), 407-396-3131) assumed the job of Reunion's Director of Security, while Garold remains owner and CEO of the company. Garold's and John's

Reunion Security staff is available 24/7 and will respond to any request for assistance.

Their responsibility is to provide residential security checks, 24/7 security patrols, property surveillance, animal control (i.e. snakes, stray dogs and cats), home/vehicle lock-outs, criminal activity and medical emergency responses (of course, **always**

**calling 911 first for all emergency situations**). All their patrol vehicles are equipped with advanced first aid kits. The Security team also provides gate access control, traffic monitoring, severe weather assistance, and assists Artemis Lifestyles Community Management Company with POA code, rules & regulations/covenants enforcement. **Phone: 407-396-3130**

## **Reunion Security's Hurricane/Emergency Plan:**

One of Reunion's Security's responsibilities is preparing and maintaining an up-to-date Reunion Hurricane/Emergency Plan, for all Property Owners/Residents to rely upon during any kind of emergency situation. This plan is available to Reunion Property Owners via the Artemis Lifestyles Master Association (POA) Website ([www.artemislifestyles.com](http://www.artemislifestyles.com))

## **Reunion's New Fire Station:**

Osceola County's New Reunion Fire Station is in the same vicinity of where the New Reunion Landscaping Building & Grounds facility is as well, just across from it - for which Encore had granted/sold the Fire Department this property. With this new Fire Station now being so close to our Reunion Community, our individual Home and Resort Facilities Property Insurance contracts are less than what they would be otherwise.

## **K. Reunion Landscaping Company - Yellowstone**

In a coordinated effort among Reunion's East and West CDD's, our Reunion Master Property Owners Association's Management Company (Aegis at the time), Encore Capital Management, and the Resort (Lubert Adler/Salamander at the time) landscape service contracts within Reunion were re-competed in 2016 to ensure that Reunion's primary entities contract with the same provider at an optimum economical rate.

Effective in May of 2016, all Landscaping contracts within Reunion, for the Resort (now Kingwood International), for Encore, for our East and West CDD's, for our (Master) Property Owners Association, and for all the Condominium Associations, were awarded (or re-awarded) individually to Yellowstone Landscaping of Orlando. Yellowstone's landscaping services on all properties in Reunion include mowing, trimming, edging, debris control, bed detail maintenance, tree trimming, fertilization, weed control, incidental plant replacements, insect control, and bed dressing (mulching). Unimproved/Vacant Lots are mowed and cleaned on a periodic/need basis.

Yellowstone's Reunion personnel offices and equipment storage are in the **City Communities LLC. owned building**, which was constructed in 2017, which is located at 7835 County Road 532, right across from the new Fire Station there. In 2017, Reunion's CDD's, Reunion's Resort, and Reunion's (Master) Property Owners Association entered into a joint contract leasing this building from City Communities for Yellowstone's usage

City Communities, LLC's is a privately-held company, owned by Jim Bagley, who at one time was representing Encore in its dealings with Reunion's prior owner Lubert-Adler. City Communities also owns some other individual lots and homes with Reunion.

**City Communities, LLC Contact Information:** 215 Celebration Place 170, Kissimmee, FL 34747, Phone: 407-566-7171fo

**Yellowstone's Orlando main offices are located at 1930 Silver Star Road, Orlando, FL. 32804, Phone: 407-814-2400. Yellowstone's Manager assigned to Reunion is: Rob Stultz (rstultz@yellowstonelandscape.com, 407-396-0529, #452)**

**Property Owners are encouraged to first contact our Artemis Lifestyles POA Management Company's Manager Oraine Williams (863-256-5052, ex 228; owilliams@artemislifestyles.com) regarding all Landscaping items/issues.**

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## **L. Reunion Neighborhood Watch**

In 2009/10, Reunion Resort and Club Advisory Board of Governors (ABOG) Business Committee initiated a Neighborhood Watch Program that was both sanctioned by Reunion's (Master) Property Owners Association (POA), the Reunion Resort and Club, and became registered with the Osceola Sheriff's Department. Semi-regular meetings were held in Resort meeting rooms with the participation of an assigned Osceola Deputy

Sheriff and our Director of Security, John Cruz Williams providing updates on Security initiatives, crime activity, etc.

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With the help of our Association Management Company, Artemis Lifestyles (Aegis at the time), Neighborhood Watch signs were placed throughout our Community. A Reunion Resort and Club Neighborhood Watch Charter was created, and is in place on our Artemis Lifestyles website.

### **Reunion Neighborhood Watch Program Intent**

Initially the intent was to have a full-blown program implementing our NW Charter with assigned zone captains, block captains, etc.. However, participation in the program was very limited due to the few number of people living in our development full-time. So as a result, Neighborhood Watch meetings are now being scheduled on an "as need" basis, and when the majority of part-time owners (i.e. snow birds) are in town. We have forgone the objective of creating zone/block captains, and some of the formalities of a full-blown program. Nevertheless, we continue to promote the **basic intent, the goals and the mission of having an active NW program**, which include:

### **Neighborhood Watch Program Goals:**

1. Having Reunion Property Owners/Tenants "watching out" for each others' personal safety and property, and the overall safety and security of the neighborhood and its facilities.
2. Fostering good relations among neighbors; encouraging neighbors to get to know one another.
3. Observing and reporting criminal, dangerous or suspicious activity.
4. Helping all residents to feel safer within their neighborhoods and throughout our Reunion Development.
5. Working in tandem with other neighborhood associations and community agencies on common concerns that impact our community.
6. Strengthening our community's relationship with both law enforcement and Reunion Security, and thereby increasing our neighborhood's overall level of security.

**Please Note:** It is neither the intent nor purpose of the Neighborhood Watch Program to enforce the law or apprehend criminals. Rather, it is to look out for our neighbors, be on the alert for criminal, suspicious or dangerous activity and notify law enforcement when necessary.

### **Neighborhood Watch Program Mission:**

1. Basic Crime Prevention
2. To get to know our neighbors
3. Create a forum to share concerns about crime and other issues in our neighborhood
4. To make residents in the Reunion Resort Club subdivision aware of this program, encourage participation through free membership.
5. Promote and strengthen relationships with the Osceola Sheriff's Department and to obtain advice and direction on how to keep our neighborhood safe
6. Disaster/Emergency Preparedness
7. Keep all our neighbors informed as to what is going on in the area.

### **Neighborhood Watch Current Structure/Leadership/Process:**

Reunion Property Owner **Don Harding (donharding4@yahoo.com; 407-390-7512)** is the **Current Reunion Neighborhood Watch Coordinator**. He is supported by Reunion's

**Director of Security John Cruz ( [jcruz@reunionresort.com](mailto:jcruz@reunionresort.com); 407-396-3131), and Osceola's Sheriff Department's assigned Neighborhood Watch Osceola Deputy Sheriff Joe Whitson ([jwhi@osceola.org](mailto:jwhi@osceola.org); 407-348-1190).**

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The current responsibilities of the Coordinator 1.) to encourage Property Owners/Tenants to become participants of our Reunion Neighborhood Watch Program and to attend our NW meetings, 2.) to provide overall direction and guidance for all those participating in the NW program, 3.) and to ensure that regularly scheduled meetings are conducted, when required, between the Osceola Sheriff's Office, Reunion's Security Company, and all those Reunion Property Owners/Tenants participating in the NW program.

The purpose of these NW meetings are to have both law enforcement and Reunion Security inform Property Owners and Tenants of recent crime and/or other incidents involving the police and/or Reunion Security, to educate Reunion Owners/Tenants on Home Security and Emergency Plans, to hear from owners regarding their Security issues, and to communicate with one another regarding any and all Neighborhood Watch items of interests.

**Osceola Sheriff Department Contact Information:**

1. For non-emergencies property owners/residents should call 407-348-2222
2. For "Free Home-Security Surveys" property owners can call 407-348-1190
3. For Traffic Tip/Hotline incidents property owners should call 407-344-5253
4. For Traffic Unit requests property owners should call 407-348-1150

**M. Nearby Communities - Part of Reunion's West CDD**

These communities are part of Reunion's West CDD, but are NOT part of Reunion's Gated Community: they are physically located outside of Reunion's Gated Community, and are neither owned by Kingwood Resort International. They are also NOT part of Reunion's Master Association. The property owners within these communities do pay their annual West CDD assessments (for each house, each apartment, etc.) and they and/or their tenants have access to the Reunion CDD owned amenities: CDD owned pools, Terraces pavilion, Seven Eagles/Cove, Linear Park, etc..

**M.1. Encore Resort at Reunion**

(located at 7635 Fairfax Dr., Reunion, Fl. 34747 - off N. Old Lake Wilson Road)  
Encore Resort at Reunion is the first of it's kind in Vacation Home Rentals! The amenities of this gated community include a large Clubhouse, Restaurants, a Water Park with a pool and slides, and an Arcade.

**M.2. Haven at Reunion - Sinclair Road Apartments** (located on either side of

Sinclair Road County Road, between SR 429 turn-off and the start of Tradition Blvd.)  
The Haven at Reunion is just one of the many **DeBartolo Developments** located in multiple states nationwide, with a total value of approximately \$5 billion in assets. The DeBartolo Development Portfolio includes over 4,000 multifamily units under development and/or under construction, plus 175 hotel units, which are located in such places as Lakeland, Fl., Monee, Ill., Bradley, Ill., Tampa, Fl., Harrison, N.J., Kapolei, Hawaii, etc..

**The Haven at Reunion**, which is currently under construction is a 338 unit multifamily property with a mix of 1, 2 and 3 bedroom flats, townhomes and carriage homes. The property features a resort style pool with a separate lap pool at its fitness center, private garages, and a huge clubhouse.

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## **N. Final Comments:**

For any reason there remains a question regarding the ownership of any particular Reunion property (facility, building, land, water way, etc.), or whom to call given a particular issue/concern, one should contact our **Reunion Master Association (POA) Management Company, Artemis Lifestyles**, for further clarification.

Some information included in this document is repetitive in parts, but this was intentional to further ensure the clarity of the information being provided.

### **Artemis Lifestyles Contact Information for Reunion:**

**Phone: 863-256-5052**

**Address: 8390 Champions Gate Blvd., Suite 304**

**Co CEO: David Burman (dburman@artemislifestyles.com; ext 226)**

**Reunion Manager: Oraine Williams (owilliams@artemislifestyles.com; ext. 228)**

### **Preparation of this document:**

This document was prepared by Reunion Property Owner and Reunion East CDD Board Supervisor Don Harding (donharding4@yahoo.com) with the help of Reunion's CDD District Government Management Company Manager George Flint, Reunion Resort's General Manager Kevin Baker, Artemis Lifestyles Community Management Co-CEO David Burman, Artemis Lifestyles Reunion Properties Owners Association Manager Oraine Williams, Encore Capital Management Representative Rick Feather, Community Watch Solutions CEO/President Garold Williams, Reunion Security Director John Cruz, and Reunion Property Owner plus Reunion East CDD Board Supervisor and Reunion West CDD Board Supervisor Mark Greenstein. Also, a thank you goes to both Karen Bryon and Adriana Osceola for their latest information regarding the Terraces and the Feltrim Group.

When updated periodically, this document is then posted on the Reunion Resort Website ([www.theclubatreunionresort.com](http://www.theclubatreunionresort.com)), the Artemis Lifestyles Website ([artemislifestyles.com](http://artemislifestyles.com)), and on both the Reunion East and West CDD Websites ([www.reunioneastcdd.com](http://www.reunioneastcdd.com) and [www.reunionwestcdd.com](http://www.reunionwestcdd.com).)



