

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, February 21, 2019 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
David Burman	Assistant Secretary
Deborah Musser	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
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

Ms. Bartlett: I live in the Estate section and my assigned mailbox is the Valhalla mailbox, which is 1.5 miles round trip out of my way and it is irritating to me. The Valhalla mailbox is virtually inaccessible given the construction. Contractors park in front of it, there is some signage but not sufficient signage. I contacted John Cruz last week about this and he said he was going to work on it but there has been no improvement and it has gotten worse. It doesn't make sense for people in the Estates to drive to Valhalla when we drive past the kiosk on Tradition and Grand Traverse that are spacious, they have room for additional mailboxes and a drive in front of it. Last year they were connecting utilities there and the ground in front of the mailbox had holes in it and we had to trudge through mud to get to our mailbox. I'm requesting that my mailbox get moved to the one on Grand Traverse and Tradition and I request the signage

be improved at the Valhalla mailbox, that there needs to be access to the mailbox and that the regulations be enforced.

Mr. Flint: We have this as a new item no. 7 on our agenda, Mr. Greenstein had asked it be added to the agenda. The CDD's involvement is limited to owning the roads and sometimes we own the property on which the mailboxes are located.

Mr. Greenstein: It was constructed without off-site parking so that right now it looks lovely, great landscaping to the left and right of the facility but when you park at the curb you are basically parking in the street. When cars park on the other side of the street, which are lots to be developed there is no way anybody can get through there. What we are going to discuss later would be the need to consider taking out the landscaping and creating four parking spots that are off the street so it comports with the way the kiosks are built throughout Reunion. It is a large, beautiful, park-like parcel that when they set the kiosk on it they should have set it back and put in a parking area but they didn't. We believe there is a need to create parking over there and that would help those who use the mail facility there. I can personally emphasize with the situation of people from the Estates having to go to the back of the community and then come back out in order to get their mail where almost everywhere else they are located in situations where they can do it when they are leaving or returning to the community. I talked to Mr. Burman earlier in his support of the Master Association and POA.

Mr. Burman: Originally we were only able to get those mailbox kiosks and the Post Office refused to deliver to short term resorts like Reunion and it has been maybe ten years since we were able to convince them that we have enough permanent residents but that delivery came with conditions and among the conditions is not considering any changes to where the kiosks are and where the mail gets delivered, they just won't do it. We have had a number of requests of people in Homestead and other places throughout Reunion to move their mailbox to another area and they flatly refused. That is a Postal Service issue.

Mr. Greenstein: What we were looking at was the possibility also because we need to support Bears Den and the residents there I know we are supposed to have sufficient space within the existing two buildings but there is room for a third kiosk on the Grand Traverse site. If a third kiosk were to be erected on that site, we could then relocate 40 mailboxes.

Mr. Burman: The other option is to find someplace in the Estates. The golf course has some property on the right side going into the Estates and it is a possible location. We would have to present the plans to the postal service.

Mr. Greenstein: Another peculiarity is all the folks who live in Legends Corner and Masters Landing, which is east of Tradition Boulevard, their kiosk is at the corner of Grand Traverse and Tradition on the other side of the road. In the short term we are going to discuss how we have the Engineer possibly take a look at the Valhalla mail kiosk site and come up with a plan to create some off-street parking so it comports with all the other kiosks that we have. A secondary issue is looking at the creation of those two parcels.

Mr. Flint: Do you want to deal with them now?

Mr. Chiste: I think we need to at least investigate what we believe the cost would be associated with it.

Mr. Scheerer: Steve is going to have to look at the Homestead mail kiosk, create maybe four parallel parking spaces with appropriate signage and traffic markings. Based on our site visit we have space and Steve will have to go there and confirm that. Homestead would be an example of parallel parking and use that for the Valhalla parking. We will have the Engineer take a look at it.

Mr. Burman: We will address what we can from our side.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 10, 2019 and January 24, 2019 meetings

On MOTION by Mr. Burman seconded by Mr. Greenstein with all in favor the minutes of the January 10, 2019 and January 24, 2019 meetings were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Acceptance of G-17 Letter

Mr. Flint: Under MSRB rule G-17 this is a letter disclosing the role and responsibilities of the underwriter. The main intent here is that the underwriter does not have a fiduciary responsibility to the CDD and they are required to disclose that. This is a G-17 letter related to the bond issue that we are currently working on.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the G-17 letter from FMS Bonds was accepted.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Next is a public hearing related to the assessments for the Series 2019 Bond Issue for Assessment Area 5. I would ask for a motion to open the public hearing.

On MOTION by Mr. Greenstein seconded by Mr. Burman with all in favor the public hearing was opened.

A. Consideration of Second Supplemental Engineer's Report

Mr. Flint: This report was prepared by your District Engineer defining the improvements that are proposed to be funded that benefit Assessment Area 5.

Mr. d'Adesky: If you will just generally state what type of improvements are going in.

Mr. Boyd: Essentially roadway, stormwater and water, and sewer utility infrastructure.

Mr. d'Adesky: It is just like we accepted in all other phases. There is nothing in there that we are accepting that is any different than other areas.

Mr. Flint: Table 2 in the report defines those types of improvements and the estimated costs associated with those. There is a total of 228 units within Assessment Area 5 and \$8.2 million in proposed improvements.

B. Consideration of Master Assessment Methodology Report for Assessment Area Five

Mr. Flint: We took the Engineer's Report and prepared the Master Assessment Methodology Report. Each bond issue is a separate assessment area so we are going through the assessment process for each area, that is why we are doing a Master Methodology. We prepared the Master Assessment Methodology for Assessment Area 5 dated January 10, 2019. You have previously seen this when you set the public hearing for today. Table 1 is the development plan that the Engineer identified the 228 units a combination of single-family and townhome and totals 215 ERUs. Table 2 is the infrastructure cost estimate is \$8.2 million. Table 3 is a bond sizing for purposes of the assessment process we will come back once the bonds are priced and we will issue a supplemental methodology tied to the actual terms. This takes the estimated construction cost, adds debt service reserve, capitalized interest, underwriters discount, cost of issuance and a contingency and that rounds that up to a par amount of \$11 million. Table 4 is the allocation of those improvement costs per unit. Table 5 is the allocation of par debt per unit. Table 6 shows the net and gross annual debt service assessments would be based on the development plan and if you were to issue \$11 million in bonds under the assumptions that were made and the bond sizing. Table 7 is the preliminary assessment roll, which shows the 21 platted lots that are currently there and you have 4 unplatted parcels at the time we prepared this report totaling about 60 acres and how those assessments would be allocated to those parcels.

Mr. Chiste: I think this is the last anticipated bond issue on the West. When you put some of those lots together on the 18th hole, that is a pretty big assessment.

Mr. Flint: This is if we issue all \$11 million. Those single-family homes are proposed to pay the same per unit amount that any other single-family home in Reunion does. Any time you are combining lots you are paying twice the amount.

I believe the developer owns all the property subject to these assessments and they have received a mailed notice as required by the Statute.

C. Public Comment and Testimony

There being none,

D. Consideration of Resolution 2019-07 Levying Assessments for Assessment Area Five

Mr. d'Adesky: Resolution 2019-07 is the levying resolution, which essentially places the actual assessments on that property in proportion of the special benefit of those assessments. It is consistent with Chapter 170, 190 and 197, Florida Statutes and it goes through the provisions that apply to that also the fact that the District has previously adopted the Engineer's Report, the Methodology, provided the statutorily required notice, provided a preliminary assessment roll, approved the date and time of this public hearing and also providing the estimated cost of improvements, confirming the assessment roll as attached to the methodology and providing that we will finalize these special assessments, that is bring them in line with the actual costs once we have pricing on these bonds and once we know the actual numbers. It provides for payment on the tax roll when property is platted and appropriate notice to be filed by the District Manager in the public records of Osceola County.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor Resolution 2019-07 was approved.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Consideration of Website Compliance Proposal from VGlobalTech

Mr. Flint: Next is a proposal from VGlobalTech for an issue that has come up within the last 12 months or so. There is a single plaintiff and an attorney who filed 18 separate lawsuits

against Community Development Districts in the State of Florida claiming that their websites were not ADA compliant and it turns out that there are over 500 CDDs in Florida, and I don't believe any of their websites are ADA compliant and I don't believe many of the Cities, Counties, School Districts and other governmental entities were ADA compliant as well. The insurance provider for the 18 entities that were sued negotiated a settlement agreement with the plaintiff and their attorney for a nominal fee per District but with the obligation of within 24 months the Districts would become compliant. It doesn't prevent any other plaintiff or attorney from coming and filing the same thing, that settlement was only for that particular individual. This is an issue not just for CDDs we manage but for all the CDDs in Florida as well as government entities and private entities are subject to the same requirements. There are specialized software languages that the websites have to be written in so that they can interface with third party translators. There is certain software that blind people can use that will actually turn the website into audio. We met with a number of companies that indicated they can provide the service of making them compliant and we ended up going with VGlobalTech, they are doing the other Districts that we manage. We are bringing this forward and recommending the Board consider entering into an agreement with VGlobalTech and we suggest you approve the one-time website conversion and compliance cost and it is \$1,975. They do have a proposal for ongoing maintenance, which they indicated is optional and we recommend doing the one-time and our hope is that going forward we will be able to maintain it once it is compliant. In the event that we are not able to do that in-house we may come back to the Board.

Mr. Chiste: When you reached out to different entities was there a range in pricing?

Mr. Flint: This is the least expensive approach that we found. I have seen them anywhere from this to over \$20,000.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the proposal from VGlobalTech for one-time website conversion and compliance was approved.

SEVENTH ORDER OF BUSINESS

Mailbox Kiosk

Mr. Flint: We discussed the mailbox kiosk issue and the Engineer is going to come back with an estimated cost for parking at the Valhalla area and we will continue to communicate and coordinate with the Master Association on any other changes that we might be able to make pending cooperation from the postal service.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We completed the swaps necessary to effectuate the bond issuance, but we will have a number of conveyances that we will be working on afterwards.

B. Engineer

There being none, the next item followed.

C. Manager

i. Action Items List

Mr. Flint: The only item we have for West is monuments.

Mr. Scheerer: We received a link to the final plans for the monumentation and the location; however, in reviewing those with Mr. Greenstein they omitted one area so the contractor is having the architect add that back in. As soon as we get them they will be submitted for permitting with the County.

ii. Approval of Check Register

Mr. Flint presented the January check register in the amount of \$543,856.67.

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. No Board action was required.

iv. Status of Direct Bill Assessments

A copy of the status of direct bill assessments was included in the agenda package.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting would be the second Thursday in March.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the meeting adjourned at 12:58 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman