

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, April 11, 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
Michael Mancke	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
Garold Williams	CWS Security

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Mancke.

Mr. d'Adesky: We will mail you a packet of information, but you are now bound by public records law, be aware that anything you communicate about District business could be subject to a public records request including emails. You are also subject to the Sunshine Law which means we have open meetings, do not have any conversations about District business with other members of the Board, social conversation, regular conversation is fine and we will send further information about more nuanced topics like conflicts of interest. If you are voting on a contract that would inure to a personal benefit or direct benefit for your company that is what you have to abstain on.

Mr. Flint: I have talked to Mr. Mancke, he currently serves on The Terrace Development Board in Citrus County and he indicated he was fairly familiar with the Sunshine Law.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 14, 2019 meeting

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the minutes of the March 14, 2019 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I was very pleased to see the executed version of the easement come back from Kingswood and we are having that executed and notarized right now to get it finalized so it gets back to UCC Group so they can put up those signs. We have the conveyance cleanup that we will be working on probably the next 30 to 60 days and hopefully, get those bonds going in the next 30 to 60 days as well. We have already done most of the preliminary work on the bonds so that should be really easy once they are ready to go.

B. Engineer

Mr. Boyd: The Board asked me to look at two things, one, adding some parking around the mail kiosk at the south end of Reunion West and two, a proposed solution to the Tradition Boulevard approach to the gatehouse so that residents can bypass the other cars that are stopped when that gets backed up.

Mr. Boyd: I sketched a plan that I presented to you before the meeting that has five parking spaces on the west side of the mail kiosk with a sidewalk behind them and the sidewalk comes into the back of the mail kiosk, that is an open building just pass through. The reason for doing that is you have a lot of existing landscaping in front of the building and putting a sidewalk in front of the building would require the existing landscaping be removed. This requires some of the landscaping on the west side of the building to come out, but it is a minimal approach. You have four parking spaces plus one ADA accessible space with a sidewalk and it leaves the

other side open. We did a quick engineer's cost estimate based on the quantities and it came out at \$25,500 with bids coming in above or below that depending on how that goes. To move forward we would need to prepare a set of plans to take to Osceola County for a permit and then we could have some documents that you could bid.

Mr. Chiste: It doesn't include landscaping, lighting or irrigation. Do we have to have lighting there?

Mr. Boyd: You don't have to put in additional lighting unless you want to.

Mr. Greenstein: Right now the street lamp is across the street.

Mr. Boyd: Yes, that note just got copied over from the other one.

Mr. Scheerer: There is a light inside the kiosk as well.

Mr. Boyd: I'm going to take this to the County and they will require a landscape plan because we are removing landscaping and we would get a landscape architect to do a minimalistic plan for \$2,500.

Mr. Flint: Your pricing seems very affordable. Did you get pricing from a contractor?

Mr. Boyd: No, that is a straight quantity based estimate, we quantified the improvements and pulled numbers off recent bids.

Mr. Flint: Were they small jobs?

Mr. Boyd: Very little landscaping and modify the irrigation so there are things in there we could quantify.

Mr. Greenstein: I'm curious about the timeframe it seems extensive.

Mr. Boyd: Ignore that date. The permitting won't take very long, getting someone to bid and schedule it is going to take longer than permitting.

Mr. Greenstein: I like the fact you are getting adequate parking including the handicap spot just on one side. I think it is fine.

Mr. Boyd: The next step would be to authorize me to prepare a plan, engage a landscape architect sub-consultant and submit it for permit.

Mr. Flint: I suggest you do separate work authorizations for each of these so you are tracking it separate from general District Engineering services. If the Board is inclined to move forward with both they can authorize staff to prepare work authorizations not to exceed \$10,000 each for these projects and authorize the Chairman to execute them.

There being no public comment the Board took the following action:

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the Engineer was authorized to prepare work authorizations for parking around the mail kiosk at the south end of Reunion West and a landscape proposal in an amount not to exceed \$10,000 each and the Chairman was authorized to execute the work authorizations.

Mr. Boyd: On the guardhouse, I prepared a light solution and there are other options available but this one involves demoing the curb on about halfway in the island area where the tree is about 200 feet to the west and pushing that out to create a full width new lane from that point forward. We don't have to change the sidewalk when we come up close to it, I don't have a good topo of this area and there might be a need to lower that sidewalk through that area. The sidewalk could be affected and that is not in the budget right now. This plan basically preserves the left lane all the way through in its existing geometry and it allows a bypass lane further back. The other alternative, which I'm not necessarily recommending is to leave the curb where it is and modify the area west of the island to allow the left bound lane more room to move over to the left and that would allow traffic to get by on the right. The problem is I think people would ignore that lane because their eye is going to take them straight to the guardhouse anyway so I don't think it would be a safe condition.

Mr. Chiste: I agree.

Mr. Greenstein: We are basically talking about using the area that is two foot ahead and where a CDD tree is.

Mr. Boyd: Right and if you notice the dash line that is the CDD tract so this work would require basically the developer would have to agree and grant the CDD a sliver of land for the road widening and probably a construction easement as well. I do need to update that budget.

Mr. Chiste: Is that our land?

Mr. Boyd: Yes.

Mr. Chiste: We will do that.

Mr. Flint: How close is the pavement going to be? Are you going to have to repour that sidewalk anyway? You may have to jog it over anyway.

Mr. Boyd: The road is going to cut into that berm and the sidewalk is going to be too high. We will move the sidewalk over.

Mr. Chiste: I'm fine with the way we dovetailed this in. Do we need a separate motion?

Mr. Flint: The prior motion approved both if the Board is okay moving forward with both, then we are fine and if not you can reconsider and remove this one.

Mr. d'Adesky: I will consider as part of that motion for staff to be authorized to take all actions to accomplish this. I will need to draft an easement for that portion of the right of way.

Mr. Greenstein: It sounds like this is the time to do this; traffic is only going to increase and this will widen the front entrance and give us unfettered access to two lanes to the guardhouse with minimal intrusion on anyone else.

Mr. Boyd: The only other item I have under the Engineer's report has been addressed at the Reunion East meeting is the South Florida Water Management District clearances. I believe we have gotten all of the outstanding clearances and transfers addressed with the District at this point with the exception of the agreement with Reunion West and the master permit. There are so many conditions and iterations to that permit I have discussed it with Lane Higgins at the District to give me a plan of action. I need to spend some time in the field to verify some of the changes that were made. I wasn't the Engineer of record on any of those, so it makes it a little more difficult. I do need to spend some time in the field in the next couple weeks to close out the South Florida questions dealing with the Reunion West permit. I don't anticipate any problems it is untangling all the modifications that were done and verifying what is in the field matches what they have in the file.

C. Manager

i. Action Items List

Mr. Flint: I think that addresses everything on the action items list, the neighborhood monuments we have the easements now that have been executed by both parties so the contractor can move forward with permitting.

Mr. Scheerer: How do we get copies of the easement agreements?

Mr. d'Adesky: I have them recorded so I can send over the recorded copy.

Mr. Scheerer: If you send over a photocopy I will work with Osceola County permitting to get one permit under one host to get it issued.

ii. Approval of Check Register

Mr. Flint presented the March check register in the amount of \$172,247.26.

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.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Mr. Greenstein: The only thing that I was looking at and I started communicating to you and to George is the consideration of a four-way stop at Golden Bear and Tradition and how we go about doing that. I think the advice I got back was the next thing to do is a warrant study.

Mr. Flint: Would Osceola County require that for a four-way stop sign?

Mr. Greenstein: We have a two-way and the stop is on Golden Bear to the east and Grand Traverse on the west. Cars are coming at a pretty good rate of speed and I'm thinking there is going to be a lot coming out of Bears Den especially when the 17th hole gets filled in. It will also help with the line of sight issue because of the monument and to slow people down coming down from off the bridge. Before we get into the situation where we have a lot of traffic over there, I think there is enough traffic now to warrant it.

Mr. Boyd: Let me present that concept to the County and see if they require any further study. You have people coming off the bridge and they wouldn't necessarily be prepared to stop. We may need to do some additional signage.

Mr. Greenstein: There is the same issue towards Spine and Tradition especially with the Spectrum project coming in. There is going to be a lot of heavy traffic through there and we need a four-way stop. The first one we start with because the conditions exist right now is Golden Bear or Grand Traverse and Tradition Boulevard.

A minor aesthetic issue coming from a resident who noticed we have very beautiful black fluted poles for street signs and for other signs. Somehow in the middle of everything traffic

signs went up using commercial construction steel perforated rods. I think all the poles should be the proper black fluted pole if it is a permanent sign.

Mr. Scheerer: I'm getting cost estimates on that already.

Mr. Greenstein: There is a street sign nears Bears Den that has a sub-standard pole. That one definitely needs to be changed.

Mr. Scheerer: I know you asked a question about the painting and we are doing the painting on the west side with the exception of the new Bears Den poles, the black poles with the black ball on top, we are not touching those but the existing fluted decorative poles and some are off of Palmilla in that area and White Marsh and a lot of them are off of Grand Traverse and those are to be painted and they should be done with the project by the end of the week and we will be doing a second inspection next week, once they tell me they are done. Those are to be painted and we are pricing the galvanized poles to be replaced with decorative fluted poles.

Mr. Harding: There is a Reunion entity document that is being posted to the West side.

Mr. Flint: It has already been put on there. It went on both on Sunday.

SEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is May 9, 2019.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the meeting adjourned at 12:54 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman