

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, July 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
Debbie Musser	Assistant Secretary
Michael Mancke	Assistant Secretary by phone

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item as followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 13, 2019 Meeting

Mr. Flint: Did the Board have any comments to the minutes of the June 13, 2019, which were provided in your agenda package?

Mr. Chiste: I did not.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the minutes of the June 13, 2019 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: Just some minor things that we are working on. Obviously, we have to proceed with the conveyances. We identified the tracts we have to transfer. I'm going to work with the HOA and the developer to get those transferred over to the CDD. They are mostly road tracts that need to be transferred over.

Mr. Flint: Contracts do.

Mr. d'Adesky: Some contracts. Then we sent some bond documents to Bond Counsel who is putting together the binder for the bond book, for the west side. That's all I have.

Mr. Flint: Are there any questions for District Counsel? Hearing none,

B. Engineer

Mr. Flint: Steve, do you have an update for the Board on your projects?

Mr. Boyd: Yes. On the widening of the Sinclair Road entrance to the gatehouse, we received the surveying we needed from American Surveying & Mapping. We should have the plan completed and sent to the county in the next two weeks. Next, we have the parking for the mail kiosk.

Mr. Greenstein: Are there any easements or property acquisitions from Encore relative to that parcel?

Mr. Boyd: Well we are staying with the existing sidewalk. That was the reason for the survey. To be perfectly honest and upfront with the Board, I received the survey, but had not finished my detailed review of it.

Mr. Greenstein: That's fine. So, it's possible there may not be any impact on Encore.

Mr. Boyd: I'm not anticipating any impacts, but if there are, I will have to bring that back.

Mr. Chiste: Not a problem.

Mr. Greenstein: They were minimal to begin with.

Mr. Chiste: I remember.

Mr. Boyd: From our original layout there were no impacts.

Mr. Chiste: It shouldn't be a problem one way or the other.

Mr. Greenstein: That's good.

Mr. Flint: We may have to move the sidewalk, which may impact it.

Mr. Boyd: There may be a slight adjustment to the sidewalk as you get closer to the gatehouse.

Mr. Chiste: Is this the back gatehouse?

Mr. Greenstein: Yes, the one that just got struck by lightning.

Mr. Boyd: We will resume working on that now that we have a survey.

Mr. Chiste: Okay. I'm sure we have some space over there that we are not going to use anyhow so that shouldn't be a problem.

Mr. Greenstein: I wouldn't think so, but it's a big issue. I think once we can establish unfettered access in that right lane for residents and others having official business in Reunion, if the public needs to be inspected or whatever and they are in the left lane, we will have a peaceful coexistence.

Mr. Chiste: Okay.

Mr. Boyd: I know you are anxious to get that done and I apologize for the delay. We are working on it.

Mr. Greenstein: Not a problem. You made progress. That's important.

Mr. Boyd: We haven't received the survey information yet, but I'm hoping to have something within a week. I don't anticipate any issues. It's just making sure there's not something we are not aware of.

Mr. Greenstein: What about the Warrant Study?

Mr. Boyd: I forwarded that to the county for their input. I believe we can do that without having a Warranty Study performed. If the county doesn't have any concerns, I think we can probably just move forward with that. I haven't received an answer from the County Engineer. Between overlapping vacations, communication has been difficult. That is my approach. I'm taking the track that we don't require a Warranty Study and it's going to be a signage solution.

Mr. Chiste: Cool.

Mr. Flint: They required it elsewhere. We did a four-way stop on Grand Traverse Parkway on the other side of I-4, but that's a little different because that's possibly a collector road.

Mr. Greenstein: For everyone's benefit, what we are talking about is we are proposing to have a four-way stop at the intersection of Grand Traverse Parkway and Tradition Boulevard. Right now, there is only a stop coming off of Grand Traverse Parkway, but it does not stop the flow of traffic coming down Tradition Boulevard. It's only going to get heavier. There doesn't

need a traffic light or anything like that, but I'm thinking that a four-way stop makes sense because with the beautiful landscaping that you put in by Bear's Den and some of the permanent signage, your viewpoint at that intersection can be obscured or impeded. So, it would be a lot safer. The natural thing would be for people to slow down at a minimum, but I think that we are going to need to stop there. I guess whether we do it on a permanent basis or something temporarily and then permanent later, I guess we can discuss that.

Mr. Chiste: Right.

Mr. Boyd: So I would like to keep working on that as well. There's one other item that wasn't in your agenda package that I would like to present to the Board today. We received information associated with the first requisition on the 2019 capital bonds for the last bond issue. I handed out a summary of that. I'm still going through it. We can have some discussion on it. The first page is just another copy of Table 2 from the Engineer's Report that had the budgets associated with this bond issue. Following that is the actual requisition. The summary backup is attached. There is probably about 200 pages of detailed backup, but the requisition is for \$891,506.68 for costs associated with the Reunion West Phase 2 project, which is the first column on the summary in Table 2. There is about \$77,923.64 of capital improvement costs for Reunion West Phase 3, which is the second column on the summary in Table 2 of the Engineer's Report. There is \$2,959,802.49 associated with capital improvements for Reunion West Phase 4, which is the third column on the summary in Table 2 of the Engineer's Report. So, these costs are within the budget that was established. Again, this is the first draw request associated with these projects and there will be additional draw requests. I am presenting this to the Board for your consideration today. As I said, I have not completed my review, but I anticipate completing my review in the next two weeks. Regarding the requisition, the tracts to be conveyed are not ready to be conveyed at this time, but if you are going to certify these improvements, I'm not ready to do that today.

Mr. Flint: It's not required to have Board approval before this is funded. This is being brought to you for informational purposes. Ultimately, Steve has to sign and certify the requisition before its submitted to the Trustee and it has to be signed by an authorized officer of the District.

Mr. Chiste: We usually ratify that.

Mr. Flint: Then we have them ratify it or approved depending on the timing.

Mr. Chiste: Anything you can do to speed up that two weeks, we would appreciate it.

Mr. Boyd: Yes sir.

Mr. Chiste: You can get a lot of dollars out of it, especially for Phase 3. Thanks.

Mr. Flint: Are there any questions for the District Engineer? Hearing none,

Mr. Mancke joined the meeting via phone.

C. District Manager's Report

i. Action Items List

Mr. Flint: We talked about Items 2, 3 and 4. What about the neighborhood monuments, Alan?

Mr. Scheerer: It's still with the County. We re-submitted the plans and answered the questions that they asked the vendor. We are just waiting for any additional response. Unfortunately, we are still in the same place we were in last month.

Mr. Greenstein: If anybody has any ideas on how we can light a fire under them, submit them. It's getting crazy. I can appreciate their concerns where we try to go for one permit and now we are doing it individually. We answer their questions. You would think within the two or three-week turnaround, you would get it finalized. It's like we are back at the end of the line again.

Mr. Flint: Give me an update from the County.

Mr. Scheerer: Yes sir.

ii. Approval of Check Register

Mr. Flint: I provided the June Check Register to the Board. Are there any questions? If not, we need a motion to approve it.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the June Check Register as presented was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: If there are any questions, we can discuss those. Otherwise, no action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: We are up to date. The most recent ones were for June and they have been paid.

v. Statement of Financial Interests Filing Reminder

Mr. Flint: This is just a courtesy to remind Board Members that their Statement of Financial Interest forms were due by July 1st.

Mr. Chiste: You can submit it online.

Mr. Flint: It varies by County, but usually in the letter they send to you in June, they provide you with an email address and contact information.

FIFTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business? Hearing none,

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Are there any Supervisor requests? Hearing none,

SEVENTH ORDER OF BUSINESS

Next Meeting Date

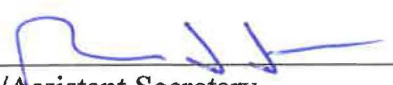
Mr. Flint: The next meeting date is August 15, 2019.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Greenstein seconded by Ms. Musser with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman