

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, January 9, 2020 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 by phone |
| Michael Mancke  | Assistant Secretary by phone |
| David Burman    | Assistant Secretary          |

Also present were:

|                 |                   |
|-----------------|-------------------|
| George Flint    | District Manager  |
| Andrew d'Adesky | District Counsel  |
| Steve Boyd      | District Engineer |
| Alan Scheerer   | Field Manager     |
| Victor Vargas   | CWS Security      |
| Rob Stulz       | Yellowstone       |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 12:30 p.m. and called the roll. Three Board members were present, and two attended via phone, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

No comments were made.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the December 12, 2019 Meeting**

Mr. Flint: Did the Board have any comments or corrections on those minutes? Hearing none, I would ask for a motion to approve.

|  |
|--|
| On MOTION by Mr. Greenstein seconded by Mr. Chiste, with all in favor, the Minutes of the December 12, 2019 Meeting Minutes were approved. |
|--|

**FOURTH ORDER OF BUSINESS****Review of RFP for Landscape Maintenance Services and Authorization to Issue**

Mr. Flint: At the last Reunion East meeting, the issue of the landscape contract was discussed with Yellowstone. I think the Board is aware that previously when we bid the landscaping maintenance out we did a joint RFP with the Resort, The Master Association, and both CDDs. Recently the Resort and Master Association have terminated their contracts with Yellowstone. I think Yellowstone still provides some landscape maintenance services to some of the associations within Reunion, but not the single family, which is the biggest one. And then they provide for Reunion East and Reunion West. The Reunion East Board, based on their discussion, suggested that they go out for RFP on landscape maintenance. Because that is a shared cost, it makes sense if we are going to bid it would be both CDDs bidding those services. So, we've placed it on the agenda for the Board's consideration. The draft RFP is in your agenda package. The scope of work is basically the same as it was previously and what's reflected in the current contract. The difference is it's not a joint RFP that includes some of the other parties, it's just the two CDDs. We've taken out some extensive language regarding the maintenance facility because there was an obligation at that point that all the parties share the costs of that. So, there was a draft of the form of the agreement and all that. We've taken all that out of the RFP. We do have a current lease for the maintenance facility that still has two years remaining. So, we still have to deal with that issue, but for purposes of the RFP we've taken the information related to the maintenance facility out. So, it contemplates that we would not be providing a facility for the bidders. They will need to prepare their bid based on that. We will still be working through that issue to determine whether another facility could be provided, or we would continue to provide the existing facility. Since that issue is kind of influx, we've chosen to take it out of the RFP. Are there any questions?

Mr. Chiste: The lease on the existing facility, is it paid for by Reunion East or Reunion West, and the HOA?

Mr. d'Adesky: So, the split was independent and several. All we know is that we are paying our share that we agreed to pay for. The CDDs aren't responsible for the portions of the shares.

Mr. Chiste: So it was not joint, it was several.

Mr. d'Adesky: Yes.

Mr. Flint: I know there have been conversations between the Resort and the landlord about their existing leases. I don't know where those stand. I understand there may be some demand for that space elsewhere, which may provide an opportunity for all parties to get out sooner. Those discussions really haven't taken place formally between the CDD and the landlord at this point.

Mr. Greenstein: What's the contract end date on that lease?

Mr. d'Adesky: Two years from now.

Mr. Flint: About two years.

Mr. d'Adesky: Roughly, plus or minus.

Mr. Flint: The contract, although we entered into it, there's a date on that lease agreement. It actually didn't become effective until the CO was issued on the building. We have to go back and look at when we actually started paying versus the date of that agreement, because that was what started the clock. Any further discussion? If not, I would ask that we approve it in substantial form as there may be some minor changes?

Mr. Chiste: Yes, absolutely.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the RFP for Landscape Maintenance Services and Authorization to Issue, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Ratification of Series 2019 Requisition #4**

Mr. Flint: We have two requisitions for ratification. Requisition #4 is for Assessment Area 5. This was the Series 2019 bonds and it's for \$2,076,074.21. A portion is associated with Bears Den Phase 4 and a portion with Reunion West Phase 4. The requisition was signed by the Chair and certified by the District Engineer, Mr. Boyd. There's actually a lot of detail that goes with this requisition, we don't really want to put it in the agenda but if you want the detail we have it. That depleted the funds in the construction acquisition account.

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, Series 2019 Requisition #4, was ratified.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Series 2019 Requisition #5**

Mr. Flint: We've got Requisition #5, and this is for construction accounting under our contract for Fiscal Year 2019 and 2020.

On MOTION by Mr. Burman, seconded by Mr. Greenstein, with all in favor, Series 2019 Requisition #5, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Andrew?

Mr. d'Adesky: Nothing other than since we've drilled down the construction account, we'd expect within the recent future we'd be able to confirm that project complete and certify that the District has received all those improvements.

Mr. Flint: Thank you.

**B. Engineer**

Mr. Flint: Steve, anything?

Mr. Boyd: Just an update on the status of the Tradition Boulevard widening and the mail kiosk. While our office was closed for the holidays we got comments from the County including the cost of relocating the one light pole and adding the full landscape plan. I'm pushing back on that requirement because we were basically just saying we are going to replace all the landscaping at the mail kiosk as it exists today and there's no landscaping on the boulevard now. So, I'm in the process of working with the County on that comment. Once I get that resolved, I'll bring you costs and a permit. I'm working through that with the County at this time. So, the good news is there are no other problems with what we proposed other than resolving the requirement to provide landscape plants.

Mr. Flint: I think we discussed with Xabier at the last meeting that if you felt the County was not going to be requiring any major changes that you would go ahead and proceed with bidding the work.

Mr. Boyd: I sent the plans out, but I haven't received a quote from them yet. Once I saw these comments, I held off on sending it to anybody else.

Mr. Flint: Those comments, that's fairly minor. You might need to get a landscape architect to do a set of drawings. There could be a change order for any landscape work, I would go forward with bidding. The four way stop has been completed. There were some line of sight issues that we resolved. There was a sign that needed to be moved.

Mr. Chiste: Is that four way stop the one with the flags on it now?

Mr. d'Adesky: Currently, yes sir.

Mr. Chiste: That I just went through?

Mr. Flint: You and a lot of other people.

Mr. Greenstein: There's actually a sign before you go over the bridge. I wasn't used to it being there.

**C. District Manager's Report**

**i. Action Items List**

**ii. Approval of Check Register**

Mr. Flint: I handed that out to the Board. It was sent out after the agenda was mailed. Does the Board have any questions on the check register?

On MOTION by Mr. Burman, seconded by Mr. Greenstein, with all in favor, the December Check Register in the amount of \$1,561,811.52, was approved.

**iii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through November 30, 2019. If there are any questions, we can discuss those.

**iv. Status of Direct Bill Assessments**

Mr. Flint: I spoke with John about the direct bills.

Mr. Chiste: Did you get that in?

Mr. Flint: It must not have been received by when this schedule was put together.

Mr. Chiste: Everything went out the first of January.

Mr. Flint: So, that is on route or we've received it. I think you said you overnighted it. This schedule was put together before we received that.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Greenstein: Alan, was there anything additional to do for development of the recreational parcel. I was reading the minutes on the issue regarding whether the walking trail that we were proposing is feasible.

Mr. Scheerer: I know we looked at it, but we didn't go much further than that. We drove around and looked at where the pond is versus the vacant tract over there. We looked at whether or not we can feasible we can do a walking trail behind it because those are all scheduled to have

homes and whether or not they would want a trail directly behind the homes as opposed to converting the recreational space that's over on Grand Traverse into a passive park or another dog park.

Mr. Flint: There is a tract behind those homes that does tie the pond to the recreational tract. It's owned by the CDD, so it becomes an issue of policy, really.

Mr. d'Adesky: Yes.

Mr. Greenstein: We had a similar issue on Tradition Boulevard across from the Bears Den. That's an easement.

Mr. Scheerer: Yeah, the cul de sac that butts right up to the irrigation pond.

Mr. Flint: This is different. This is not an easement; this is actually a separate tract.

Mr. d'Adesky: The issue you have people walking behind the houses.

Mr. Scheerer: The would be the only concern is once they build the homes whether or not they want people passively walking back there.

Mr. Greenstein: Take a look at the proximity, it would definitely be a notification issue that we can look at to minimize the impact.

Mr. Flint: If the Board has an interest in looking at that further, we can do that. You may want to designate Mark or a lead from the Board at least to bring back findings. On West the bills are up to date. There was a December payment made. Next payment is not until March. So, we are up to date on Reunion West on the direct bills.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Flint: I hate to bring it up, but did you want to talk about the parking briefly? Half of the people that were at the hearing for East were Reunion West residents.

Mr. Greenstein: That's true. It was interesting because there were some comments that were attention getting at times. When I went through the minutes I was surprised to see that as many people were for the East moving and adopting the rule to allow for designation of certain streets to be parking on only one side and giving us the ability to tow cars, as well as if they violate other parking rules. If they violate other parking rules, like blocking driveways, parking the wrong direction, parking on lots, or on sidewalks and all that kind of stuff. So, it was a lively meeting, and it was clearly two different groups that were present at the meeting. The resident group and the group of property owners that were basically investors who were renting their properties out. There were some, and I don't want to mention names, but there were some

representatives there that recognize the fact that the overarching issue here for us is one of safety. When cars park on both sides of the street and can't get through, that's a safety problem. So, it made no difference even though they were trying to kind of drive a wedge between the residential interest and the property owner interest, it's really one in the same. When you read the minutes, you can see there was overall consensus on it. But unfortunately, we had a little altercation before the meeting could conclude between two property owners. So, we then went ahead and adopted the rule. We have administrative work that both the East/West can adopt relative to determining the mechanics, the administrative aspects of implementing our authorization now that was adopted at the meeting. Is there anything else? The people were really anxious about what we were proposing. By the way, one of the things that came out in the announcement from Kingwood on their long range planning, is the construction of a 1,600 car parking garage which is kind of going back to the proposal to blow out the Grande, expand the Grande, and have a parking facility attached to it on the Old Lake Wilson side. One of the things that people brought up was where you going to put the cars if you don't park on one side of the street? You have to have a long-term facility and shuttle services or something. At the time Anthony didn't say anything at our meeting, but two weeks later when we had the announcement about changes in the membership program it was one of the things listed on enhancements on their capital plan. So, I think it's going to work but the West side is not forgotten. We will probably implement the thing permanently resort wide all at the same time. That's the plan. To the extent possible and with proper notice and all that legal stuff.

Mr. d'Adesky: We haven't passed the legal requirements to do it on both sides fully yet.

Mr. Greenstein: But we are working toward it.

Mr. Flint: John we had that other issue that we need to discuss. It's not on the agenda, but an issue came up within the last day or two. Duke is requiring some switch gear stations to be re-located, and it looks like they are going to need an easement from the District. I wanted to come in front of the Board because of the proposed location.

Duke Representative: This is across Traditions Boulevard from Eagle Trace. It will be centered directly on Nicholas Clubhouse Ln, which is begin paved today but it's currently not paved. It wasn't paved this morning when I took the pictures.

Mr. Flint: That picture is just an example of what the box will look like. The first one is across the street looking at Sinclair where the switch gears would be.

Duke Representative: There is an ownership page there and then the actual Duke design.



Mr. Burman: Is that on the golf course?

Mr. d'Adesky: It look like it's on the Kingwood property.

Duke Representative: It's on Kingwood property. You asked me to bring it.

Mr. Burman: We can't do that easement.

Duke Representative: I understand that, I wasn't going after the CDD for the easement, I was going after Kingwood. I know you guys got drawn into the emails, and I'm not sure why.

Mr. d'Adesky: Is it going to impact the right of way?

Duke Representative: You already have a ten-foot easement along Traditions, the utility easement. This will be behind that easement. You are welcome to keep it for informational purposes, but no action is needed.

Mr. Flint: I think the initial email said something about the CDD providing an easement and that was before had the sketch.

Mr. Burman: The alternative route was to boar underneath the tunnel, and there's no way Duke will do that. They feel the tunnel will collapse if they do that. We don't want that.

Mr. Flint: Sorry for the confusion on that.

Mr. Flint: Alright. That's all we had. Does the Board have anything else?

#### **TENTH ORDER OF BUSINESS**

#### **Next Meeting Date**

This item was not discussed.

#### **TWELVETH ORDER OF BUSINESS**

#### **Adjournment**

There being no further business, Mr. Flint called for a motion to adjourn. The meeting was adjourned at 12:57 p.m.

|   |
|---|
| On MOTION by Mr. Greenstein seconded by Mr. Burman, with all in favor, the meeting was adjourned. |
|---|

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/Vice Chairman