

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 9, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

John Chiste	Chairman
Mark Greenstein	Vice Chairman
Debbie Musser	Assistant Secretary
Michael Mancke	Assistant Secretary
David Burman	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Engineer
Tricia Adams	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 p.m. and called the roll. Five board members were present constituting a quorum. The meeting was held via Zoom teleconference as a webinar.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is the public comment period where there is an opportunity for comments on any agenda items or anything not on the agenda that you think should be brought to the Board's attention. I ask that if you want to make comments, that you state your name and address and try to limit the comments to 3 minutes.

Mr. Babaian (595 Muirfield Loop): Thank you for recognizing me. One item I hope you could address with us is the missed bond payments made in November and May. We know that the economic environment has taken a downturn since then and we're concerned that whatever financial issues existed in November and May are worse now. Thank you.

Mr. Flint: That issue doesn't apply to Reunion West. That's an issue for Reunion East, but it doesn't affect the individual homeowners. The bonds were restructured several years ago

and cleaned up. I think they were trifurcated into three different subseries of bonds, one of which the principle was not secured by any specific land. We have those bonds sitting out there unsecured by land, so no debt service is being paid on that. It doesn't impact individual homeowners or your property or anything else at this point. The only recourse to an individual homeowner is to your land if you don't make the payment, but we collect the debt service assessments on the tax roll. The issue of the default is a Reunion East issue and it's really a factor of how the bonds were restructured and the fact that some bonds are out there unsecured by land. It's not something that the Reunion East District necessarily has control over it at this point. We could go into it during the Reunion East meeting if we want to because it's really a Reunion East issue. Any other public comments?

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 11, 2020 Meeting

Mr. Flint: Did the Board have any additions, comments, or corrections on the June 11, 2020 minutes?

Mr. Greenstein: The only item that I would recommend changing is on page 2 of the minutes. We were talking about the landscape RFP review committee. It's under you George where it says, "The official results place Yellowstone first, Florida Commercial second, Brightview third." That next sentence is incorrect and based upon subsequent language I would just say remove that sentence where it says, "Yellowstone came in at 9.48 and Florida Commercial came in at 7 points." If we just remove that line. Then we ask for a summary, Tricia gave the summary and everything is fine. So, I'd just remove that one line.

Mr. Flint: We will make that change. Are there any other changes? Hearing none,

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Minutes of the June 11, 2020 Meeting as Amended, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services

Mr. Flint: Per direction of the Reunion East and West Boards we issued an RFP. We received responses and an evaluation committee comprised of a Board member on each Board as well as staff reviewed those and ranked Yellowstone number one. We've prepared the agreement. This agreement would be effective on July 1st. Yellowstone has agreed to start billing effective July 1. The scope and services and pricing that are in the contract are consistent with scope that

was in the RFP and the price that was provided by Yellowstone. We have a 30-day termination provision without cause in the event that the Board wants a change. You have the ability to get out without much effort. Any questions on the agreement?

Mr. Greenstein: George, the only procedural question I have is should there be a separate agreement for the West side?

Mr. Flint: We have an agreement on the East and an agreement on the West.

Mr. Greenstein: Okay, because what was given to me in the package to sign is to East. The whole thing was referencing East.

Mr. Flint: The agreement in the agenda is for West. We might have provided you two copies of the East. We can correct that if need be. The agreement that's in this agenda package is for you Reunion West.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have nothing new to report to the Board today. We prepared the landscape agreement that was just approved. Other than that, everything is going well.

B. Engineer

Mr. Flint: Steve, we have one item on the action items list.

Mr. Boyd: Yes, the mail kiosk parking. An update, right before the last meeting the county had come back with comments. One of the comments was that they wanted a replat so that those parking spaces were part of the right of way tract or that they were on the development tract, one or the other. I got with the county and we don't have to replat to do this work. So, we're resubmitting and answering their other minor questions now that they don't require that plat anymore. We've rebid with the additional landscaping that we had designed and only one of the previous three bidders has responded so far. I've got an updated bid from STC for the mail kiosk including landscaping. The total bid is \$96,224. That's just for the mail kiosk parking with the landscaping that's going to be replaced. If I look at Myer's bid, one of the previous bidders, their updated number would be \$91,547 from the previous bid. I did not get any response from Palmer.

Mr. Burman: Are we putting some large trees or something in? It just didn't seem like there was that much landscaping to go up.

Mr. Boyd: There's a magnolia that has to come out and then I agree with you, the landscaping is not that substantial. This landscape number seems high to me. The general condition numbers for STC are \$33,850 which seem extremely high too. I've got to go back to these guys. I'm still permitting with the county. There's no need for you to take any action on these numbers today. I'm working with these bidders to get the numbers scrubbed and updated. They should be in your agenda package for the next month.

Mr. Greenstein: The big cost should be creation of the parking spaces. The landscaping; we'll throw out a little green here and there and we could always reevaluate how much we spruce it up. Let's keep it to a reasonable number.

Mr. Boyd: That's all I had to report.

C. District Manager's Report

i. Action Items List

Mr. Flint: We just covered the action items.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register for the month of June for the total of \$22,139. Are there any questions on the Check Register?

On MOTION by Mr. Chiste, seconded by Ms. Greenstein, with all in favor, the Check Register totaling \$22,139 was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials. If there are any questions, we can discuss those. No action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: For Reunion West everything looks good.

Mr. Greenstein: Yes, we are good on that.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Greenstein: The only other thing I wanted to bring up is the proposed additional signage that Alan got a 24 hour or less turn around on. Do you have a picture of the sign, Alan?

Mr. Scheerer: Tricia has that I believe she will post that for everybody to see.

Mr. Greenstein: It's a highly technical sign. You can see where he had to go to CDC and National Archives to come up with this sign.

Mr. Scheerer: Not to mention the sign standard for Reunion East and West.

Mr. Greenstein: That's right. They are fully being conformed. We had some input saying that people don't read signs that are on the ground, so we came up with this. I think this will be effective. We are going to put it on the straight away, probably somewhere between the two areas where the signage on the lane split is actually painted on the ground. We will have the sign up on the right side. Hopefully that will satisfy everyone who is approaching that split lane situation. I just wanted to give an update on that.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is the 2nd Thursday in August. You will have the budget adoption hearing at that meeting. The date is August 13th at 12:30 p.m.

Mr. Greenstein: That meeting will also include the hearing on the parking.

Mr. Flint: Correct, we will have the rule hearing in both East and West on the expansion of the parking and implementation on the West.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business, Mr. Flint called for a motion to adjourn.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman