

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, October 8, 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
Alan Scheerer	Field Engineer
Jan Carpenter	District Counsel
Steve Boyd	District Engineer
John Cruz	CWS Security
Rob Stultz	Yellowstone Landscape

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.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for members of the public to provide comment on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. If you want to speak, we ask that you state your name and address and limit your comments to 3 minutes. There is a "raise your hand" function that you will see. If you can click on that, it will alert us that you want to be recognized to speak. Vanessa Grewal, if you would like to go ahead and provide your comments to the Board.

Ms. Vanessa Grewal: Good afternoon, I am a full-time resident. I live in Bear's Den on the west side of Reunion. I wanted to raise the issue of speeding and safety again on Grand Traverse. I am really fearful that somebody is going to get injured or hurt out here. I don't know

if speed bumps are an option, but Grand Traverse Street is basically an open speedway right now, from past the Golf Course all the way up to the stop sign past me by the construction gates. If there is any doubt speak to security in here. I've had a security person out here, thankfully, for the last three nights at the gates of Bear's Den. This morning, for example, I've already reported the slingshots that is being rented right now, there was one overtaking a car and a golf cart, and there was head-on traffic coming the opposite way down the street. Tuesday evening, security was out trying to do their best, but I had to call police in because we were trying to cross Grand Traverse with our old dog, and a driver didn't even slow down as they approached us on the crosswalk. We had a flashlight, and they sped in between my family and my dog. We literally thought we were going to get hit. After that, there were two gentlemen who are visitors in here that tracked me down, but they were on a golf cart and asked me to stop making accusations, which security heard. This is not going to go away; as bigger houses are built down Grand Traverse; we have that component as well as Bear's Den. Trying to pull out of the construction gate, there is a blind spot to the left. There is more traffic in here now, as well as brand new construction being built on Grand Traverse itself. I just wanted to bring it to everyone's attention, because I am fearful that someone is going to get hurt. There was a car at the front of Bear's Den last night that mounted the curb at the main gates, so hopefully something can be done—speed bumps would be nice. Security is great but they can't be here all the time.

Mr. Flint: Thank you.

Mr. Greenstein: May I continue the dialogue here for a moment?

Mr. Flint: It's up to the Board, normally we take public comment and then address the items during the agenda meeting.

Mr. Greenstein: I would rather deal with it so that we don't have to remember what we said 15 minutes ago. Alan, refresh my memory. Where the crosswalk is from Bear's Den 18 to Bear's Den 17, there is a marked crosswalk there correct?

Mr. Scheerer: Yes sir. It's at the intersection of Grand Traverse and Tradition Boulevard.

Mr. Greenstein: What about closer to Nicholas Court? Vanessa, are you talking about crossing the street at the side entrance of Bear's Den, which is actually a construction entrance, correct?

Ms. Grewal: I am, I was on that the other night. We have made a decision that we are not going to walk down that street anymore. I am a full time resident and we don't even walk down Grand Traverse; it's the speeding traffic, the cars overtaking golf carts, it's the slingshots that are

in here right now, etc. I am just taking me crossing out of the equation. I'm just going to walk my dog another way, which is a shame because I am a full time resident in here and I can't do that.

Mr. Greenstein: Number one, we understand that there is a traffic control and speeding issue and we will keep working on it and look into more detail about what we can do. As far as going from one side of Bear's Den to the other, as more and more homes on 17 are occupied there will be more traffic. The dog park is across the street, so there will be more pedestrian traffic going from across Grand Traverse. That is why I'm asking about the designation of crosswalk, if we have signage alerting people to a crosswalk. Alan is shaking his head that we don't. So, we are going to take a look at that. The speeding control we will discuss further, but as far as enabling folks to safely cross the street I think that there is a need for some controlled pedestrian crossing, so we will take a look at that.

Mr. Scheerer: There is a designated cart path just down from Bear's Den heading towards Davenport Creek, but all the crosswalks along Grand Traverse Parkway are parallel to Grand Traverse. There are no designated pedestrian crosswalks, there's only designated golf crossings, so I can understand why that might be a problem.

Mr. Greenstein: It's a long stretch; this issue has been around for a while and we are going to have to take it up to the next level to figure out how to slow down traffic.

Mr. Flint: We qualify this every time these traffic issues come up, but the CDD does not have traffic regulatory authority and neither does security. If there are concerns about speeding the Osceola County Sheriff's Office is the one that would enforce the speeding issues. There's a traffic concern hotline that we will be posting on the CDD website.

Ms. Grewal: May I interject here? They cannot ticket anybody or anything unless they witness what went on?

Mr. Flint: Right, and it makes them aware of it so that they can get somebody out to patrol.

Mr. Chiste: It's very hard for us to control what people do as a Board here. We've got crossings throughout the property, but people will still drive crazy. You just have to catch them when you can. We've got them in the current development where I live in today.

Ms. Grewal: I understand that, I am just very fearful that something might happen. When you've got fast cars coming from a lot of the big houses.

Mr. Chiste: I don't think that the size of the house has anything to do with the speed of the cars.

Ms. Grewal: You're right, but often are renting big cars in here. I see it because my kitchen faces the street. Then you have one of those overtaking a golf cart or something. I just fear that something is going to happen.

Mr. Flint: I'm not downplaying the issue or your concern by any means. What I am saying is that the Board has some ability to address issues like traffic calming and we can put up speed limit signs that show the speed people are going, but when it comes to actually writing a ticket or enforcing towards people that are driving recklessly or exceeding the speed limit we have to rely on the local law enforcement, which is the Sheriff's office. This is a tough issue and I think that you have done the right thing by alerting the Board your concerns, and the Board can continue to work on that and hopefully we can take some steps going forward.

Ms. Carpenter: It's also a reminder to the residents to call the Sheriff's department because they have the authority. Yes, you can call security but the Sheriffs are really the ones who can ticket and see that there are constant problems. If a number of tickets get issued, the word will get around that it's an area where you need to comply with the speed limit.

Mr. Flint: We will work on that also, with the liaison with the Sheriff's office that we have communication with. We can continue to reach out to them and impress upon them the need for some additional patrols and enforcement.

Ms. Grewal: That would be great. As I've said, I've spoken to them and they can't ticket anyone unless they witness it but they can warn.

Mr. Flint: It looks like we have another hand raised. Mr. Staley, do you have any comments for the Board.

Mr. Staley: This is a question that perhaps you can address during the course of the meeting and apologies if you've already dealt with it previously, but could you give me a quick update on when the new "No Parking" signs will be installed?

Mr. Flint: We will cover that under the items list. Any other public comments? Hearing none, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 10, 2020 Meeting

Mr. Flint: Did the Board have any additions, comments, or corrections on the September 10, 2020 minutes?

Mr. Greenstein: There's only one small correction at the bottom of page 4, second line from the bottom. It says "pile ons", and of course I was referring to pylons, but it would be easier

just to say “traffic cones”, and it’s also in the middle of my discussion on page 5, so just those two places.

Mr. Flint: Okay, Any other corrections? Hearing none,

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Minutes of the September 10, 2020 Meeting, were approved, as amended.

FOURTH ORDER OF BUSINESS

Discussion of Possible Reunion West CDD Amenity – Added

Mr. Flint: Mr. Greenstein asked if this item could be added for discussion purposes, and then we sent a map that shows the parcel in question. Tricia, do you want to put that up? Mark, I will turn it over to you.

Mr. Greenstein: Several months ago, probably in the fall, we had a discussion under “Other Supervisor’s Requests”, but we were finishing up some of the planning work and implementation work for the dog park and the people park on a parcel on the East side. I was aware of the fact that this area in red, which hopefully people could identify easily, it’s in Heritage Preserve. It’s where you make that turn and you start to go back into the property towards the mail kiosk area. On the right hand side as you’re coming into the property is a wooded area, and on either side of that area are home sites. That parcel is a little under an acre, but I talked about getting community input with ideas concerning development of that parcel as an amenity, whether it be a dog park, butterfly garden, or whatever people want to call it. I guess we just want to solicit interest from the community. I was thinking along the lines that we would develop a small survey that can be sent to the community from the HOA side, and then get some input so that we can have further discussion down the road as to what, if anything, should be done with that property.

Mr. Flint: The Board may be aware, in Reunion East when we were looking at the horse stables we sent out a questionnaire with some suggested uses and solicited responses from the community as far as what they would’ve like to have seen with that facility. I think Mark suggested maybe doing the same thing here. Is that correct?

Mr. Greenstein: Yes, the same approach as what we did with the stables.

Mr. Flint: Is the Board okay with the staff moving forward with that?

Mr. Chiste: Who’s the landowner?

Mr. Greenstein: CDD. Alan, am I correct in saying that’s the only significant dry parcel that we have that could be developed into an amenity?

Mr. Scheerer: Yes sir.

Mr. Greenstein: I really don't know if the community is going want something back there, but hopefully it would be something that would blend in with the rest of the community.

Mr. Chiste: Can somebody put the drawing up one more time? Is there a small house on Lot 65?

Mr. Scheerer: Yes, but Lot 68 is a big lot.

Mr. Chiste: But there is nothing on that yet, correct?

Mr. Scheerer: Correct, it's just green space right now.

Mr. Greenstein: Right now it is an undeveloped lot. Basically, considering the top of it facing North for argument's sake, the North side is a vacant lot.

Mr. Flint: There is actually an easement that attaches behind those lots to the storm water pond. Those 2 tracts that are on the backside of 68 and 71, and 72, that is actually CDD land as well.

Mr. Chiste: I'm just not sure if we'd get a lot a noise from a homeowner in 65 along with the lot owners directly across the street on those 3 parcels. It's definitely worth at least exploring.

Mr. Flint: That's part of the reason that we would want to do the survey, to solicit both positive and negative.

Mr. Greenstein: I've heard too many times the observation that all the amenities are on the East side, and that the West side doesn't have any amenities. So, this is the one area that could have an amenity, but again, based on its location, there could be some folks who don't want us to do anything with the property. Or, we'd have to scale back and there would have to be a significant buffer next to the lots, and then only in the center of it would be an amenity, which would be far away enough from those lots. We will see what kind of input we get.

Mr. Scheerer: One person owns the 67, 68, and 69 lots and has combined them into one lot, so I'm just assuming that may be a very large home in the future.

Mr. Flint: Anything else from the Board on that item? Hearing none,

On MOTION by Mr. Chiste, seconded by Ms. Musser, with all in favor, a Questionnaire regarding the Possibility of a Reunion West CDD Amenity being sent from the Master Association E-mail List, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We don't have anything major this month. The only thing we have is we have a contact by an adjacent landowner asking about the possibility of joining the CDD. George and I are setting up a phone call with him, and if it is something he wants to proceed, we will have him come before the Board at the next meeting.

B. Engineer

Mr. Boyd: I've got one item to discuss. The mail kiosk construction is progressing and should be completed in about 2 weeks. They did contact me 2 days ago; I don't know if the Board is aware of this or not, but we did that design based on the available survey data we had in our record. We didn't go out and commission a new survey of that area, so we were directing the contractor to grate the area to drain and form fit what needs to be done. They did discover one issue that needed some attention; as the sidewalk wraps around back into the parking and comes back into the mail kiosk, the grates were higher than the mail kiosk and would end up directing water into the mail kiosk. So, to hold that sidewalk down so that the water would shoot out into the street, they needed to add about 40 feet of 6 inch curb around the landscape that is being left in place. I discussed it with George and Alan, and we went ahead and directed them to proceed. It's a change order of \$2,043, and it my opinion that is reasonable for a change order and is required to finish it off like it needs to be. I wanted to bring that to your attention today, and hopefully there are no major concerns about that.

Mr. Greenstein: That sounds like the prudent thing to do. The only thing that I will mention is that the landscaping around the kiosk is slightly overgrown. From a security standpoint, you could have a gang of people hiding in those trees and bushes and they would never be identified. So, we need to thin it out as part of this project. I would think that is our parcel, so I assume its serviced by Yellowstone, correct?

Mr. Scheerer: I think that's actually being serviced by Kingwood. It is our parcel, yes.

Mr. Greenstein: Okay. Well, to me no one is doing anything with it because there's no trimming involved and it is just overgrown and everything is just blended into each other, so it's almost like a hedge. So, if we can just thin that out, that would be good.

Mr. Scheerer: We'll take care of it.

Mr. Greenstein: Do we need a motion for a change order? Or is it under 2500 so we're good?

Mr. Flint: I'd ask for a motion to ratify that action.

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Mail Kiosk Change Order totaling \$2,043, was ratified.

C. District Manager's Report

Mr. Flint: Before we do the Action Items, I just wanted to note a couple of things. One is the owner of the Encore Communities has turned the Reunion West POA over to the residents that occurred either late last week or early this week. I was contacted by David and the new POA president about meeting just to contemplate some efforts. The storm water system, the roads, the gates, like everywhere else in Reunion and those communities are intended to be CDD. There were some cleanup deeds and processes that would clean part of that up. For example, in one of the communities, half of the roads were in the CDD's name and the other half were in the developer or HOA. Those items are in the process of getting cleaned up. The reason that I am letting you know this is that we are going to get together with them up from a coordination standpoint, but there are some costs that are going to be coming that are not in the current budget to maintain the landscaping in those areas. We will also have to work through an arrangement similar to what we have for the rest of Reunion on the staffing of the guard houses, so that will all be coming to you in the near future. We also have the landowner election next month, November 12th, and that election is scheduled to start at 12:30 p.m., and then the Board meeting to commence after that. The start of the Board meeting itself may be delayed depending on how long the landowner election process takes. There are 3 seats up for election based on 1 vote per acre. We have sent out information to the community through the Master Association so that the residents are aware that the landowner election is coming up. We are probably going to be asking Reunion East if they would either move their meeting to later in the afternoon or to another day because right now there's a half hour between the start of West and the start of East, and we know that will not be enough time.

Mr. Chiste: Whose seats will be up for election?

Mr. Flint: It would be your seat Mr. Chiste, Mr. Burman's seat, and Ms. Musser's seat. In 2022, 2 seats will transition to general election because we have triggered the 250 registered voters. It's just the timing on meeting that 250 did not allow that transition to start in 2020, but instead 2022. In 2024, 2 more seats will transition, and then in 2026 the last seat will.

Mr. Chiste: And just to clarify, the meeting for next month will be an actual, non-virtual, non-Zoom meeting?

Mr. Flint: Yes, the Executive Order was extended through the end of October, but barring some major change we do not expect that it will be extended again.

i. Action Items List

Mr. Flint: Alan, we had a question about the signage about when it would be installed. Alan or Tricia, do you want to comment on that?

Mr. Scheerer: Fausnight Stripe and Line has been out a portion of the last week and again this week. They started off of Golden Bear installing survey stakes with an orange stripe and orange flagging tape marked "Sign" in the proposed locations where they are going to go. They are moving over to Grand Traverse, Desert Mountains, and the rest of the communities throughout the next week. The sign posts have been received and they are currently being cut to length and powder coated, and we hope to have those ready by next week. I believe that once they get done with the West, they will move over to the East and do the same thing. Tricia and I are going to get together with Fausnight and review the sign plan, so we hope that in the next couple of weeks we will have the signs in, ready to go, and installed. It's a bit of a lengthy process because the locates weren't very accurate out of the initial installation of signs on the East, so putting survey stakes will give them a pinpoint location as to where we need the locates done.

Mr. Flint: Anything else on the action items?

Mr. Greenstein: Alan, even though these are more ongoing administrative matters and they weren't put on the action items list, but it's good to inform everyone of what's going on. The exit gates and the signage at the Sinclair Road guard shack exit, can you explain what we are doing with that?

Mr. Scheerer: Just to give you an overview, security approached us about putting the exit gates within Reunion back in service. We had them all serviced and got them all back online and working well. I guess they have been having problems with people shooting into the community through the exit gates, so they wanted to close them. They approached me earlier in the week about adding some signage on the exit gates as you approach them, basically stating that these gates close after each vehicle and that management is not responsible for any damage. I did get with Fausnight Stripe and Line and within 24 hours they were here this morning at 7 a.m. We installed some temporary signage at all the manned gates, exit side only. They are on galvanized posts. As they come out to do the regular no parking signs, they will bring us some new sign posts that are more in line with what we use here at Reunion. We will look at the location of the signs before we put them in permanently, but there's just some warnings that there are gates here and

they will close after each vehicle. They just went in this morning, and Tyler was here at 7:00 a.m. with me, we laid them all out and they were all in within the hour. They are not concreted in, but if someone says anything about them not being on a decorative post that is why. They are just temporary until the new sign posts come in.

Mr. Greenstein: That is great immediate implementation. The other item I was thinking about is, going around the community we've had some input where there are some little patches and areas where sidewalks need to be extended.

Mr. Scheerer: Yes, Castle Pines at Grand Traverse is the most notable area. I am working with a contractor right now to get me a price to go ahead and grate those sidewalks and tie them into the existing sidewalk that is parallel to Grand Traverse. Right now, it's just Castle Pines that I can see on the West, and we are looking to get that done possibly next week. In line with that, if we are going through a couple of things is the monumentation on the West. We have lights now on the main entrance coming in off of Sinclair to Tradition. They are wiring in the new light at Heritage Preserve in the back off of Grand Traverse, and that should be done today. That will leave us with Golden Bear, Master's Landing, and Legend's Corner. The issue with those right now is trying to find a transformer that we can tap into. We are going to need a directional bore, but I am working with a company and they are working with the utility to make sure that we can tap into a couple of transformers and get power. We will need 2 new meters, one for each location because there are no meters in the area, so that will be just a little bit of time for us to take care of those 2 on Tradition Boulevard. Those will be the last 2 at the end of business today that need to be lit. They will be lit on both sides because they are double-sided signs.

Mr. Greenstein: That's great work Alan, thank you.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register for the month of September. Are there any questions on the check register? Hearing none.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Check Register for the Month of September, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through August 31st. If there are any questions, we can discuss those. No action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: You have the direct bill summary and everyone is paid and up to date for Fiscal Year 2020.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Is there anything else that the Board wants to discuss that is not on the agenda?

Mr. Greenstein: I think we are good.

EIGHTH ORDER OF BUSINESS

Next Meeting Date


Mr. Flint: The next meeting date is on November 12th at 12:30 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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

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


Secretary/Assistant Secretary


Chairman/~~Vice Chairman~~