

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, November 12, 2020 at 12:30 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum were:

Mark Greenstein  
Sharon Harley  
Graham Staley

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Jan Carpenter  
Molly Maggiano  
Steve Boyd  
Alan Scheerer  
Tricia Adams  
John Cruz  
Victor Vargas  
Rob Stultz

District Manager  
District Counsel  
District Counsel  
District Engineer  
Field Engineer  
Assistant District Manager  
Reunion Security  
Reunion Security  
Yellowstone Landscape

**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 constituting a quorum. Mr. Burman and Mr. Mancke were absent.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Are there any members of the public that would like to provide comment to the Board on agenda items or not on the agenda you would like to bring to their attention? Hearing none, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Supervisors**

Mr. Flint: We just had Mr. Burman reelected to a two year term and Ms. Harley and Mr. Staley were elected to four year terms. We will need to administer the Oaths of Office to the two

new Board members. As citizens of the State of Florida and the of United States of America and as Officers of the Reunion West Community Development District, do you hereby solemnly swear, or affirm that you will support the Constitution of the United States and the State of Florida?

Mr. Staley: I do.

Ms. Harley: I do.

Mr. Flint: If you would print your name at the top and sign where is says Board Supervisor, I can notarize that for you.

Mr. Flint: I have provided you a packet of information in there. The first one is just a contact information sheet. When you have a chance please fill that out and provide it to me. Behind that is Form 1 Statement of Financial Interests. This is a financial Disclosure Form that is required by the state of Florida to be filed within 30 days of today. You file it with the Supervisor of Elections here in Osceola County. We also recommend that you either mail it certified, or hand deliver and get a stamp, someway of proving you filed it within the 30 days, because they do track that. Then annually they will mail you an update the first week in June and it will be due by July 1<sup>st</sup>. It's important for you to file those, if you don't file it by the end of the grace period they have the ability to fine you \$25 a day, up to \$1,500. We will remind you if we see that you haven't filed it. As a Board Member you are entitled to compensation under Chapter 190 of \$200 a meeting for a maximum of \$4,800 a year. We've provided you the W-4 and I-9 forms and those will be filled out and provided to my office. We process the Board pay out of my office. There's a Form 1-F that's very similar to the Form 1. When you leave the Board, that will be filed within 60 days of leaving. We'll mail that to you again as a reminder if you leave at the end of the term or through resignation. One of the most important things is the Sunshine Law. Jan, will you cover that?

Ms. Carpenter: Yes, I will. As members of the CDD Board you are now local government officials under Florida law. This means just like a city or county mayor or commissioner, you are subject to the Sunshine Law, Public Records Law, and Ethics Laws. The one that you will deal with on a more regular basis is the Sunshine Law. The real brief description is that two Board members may not talk about any Board business or any business that is likely to come before the Board outside of a meeting that has been noticed by a published notice. The purpose for this is to allow all government business to be held in the sunshine, where we get the name from. It's tough when you are in a work environment and you start talking about District roads or landscaping,

you just have to be very cautious not to talk to anybody else on the Board. We will send you some information by email once we get all your information about that law and give you some specifics. The other important law is the Public Records Law. All records of the District need to be maintained. GMS is the official Recordkeeper, but if you keep your Board books, if you keep notes that you tend to memorialize business, you need to keep those. We recommend if you do keep them that you keep them in a separate file, so if there's a public records request you can disclose those. You are not required to keep anything so if you don't want to keep your book, you can toss them out at the end. Just remember if there's anything that you do as part of your business that's a record that you need to keep it or give it to GMS to keep. The third is Ethics. Again, just like any other official, you can't take anything that could sway your vote. We recommend you don't take anything at all. You can't enter into agreements with business that you have certain interest in. There is a large number of things you can't do. Again, we'll send you a list of the basics, but if there's any question give us a call or give George a call. We are around all the time. Those are the key things to remember initially and the rest you will pick up along the way, and we'll send you a packet for your nighttime reading.

**B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint: As we indicated just prior to the Board meeting, there was a Landowners' Election. The Board of Supervisors sits as the Canvassing Board to certify the results of the election. You've got Resolution 2020-01 in your agenda. Ms. Harley's name will be inserted with 377 votes, Mr. Staley's name with 376 votes and then Mr. Burman's name with 368 votes. Is there any questions on the resolution? If not, is there a motion to approve it?

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, Resolution 2020-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.
---

**C. Electing Officers**

Mr. Flint: The statutes require that each time there's an election the Board is to consider officers. We've provided Resolution 2020-02 in your agenda. This elects a Chair, Vice Chair, Treasurer, Assistant Treasurer, Secretaries, and Assistant Secretaries. Previously, Mr. Chiste was the Chairman. He is no longer on the Board. Mr. Greenstein served as Vice Chair, the District Accountant Ariel Lavera was Treasurer, Teresa Viscarra is in the accounting office that deals directly with the Reunion West was Assistant Treasurer, I as the District Manager was the

Secretary, and then the other three Board members were designated as Assistant Secretaries. Secretaries and Assistant Secretaries can attest the signature of the Chair or Vice Chair on any official documents. We can handle each one of these offices individually if you'd like or if a Board member wants to make a motion to elect a slate of officers we can do it in one motion as well. It's really the Board's preference on how you would like to handle this.

Mr. Staley: This is purely a discussion of three Board members that are here today?

Mr. Flint: You would be electing all, so the two that aren't here, would also be listed on this Resolution. Although you are required to elect officers after each Election, if you want to have a full Board when you do that I think you could defer it to December.

Ms. Carpenter: I would suggest you do it now, and if you want to relook at it at the next Board meeting, at least then you would have a Chairman elected in case for some reason we couldn't get signatures.

Mr. Staley: Could you please divulge Mr. Mancke and Mr. Burman's positions?

Mr. Flint: They were Assistant Secretaries. Mark was Vice Chair and John Chiste was Chairman. John is no longer on the Board.

Mr. Staley: I will nominate Mr. Greenstein as the Chair.

Mr. Flint: Any nominations for Vice Chair?

Mr. Greenstein: I would recommend David Burman as Vice Chair.

Mr. Flint: Would the Board want to go in as prior practice with the other three Board members being Assistant Secretaries, and then I would be Secretary.

#### **D. Consideration of Resolution 2021-02 Electing Officers**

Mr. Flint: After Board discussion, we have Resolution 2020-02 reflecting Mr. Greenstein as Chairman, Mr. Burman as Vice Chairman, Ariel Lovera as Treasurer, Teresa Viscarra as Assistant Treasurer, George Flint as Secretary, Graham Staley as Assistant Secretary, Sharon Harley as Assistant Secretary, and Michael Mancke as Assistant Secretary. Is there a motion to approve Resolution 2020-02 with those names inserted?

On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, Resolution 2020-02 Electing Officers with Mark Greenstein as Chairman, David Burman as Vice Chairman, Ariel Lovera as Treasurer, Teresa Viscarra as Assistant Treasurer, George Flint as Secretary, and Graham Staley, Sharon Harley, and Michael Mancke as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 8, 2020 Meeting**

Mr. Flint: Next is approval of the minutes from your October 8, 2020 meeting. Those were included in the agenda. Are there any additions, comments, or corrections to those?

Mr. Greenstein: I'm sure my fellow Board members had ample time to review and make all typographical corrections, so I will make a motion to adopt the minutes as presented.

On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, the Minutes of the October 8, 2020 Meeting, were approved.
--

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03  
Approving the Conveyance of Certain  
Parcels of Real Property**

Mr. Flint: Next is Resolution 2021-03 Approving the Conveyance of Certain Parcels of Real Property. These are parcels are related to the Encore Communities. The Developer of those communities has conveyed or turned over. They have a separate Homeowner's Association, they don't fall under the Master Association that covers the rest of Reunion. They've turned over there POA, which is called the Reunion West Property Owners Association, to the residents. As a result that triggered looking at the rest of the parcels within those communities to make sure they are owned by the proper entities. We want to make sure that all the parcels that are supposed to be in the Reunion West CDD name are in Reunion West CDD's name. Those are primarily the roadway tracts and the stormwater tracts. Just like the rest of Reunion, the District issued bonds that funded the roads, stormwater system, and utilities within those communities. As a result roads and stormwater tracts to have to be owned by the District and maintained by the District, including the gates. District Counsel has been working with the Developer on these deeds and the turnover of these parcels and has prepared the attached resolution for you.

Ms. Carpenter: Ms. Maggiano is an attorney in my office and she has been helping us on the real estate portion and she will be assisting on this District. This is a common process as a Developer is completing a phase of development. We did it on the East in various phases. When it comes in, first GMS looks at these parcels to say yes, these appear to be the parcels we should accept. Molly prepared the various deeds and Bills of Sale for the improvements on the property, then the District Engineer has to certify that they've seen all those properties and they meet the standards for stormwater and everything else. So, it's a multi-phase process and that's why there are so many documents here. We've got to the point that everybody has looked through this,

agrees these are in accordance with the project of the bonds issued, part of the District and should be accepted. Any specific questions Molly can answer, but they are pretty basic documents that you will probably see as various other areas get completed.

Mr. Greenstein: So, all these parcels are in Encore Reunion West?

Mr. Flint: Correct.

Ms. Carpenter: Yes.

Mr. Flint: The two communities on either side of Old Lake Wilson Road south of Sinclair. Part of the roads were in the CDD's name and the platt indicated that part were owned by the HOA. So you had a mix of ownership as far as what the county recognized as the owners. So these deeds are cleaning that up. The same with the stormwater ponds, they've got dry retention areas and some of them were in the CDD's name, and some were not. Some were in the Developer or the POA's name. What this does is cleans all that up and gets the tracts that should be in the CDD's name.

Mr. Staley: Are there any unusual tracts here?

Mr. Flint: No, these are straightforward. There are a couple other pieces that are not part of this that are still out there. There's one tract that appears like it's a conservation tract. All the other conservation areas have been dedicated to the CDD, but that one has not been yet. You may see that come forward in the future. There are some parcels that border Old Lake Wilson and Sinclair Road that run parallel to the roadways that we are still reviewing as to whether those should be county or CDD. Those are not included in here. If they are county then they can go directly from the Developer or HOA from the county without the CDD's involvement. The ones that are included in here are clearly roadway or stormwater.

Ms. Carpenter: You will see for most of these there is a deed from a Developer and then a quitclaim deed from the HOA. That's because many times the engineers don't quite get it right when they submit plats. They are used to having HOAs. So, we have to make sure it's getting deeded from us and a quitclaim deed is just in case anyone looks at the platt to realize the HOA has no interest in the property. These are primarily clean ups to make sure the CDD is getting what they should have and what they have in the rest of the CDD.

Mr. Flint: There is no discretion really because bond funds were used. There couldn't be a decision made now that those roads are going to be conveyed to the HOA and not owned by the CDD because we've already gone out and issued bonds to fund those. It's just that they weren't properly designated as being owned by the District previously.

Ms. Maggiano: You will notice part of our work is that we review title work on all the tracts that are being conveyed. The title was clear on all the tracts that are being conveyed.

Mr. Flint: Are there any other questions or discussion on the resolution? Hearing none,

On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, the Resolution 2021-03 Approving the Conveyance of Certain Parcels of Real Property, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Series 2019 Requisition #7**

Mr. Flint: This requisition is for the Series 2019 bonds. In our District Management agreement there's a provision for providing construction accounting. This invoice attached to this requisition would be paid out of the construction account of bonds, it doesn't come out of the District's general fund. Once the bond funds are expended this expense would go away, but it's funded through the bond issue. Any questions on the requisition? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Series 2019 Requisition #7, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Carpenter: The conveyances were the biggest thing we worked on. As George mentioned as a part of that, GMS and George went through all the other parcels to see if there was anything else. So, we spent some time looking at the other parcels, but other than that we haven't been doing anything of importance this month.

#### **B. Engineer**

Mr. Boyd: The only thing I have to report is that the mail parking kiosk is complete. We are in the process of certifying and closing that out would be county permit. That project is complete.

Mr. Greenstein: It looks really good.

Mr. Boyd: I think they did a really good job.

Mr. Greenstein: Yes, they did. I was talking to Alan about is putting up the signs for the 15 minute limited parking.

Mr. Boyd: Sure. That's a good point.



Mr. Greenstein: That's just an administrative matter. Maybe at a future meeting we will talk about it. That's a pretty large parcel in that circle there. That reminds me, are we going to talk about the survey thing?

Mr. Flint: We can bring it up, but we don't have the draft.

Mr. Greenstein: That's alright. We can do the survey discussion at the next meeting. The idea was, we talked about this parcel off of Grand Traverse as you come around the turn, and there are 3 lots owned by a Canadian source to the right. Then there's this parcel, and it's probably an acre and a quarter. We were looking to develop an amenity. We are going to develop a survey vehicle to find out from people what they would want. While we are talking about designating these parking spaces for 15 minute only so it's not blocked by overnight parkers, we talked about the rest of that circle. It is a fairly large area, so we may want to have some discussion or some input from the community as to whether they want any further development in that area or whether they want parking, benches, etc. We can probably combine the two surveys. I do think those two spots should be for 15 minute use only. The whole idea is to provide proper parking for people going to the mailbox.

Ms. Harley: Parking is extremely useful, especially given the fact that so many large homes are being constructed.

Mr. Greenstein: So that's why we are going to look at the other side of the circle to see if there's anything we want to do, which could include parking.

Mr. Flint: Is that it Steve?

Mr. Boyd: That's all I have for the Board, yes.

Mr. Greenstein: Thanks Steve.

### **C. District Manager's Report**

#### **i. Action Items List**

Mr. Flint: We just talked about the mail kiosk parking, so I guess the follow up to that issue would be the 15 minute signs. We'll get that taken care of. The irrigation turn over issue is primarily a Reunion East issue because I think the irrigation and rain in West is metered individually for the homes, only in the Encore Development. That's a pending issue that District Counsel has been working with Kingwood and their attorney on to try and get some agreement on how that arrangement is going to work going forward. I don't know for the benefit of the new Board members if you want to hit on where we are at with that.



Ms. Carpenter: I'll brief the new members, Kingwood has agreed and understands the position of the Districts that the improvements should be owned by the District. They are working to resolve it and they are working on a draft agreement. Yesterday that said they should have something to us in the next week or so. We'd hoped we'd have something for this meeting. Once we get that and look at it we can put together a background and help explain the whole background and where we are trying to get to.

Mr. Flint: Moving on, at the exit side of the Guard House the gate arms have been reinstalled.

Mr. Scheerer: The warning signs were installed as well.

Mr. Flint: That item is completed.

Mr. Greenstein: There's only one thing on that item, Alan, has anyone come to you or mentioned to you at certain times of day if the sun's shining at a certain angle or whatever, that they can't see the gates?

Mr. Scherrer: I think there's something of people not paying attention to the gate arms, but I did speak with Security and they asked me if I could put a smaller size maybe up on each side of the operators. I don't know how they miss them. It's reflective DOT tape, red and silver.

Ms. Harley: I think it's habit.

Mr. Scheerer: Yes. I agree.

Mr. Greenstein: It's a new thing, but people will point to Encore Reunion West and the fact that they have theirs lighted. I don't know if they are highly reflective. They are definitely lighted at night. We could see if there's a way of making it more visible, because I knew I had to stop and I did. I knew the gate was there, but yet at the time of day with the glare, you would not see the gate.

Mr. Scheerer: We could add the lit arms, it's just an LED string that goes across the center of both of those arms that are red when they are down and green when they are up. There is some obvious expense to that, we can try some. We can try to add some closer signs closer to the gates and if the Board really wants to pursue it we can add LED lights on the arms.

Mr. Greenstein: I just wanted to bring it up. Some people are complaining about it.

Mr. Scheerer: Complaining they keep hitting them.

Mr. Greenstein: Yes, eventually they will stop hitting them I guess.

Mr. Flint: The one acre parcel on Grand Traverse Parkway, the thought was that we would put together a survey similar to what we had done a few years ago with the horse stables on some

potential uses for that parcel. One might be do nothing, one might be add a dog park or playground. We should probably bring that survey to the Board first before it gets distributed to make sure it includes everything you want on there or excludes things you don't want on there. At the December meeting we'll bring the suggested survey back to the Board for review and then if the Board wants, through the Master Association and the Property Owners Association, we will send that out through Survey Monkey and get back rankings of the options. It's just for information purposes, it's obviously not binding on the Board, but if you want some feedback from the community that would be one way to do it. We could include the other area next to the mail kiosk.

Mr. Greenstein: Yes, that would be good. That's a nice size parcel, I just want a feel for what the people would want in there, if anything.

Mr. Flint: Next we have sidewalk extensions. Those have been completed, correct?

Mr. Scheerer: Yes.

Mr. Flint: We still have some monuments where the monuments were constructed, and there was not electric accessible to be able to light those monuments.

Mr. Scheerer: We have two locations right now. We are just waiting on confirmation from the utility that we can tap a specific transformer. We have to tap a transformer to get the power and then we have to directional bore the road and then have to apply for a new meter in both locations.

Mr. Flint: So, we are chipping away at those. Street parking, tow away zones are complete on the West. Towing agreement is in place now.

Mr. Staley: When will they be enforcing parking?

Mr. Flint: We are allowing for a grace period in the beginning.

Ms. Adams: Yes, Supervisor Staley I'm not sure if you aware of the full background, but in December of 2019 Reunion East implemented a designated, kind of a test zone, for the "No Parking" policies to see if there was an improvement in traffic flow. Because of the improvement in traffic flow, that was implemented basically community wide. Since August, we have sent communications out to residents letting them know about the new tow away zones and letting them know the first phase is a communication phase, and then we will have towing. So, the program right now, the signs are installed, and the residents are aware that they are there. If security fines vehicles improperly parked, their first goal is to communicate with the owner of the vehicle and have them move the vehicle. If there was an egregious situation where the owner is

not cooperating, security has the ability to call on the vendor that was selected by the Board. It's regulated by the State of Florida, the towing vendor has to be within a certain number of miles from this District. Our Security team does have the ability to enforce towing. We have just one other section of signage to be installed, it will be nearly complete community wide. We will send out additional letters to residents to let them know the towing is being fully enforced.

Mr. Flint: Alright, anything else you would like added to this list or any comments or questions on any of the items?

Ms. Harley: The CDD is responsible for the entrances. Is there any chance we can do a few Christmas decorations like some things on them?

Mr. Flint: We try not to call them Christmas decorations, but I know what you are saying.

Ms. Harley: Holiday lights?

Mr. Scheerer: Yes. They usually have generic decorations usually at the Main Entrance here.

Mr. Flint: We do have the ability to do that. That's something that is extra that the District could do, but the Board would have to appropriate the funds to do that.

Ms. Harley: We welcome so many to the resort for the Holiday, new residents, guests, etc. It always looks so dismal as opposed to most of the other resort entrances.

Mr. Scheerer: I know of the resort uses a service, maybe we can piggy back some of that.

Mr. Flint: We are almost too late to do that this year, but we can see what we can do. Going into next Holiday season we will budget for that.

Mr. Greenstein: I think most of you were here for the East meeting. We did discuss and the Board approved and directed legal counsel and our management firm GMS, George, to prepare what's called a Feasibility Assessment for potential turnover of our roadways from CDD control, public roads, to non-public roads to be held by another entity. That would be Master Association or anyone else. It should be a shared cost item because it's benefiting both. Do you think we need a motion to engage counsel and GMS to perform said assessment?

Ms. Carpenter: Yes, it probably ought to be a motion to share cost with Reunion East and it's pretty much an analysis of how to go about doing it and kind of setting out what we think the amounts would be and give an idea of the process if it could happen. It can be done, there's a lot of hoops to jump through.

Ms. Harley: That then gives us the right to deny access to the Resort, correct?

Ms. Carpenter: Yes, if they are private you can have guard gates to deny access, yes that's correct.

Mr. Staley: Could you educated me a little on that?

Ms. Carpenter: Because taxes have gone through used to construct the roads, they are public roads owned by the CDD. There has been folks in the past that have wished the roads to be private. Because tax exempt bonds were used they would have to be paid off for those roads to be private in the amount of money was in the funding of 20 to 30 million dollars, it was so high that even though it has been brought up it has never been explored fully. I talked with the Tax Counsel for the District and got a really brief overview of yes, it could happen, and these are some of the hurdles. I brought that back to the Board and the Board has said yes, go ahead and let's engage them to kind of get an outline of what our process would look like and what alternatives there may be for going forward.

Mr. Flint: I think to properly debate the issue and discuss it, we need this information, so that you have that information. If it's determined it's not feasible or not legal, then there's no sense in debating it. What we are trying to determine is whether it can be done, if it can be done then what would the process be. After obtaining that information both Boards could discuss the issue further. We would be asking for a motion to authorize staff to research the issue and share the costs. Is there any public comment on this issue? Hearing none,

On MOTION by Mr. Staley, seconded by Mr. Greenstein, with all in favor, Staff Authorization to Research the Cost of Roadways and Sharing the Costs with Reunion East, was approved.

**ii. Approval of Check Register**

Mr. Flint: We have the check register in your agenda package for the month of October. This is the first month in the new Fiscal Year 2021. This is for the General fund, the Replacement Maintenance Fund, which is the Capital Reserve fund, and then the Board pay. It totals \$47,136.23. The detailed register is behind the summary and it lists the individual checks and the vendor. Are there any questions on the check register? Hearing none.

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

**iii. Balance Sheet and Income Statement**

Mr. Flint: We have provided you the unaudited financials, these are through September 30<sup>th</sup>. This is the last month of the prior fiscal year which ended on September 30<sup>th</sup>. These are unaudited and you have the Balance Sheet and then you've got a statement of revenue expenditures for the General Fund, the Replacement and Maintenance fund, and then each Debt Service fund. We've also included a month-to-month summary of expenses and revenue for the General fund, which are the last two pages, and a tax receipt schedule. The assessments that are collected on roll, we have a schedule that shows receipt of those assessments from the county. On the General fund we are over 100% collected on our special assessments on roll and 100% collected on our direct assessments. Our Administrative and Maintenance expenses are under our annual budget numbers. Are any questions on the financials? Hearing none,

**iv. Status of Direct Bill Assessments**

Mr. Flint: We also have a summary of the direct bills. The unplatted parcels are still direct and there are some parcels that are still direct bill. You will notice the Spectrum and Reunion Village parcels in the bottom because the plats in there have not been recorded.

**v. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: The IRS requires the District to perform a calculation demonstrating that we're not creating more interest than we are paying, thereby having an arbitrage issue. This has to be reported every 5 years. The cost of doing it annually vs doing it 5 years is the same, so we typically have it done annually. The costs of the report is in the \$600 range. This report is for the 2004-1,2,3 months and you can see we have a negative rebate requirement of \$3.9 million. There are no arbitrage issues for 2004 and 2005. Any questions on the report? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Arbitrage Rebate Calculation Report, was approved.
--

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Are there any other business issues or Supervisors request or anything that is not on the agenda? I know we've thrown a lot at the new Board members for today.

Mr. Staley: Has the Board ever put out a 3 or 5 year plan that looks at expenditures for the future or tries to caption a vision for the future?

Mr. Flint: Yes, we had a Reserve Study done. I think goes out at least 20 years. We did one for East and West to kind of indicate how much we should be setting aside annually to repave the roads and other capital obligations that we have. We could start by updating those reports.

Mr. Staley: When was that done?

Mr. Flint: It has been awhile. They were done at the same time because the costs are shared on the maintenance side of it. They are in need of updating. We just haven't done that because of all the default issues and the financial issues and the fact that portions of the community are still being built. We haven't updated that report for some time, so that might be an opportunity to do that.

Mr. Staley: It would sure be helpful for Sharon and myself.

Ms. Carpenter: Yes, it would probably be good timing with the new plats coming in and having an understanding of at least of those areas, and some of the things that have been built or contemplated.

Mr. Flint: Yes, and those wouldn't have been included in the prior.

Mr. Greenstein: It's definitely a unique environment, in a sense that you are dealing with assets which are directly tied in for the most part to infrastructure. Whether it's storm water management, or light pole security, lighting, roadways, that kind of stuff. As far as planning expansions, we try to identify why did it take until now to talk about developing an amenity on the West side with a quarter acre and a quarter patch of grass that we have. So, there's a need. There's definitely something that we should be doing even if we don't have the traditional kinds of long term planning items to consider that you would have in a normal business. We just had a repair done, it was a drainage issue that was causing some erosion. Luckily, it did not impact the super structure of the bridge itself, but anybody who would walk over the bridge would see that there is now a spill way. They did a really great job. They diverted the water down to the bottom so it wouldn't eat away at the side of the land adjacent to the bridge.

Mr. Staley: I would like to talk about that at the next meeting.

Mr. Flint: We will put that on the Action Items list. Going off that, budgeting for the Districts is unique because there is a Reciprocal Use Agreement between East and West and so, although Reunion East owns those community pools, 7 Eagles, Reunion West residents have the ability to use those as a Reunion East residents. The way the budgeting is done for maintenance is that there's an Interlocal Agreement between East and West and basically put all those expenses together and then they are allocated back out based on the number of platted lots. So although 7

Eagles and the community pools are not assets of West, you are paying a prorated portion of the maintenance costs as part of that Interlocal Agreement. We treat the Renewal and Replacement Fund the same way. Basically any major capital expenses would also be shared, that would come out of the renewal and replacement funds. We look at the roadway system as one roadway system, we don't draw a line at the bridge at I-4, and West pays on one side and East on the other. That's why we did the reserve study together as well because, when you are reserving for that renewal and replacement in West, you are also reserving for the assets in East and vice versa.

Ms. Carpenter: Also for planning purposes, the fiscal year of governments in Florida runs from October 1<sup>st</sup> through September 30<sup>th</sup>. So, the budget process starts in about May or so with a preliminary draft budget adopted usually May to June and then the final budget is considered over the summer and then usually August or September it's adopted. So it would be smart to start thinking about it December or January because you want to start getting numbers together for that preliminary budget in May. It does kind of sneak up and it's hard to think about it with how long it takes to do the budget process.

Mr. Flint: Good input.

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Flint: Is there anything else that the Board wants to discuss that is not on the agenda?  
Hearing none,

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

#### **Next Meeting Date**

Mr. Flint: The next meeting date is December 10<sup>th</sup> at 12:00 p.m. Reunion West typically meets at 12:30 p.m. and East at 1:00 p.m.

Mr. Greenstein: Yes. West is usually 12:30.

Mr. Flint: I don't know if that's enough time. That was enough time when the developer controlled the Board. The Boards may want to consider modifying their meeting times to allow each Board a little more time.

Mr. Greenstein. Good point, at least an hour.

Mr. Flint: Yeah, maybe that's something you do at the December meeting. We'll put an item on the agenda. You may want to change the starting times to allow more time for West to meet.

Mr. Staley: So what times do we start in December?

Mr. Flint: 12:30 p.m.



Mr. Staley: We can't change that now?

Mr. Flint: Yes, we could change it now.

Mr. Greenstein: The West was going first because it was more controllable events. In the East, when you have a Board totally made of resident property owners there are a lot of issues, a lot of discussion. Where when the Board was previously primarily developer controlled, you are getting what's on the agenda, but you are not getting a lot of add on stuff like Supervisor requests. I think an hour is minimum time wise.

Ms. Carpenter: The schedule was advertised for a year, but you can readvertise with a different time for any meeting.

Mr. Staley: Then we can change the time as we go.

Mr. Greenstein: Unfortunately, because we are a public entity every time we make a change like we have to put out a published announcement.

Ms.. Carpenter: We have to advertise any change. I think this one probably makes sense that West goes first.

Mr. Flint: Yeah, if you want to start with an hour we can do that.

#### **ELEVENTH 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. Harley , with all in favor, the meeting was adjourned.
---

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

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