

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, February 11, 2021 at 11:30 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum were:

Mark Greenstein	Chairman by phone
David Burman	Vice Chairman
Michael Mancke	Assistant Secretary
Sharon Harley	Assistant Secretary
Graham Staley	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Zoryliz Ramos	Reunion Security
Mike Smith	Yellowstone Landscape
Michael Ezekial	Creative North

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 12:30 p.m. and called the roll. All five board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: The public comment period is an opportunity for any members of the audience or anyone who has called in to make any comments to the Board. You can address any matters that are on the agenda or any matters that are not on the agenda. If you would like to make a comment, please state your name, your lot number, and limit your remarks to three minutes. Would anyone like to make a comment? Any public caller that would like to make a comment?

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 14, 2021 Meeting

Ms. Adams: The next item on the agenda is approval of the minutes from January 14, 2021. Supervisors, for the purpose of the record I will note that any approval would be subject to minor non-substantive changes. I have noted a few places where there were minor word choice corrections that need to be made.

Mr. Staley: May I point out two of three of those?

Ms. Adams: Please do.

Mr. Staley: On page 11 there was a correction.

Ms. Adams: I got that thank you.

Mr. Staley: On page 12, about two thirds of the way down it says, it should be “preparation” not “perpetration.”

Ms. Adams: Got that, thank you.

Mr. Staley: And the final one was on page 17, “there were some nonsubsidized changes” it’s obviously “non-substantial.” Again, just to help who are reading this to make sure they understand what’s going on.

Ms. Adams: Thank you. Any other comments on the minutes? Otherwise, we would be seeking a motion to approve.

On MOTION by Ms. Harley, seconded by Mr. Burman, with all in favor, the Minutes of the January 14, 2021 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Feasibility to Sell District Roads to Private Entity

Ms. Adams: We do have a discussion item that has been discussed at several meetings, it is the feasibility to sell District roads to a private entity. Included in your agenda packet is a memorandum prepared by legal counsel as well as a memorandum prepared by bond counsel. The document from bond counsel was reviewed at your last meeting. It lays out the steps that are necessary to contemplate selling the roads to a private entity. During Board discussion last month, there was the thought that rather than taking additional steps that would incur an expense from the District management team and from the District engineer, that the Board wanted to determine if the Master Association was in a position and willing to purchase the roads. David Burman kindly volunteered to represent the District, and in order to aid his discussion Jan and Kristen prepared the legal memorandum that outlined the salient points of what would eventually be a Purchase and Sale Agreement. We are ready for discussion on this item.

Mr. Burman: This is my taking off my CDD and putting my POA hat on. That Board operates just like this Board and I can't get a majority of them together to have a substantive discussion about something like that, but they meet in March. The middle of March is their next scheduled meeting, and it is on their agenda to talk about it then. I don't really have any great feedback for you right now. I can't get a core of them together to get any sort of clear direction, so I won't know until the middle of March.

Ms. Trucco: I would just mention that Jan Carpenter has reached out to the association by formal letter and a few emails as well. We haven't heard back yet. Hopefully after the March meeting for the association we'll have some feedback from them on their position and their thoughts about those roads.

Mr. Burman: They tend to meet every other month and we are in the middle of that, so in March it will be on the agenda.

Mr. Greenstein: I was trying to get a handle of the timing. When is the next Master Association meeting scheduled for in March?

Mr. Burman: I will have to double check and I'll send it to you. I don't know the date by heart, but I will get it.

Mr. Greenstein: We need to coordinate our meeting date for March so that we do have some traction on the issue in March and it doesn't slow down.

Mr. Burman: Maybe we'll do the same thing on the POA side and see if they can accelerate their meeting to have it before. I'll send you an email with the information.

Ms. Adams: That is a good point regarding the timing of the meeting. Your next meeting is scheduled for March 11th. If it turns out that the HOA is meeting after Reunion West Board of Supervisors, as a Board you do have the option of continuing your meeting for any items that are on the agenda. We can keep that in mind if the Board wants to have the meeting on your regular date and time, and you can continue that meeting without going through the expense of additional public notice.

Mr. Staley: I certainly think we should be prepared to do that. Otherwise, we're talking about April and time is of the essence.

Ms. Adams: It doesn't sound like there is any Board action required on this item today. Is there any further discussion on this item? Hearing none,

B. New Development off South Goodman Road

Ms. Adams: The next item on your agenda is regarding new residential development that has been proposed adjacent to Reunion Resort. It's off South Goodman Road. Included in your agenda packet under tab 'B' is a diagram. This diagram that is bordered in red shows the property boundaries for the 99 acre project. This project was brought to the District's attention thanks to Supervisor Staley who had noted that there had been discussion with Osceola County and the Developer. The proposed Developer for this project is Elevation Development. This item is being presented today for informational purposes only. There is no Board action required. Where the project stands now, there has been no formal application from the Developer. It's in the informal preapplication stage. If the Developer does propose the project as he outlined in his preapplication, it will require a zoning change which would require some additional noticing from Osceola County. This is something that we plan to keep on our radar. I will draw to your attention, if you look at the diagram where it says Reunion Resort, that is actually where Valhalla terminates in a cul-de-sac there, and on the north part of that it's cul-de-sac Wynstone Way.

Ms. Harley: Have they given any indication on what they intend to build there?

Ms. Adams: They have proposed a residential development. It's both single family and multi-family and there is a link to a pre-application packet. It's very tentative and informal discussion only, there is no formal application. This is all subject to change at this point. It is just the public records that Osceola County has and if you're interested Sharron, I'd be happy to forward the link to you. Again, thanks to Supervisor Staley for bringing this to the Board's attention.

Mr. Staley: There are several things I noticed that we can at least keep on our radar. Obviously the zoning change, I think there are a lot of wetlands here. With the applications to drain those wetlands. I think you could have some communications on what we may want to do with that piece of land. You can see a piece of land is actually boarding on there. It's very difficult to know what sort of barrier there will be between the homes and Reunion. Interestingly, Reunion owns a piece of land just north of this red line, so maybe there is interest going forward. The final point is the proposal also includes extending Sinclair all the way through. Based on the proposal from Elevation, they want to bring it in a more western direction whereas we always assumed it would come more south. That would probably be a positive and it would link through to Celebration. All those things have implications for the Resort, for residents, CDD, etc. We need to keep an eye on it. It may never happen, but these things tend to happen once they get started.

Mr. Greenstein: The pre-application package, is that in the agenda because I don't see it.

Mr. Burman: No, it's a link to a website.

Ms. Adams: No, there was a mistake with the original agenda packet that was subsequently corrected. Mark, I will send you a diagram with the property boundary on it. My apologies if you got the agenda packet that was not corrected.

C. Street Parking Policies

Ms. Adams: The next item on your agenda is regarding street parking policies. Included in your agenda packet are your current policies, your rules that have been adopted regarding parking and towing. As you recall, recently there was a section of Reunion West Community Development District that was conveyed to the District. That is also known as the Encore section. The very last map in this tab is the Encore map, it shows a diagram of the residential area. We have had a formal request from the Reunion West Property Owner's Association that represents this neighborhood, and they have requested that the District implement the same parking rules that have been adopted in other sections of Reunion East and West. As Supervisors recall, the parking policies restrict parking to one side of the street that is consistent with the flow of traffic. There is also some other provisions in the parking policies regarding commercial vehicles, dilapidated, abandoned, or inoperable vehicles not blocking mailboxes, driveways, etc. This Rule amendment would require a formal notice and formal hearing. If the Board wants to implement this, we need to set a public hearing to amend your Rules. It does require legal notices at 28 and 29 days. We would be looking at the April meeting date. This item is ready for Board discussion.

Ms. Harley: Who would actually police this?

Ms. Adams: Right now, if this set up consistent with the other areas in Reunion, there is an agreement with the Homeowner's Association and in turn an agreement with security services and they enforce the parking Rules. Then we have an outside contractor who we have a towing agreement with the District. If this was set up to be consistent with other areas it would be through the Property Owner's Association and subsequently they direct security.

Ms. Harley: Encore doesn't have such a strong presence of security like we do here at the Resort. Here at the Resort, security has vehicles around all the time and they spot any parking violations. Encore doesn't have that amount of security.

Ms. Adams: They have some ability to identify people who are improperly parked. They are bringing this forward because they currently have a problem with people improperly parking. They are blocking driveways and blocking the free flow of traffic so they would like the ability to address that through the security service. The security services is contracted with the Property

Owner's Association. As the District, we implement operating guidelines, they implement and enforce the District policies.

Mr. Staley: Who can initiate a towing request of the third party contract?

Ms. Adams: Truly, it is somewhat unusual to have it initiated outside of the Board of Supervisors. In this case, if it would have been conveyed to the District earlier it would have been considered when the District implemented community wide parking policies. This is really a result of the property later being conveyed and not being included in the original parking Rules.

Mr. Staley: I understand, and I don't think I've expressed myself properly. Here, where we are today, who can actually initiate a towing request? Is that our own security people who do that?

Ms. Adams: Yes, security is authorized to initiate towing.

Mr. Staley: Steering back to Sharon's question, if we move forward with this, which I think we probably should do, who would be able to initiate a request for the towing company to come and remove a vehicle? Because there is no one driving around to go investigating.

Ms. Harley: I think what you're saying is that they would increase the road security in Encore Resort to address that.

Ms. Adams: They would make provisions through their Property Owner's Association and security service agreement to enforce the towing guidelines.

Mr. Staley: I personally think if that is what the best thing to do, there is no reason why we wouldn't have the same concerns about emergency vehicles and anything like that in the lane.

Ms. Harley: It is a problem. I am in there on a daily basis. It is a big problem over there and we do have quite a few overspill car parking areas there. It's just educating the guests. Right now, there is nothing to give any power to security, so they really do just put up with abuse.

POA Chairman: We do have 24/7 mobile security. We have multiple mobile security patrols. We have two patrol security minimum throughout, 24/7, and sometimes more depending on if we are expecting an influx. As it is right now security goes through the task of trying to identify the vehicle. Some people block the driveways completely. Sometimes they will block both sides, even though there is no street parking currently. Even if we are permitted to do one side of the street parking similar to what you guys have here, we would like to go through the map ourselves and address if we do want the one side of the street parking. As it is right now, sometime the security will knock and they will completely be ignored. It is not safe. Our hands are tied without the ability to be able to tow, or at least to say it will be towed if it is not moved.

Like I said, even if we were granted one side of the street parking it's not that we want necessarily for anybody here to go through the trouble of figuring that out, we would like to do it ourselves and we would also like to say perhaps it is something that we want to do only on heightened holidays and other things like that. As it is right now, we would prefer to keep the streets completely clear.

Mr. Burman: It would unfortunately fall to the POA no matter what. If you're going to tow a car you do it within the framework of the agreement we are going to reach, and then you choose what the frequency of that is.

Mr. Greenstein: I just wanted to say that we're dealing with it now because of the timing of the turnover. Before it was turned over to the POA they weren't interested in extending the parking rules to that neighborhood. I can see that it is kind of a formality now that the implementing needs to include that community. Am I correct in saying that the security services between the CDD and the Reunion West POA is still requiring signature?

Ms. Adams: It was executed January 26th.

Mr. Greenstein Good, okay.

Ms. Adams: As framework for the motion there was some discussion regarding the no parking zone map and perhaps any stipulations for this section. One option the Board might want to consider is at your March meeting looking at a proposed no parking map and any changes to the parking rules. Then you can set your rule hearing. Or you can set your rule hearing today and there will be an effort to bring back that map and rule guidelines at next month's meeting in cooperation with getting that information back from Reunion West Property Owner's Association, whichever the Board would like.

Mr. Greenstein: There will need to be a grassroots effort from a lot of people on the CDD, on the Board, and to work with Alan and or Steve Boyd if necessary on certain issues to come up with proposed no parking zones. I think it's going to require an effort with the POA, David if you have any recommendations, the POA is going to have input on the designation of the side of the street and the area that are going to be no parking areas. I think we can get the ball rolling to have a hearing in today's meeting and in between now and April come up with a map.

Mr. Staley: That is mostly what I was going to say. Let's work with the POA in the next 4 to 6 weeks to come up with a recommendation to sign off on, subject to the public meeting which we have to plan.

On MOTION by Mr. Staley, seconded by Mr. Burman, with all in favor, Setting the Rule Hearing for Parking Policy Amendments to add Encore Reunion West Neighborhood on April 8, 2021 at 12:30 PM at the Heritage Crossing Community Center, was approved.

D. Sinclair Road Gate Traffic Issues

Ms. Adams: That Dovetails very nicely with your next agenda item, which is the Sinclair Road gate traffic issues. Sharon, would you like to present this item and discuss the current situation?

Ms. Harley: Yes, I know many residents are getting frustrated at the fact that when you are trying to come back into the gate from Sinclair Road the traffic is getting worse and worse. The majority of the cause are actually people just using the Resort to cut through and avoid Old Lake Wilson and I-4. I know security spent a long time being there actively to go through the line, but because the design of Sinclair Road you still have to go in a long line before you can actually get to a point where you can go into that second lane as a resident and go through. Having some conversations, it might be beneficial if we made it an automated gate so that it is not a fully manned gate. They would have to make some construction changes to the side because you will still get some drivers trying to circumvent the entrance there. We also said that it might be advisable to manage during the morning period because it is a gate heavily used by contractors coming into the resort. But, for instance, after 4 o'clock, there's really no contractors coming in. So maybe we can just have it automated then.

Mr. Burman: So, the intent being to make it residents and authorized guests only? I am open to anything, but I am not sure we have to make it automated. Why not just make it resident only but still have people there to manage that? It doesn't cost any more money it just makes the cut through or turnaround difficult.

Ms. Harley: Because you are still going to get that big line. It's like the top of Excitement Drive. Now it is very rare that people go there because they realize straight away there is no one for them to talk to and that they can't get through and they turn around and leave. I think gradually that message gets home but I think when there is a guard people are always going to sit there and have the confrontation with the guard. Which, while they are having that confrontation causes the back up.

Mr. Staley: Can we actually do that?

Ms. Adams: These are public roads and the District is required to maintain public access, but the District only has to offer that through one access point. There can be one access point where public traffic can be processed and other gates can be resident only gates.

Mr. Harley: You need to get the nonresidents going into the resident's line and then they cannot get through because they don't have a sticker or a card and then what is the guard supposed to do? He lets them through because he has a line of residents behind a nonresident.

Ms. Adams: In preparation for today's discussion, I did reach out to Victor Vargas and also to Anthony Carll to get a current understanding on when the bottle necks are happening and how often they are happening and also some potential solutions and a little bit of history on this situation. My understanding from security is that this is a problem on Thursdays and Fridays from 4:30 to 6:30. That is when the traffic gets backed up and gets bottle necked. It's exacerbated if there is any type of fender bender or accident on the nearby toll road or on I4 or Old Lake Wilson. What's happening is that every GPS system is routing people around accidents, so it's not always drivers who understand where they are going, they are relying on a navigation system that is trying to navigate them around an accident or find the least amount of traffic, quickest route possible. One thing that could be helpful, and the Resort has offered to put this forward as a trial period, is to schedule one or two additional officers at the gate on Thursday and Friday between 4 and 7 pm in order to address that rush hour traffic. That way they can get a little further out in line, expedite resident traffic, and have extra hands to quickly process public traffic using the regular protocols through that gate. That might be one thing that the Board might want to consider. There would be no cost to the District and it would extend the operations for a month to see if there is any benefit of having additional security there. The Board can take whatever action you want to take today, I am just putting forward some other information from security staff and from Kingwood.

Ms. Harley: I think if Victor and his team have done the research to see that those are the peak times that the issue is happening then I have no problem with trying that as a solution for a few weeks or until our next meeting. Perhaps they can give us the feedback and we can give our own feedback. I think it has to be addressed in some way shape or form.

Mr. Staley: Would that trial involve those additional security people turning people who are not residents away?

Ms. Adams: No. The gate operations would not be planned to be changed at this time unless the Board directs that. The plan I spoke about with Anthony, is that they would be willing

to fund additional security staff at that gate during peak traffic hours in order to expedite traffic which will be expediting visitor traffic and expediting resident traffic. Their concern is from a hospitality management perspective. They have people being navigated to the property and as a convenience to guests and to residents who have guests coming in, that was a consideration that they wanted to be factored in. Ultimately, it is a Board policy issue.

Ms. Harley: It is a huge problem.

Mr. Staley: I am a bit skeptical. I think it is worth a try, but I am skeptical because I have suffered it myself and so has my daughter. Even when people get close to the gate, they are trying to cut over to the residents only line and plead ignorance. I think the security guys are powerless to do anything except let them through.

Ms. Adams: I will mention, at some Districts especially when there is a large event and there is going to be an understanding of an onslaught of traffic, they will staff the visitor gate and the resident gate and process them both like visitor gates because they can expedite traffic that way. It's just kind of a broader thought that they are there to expedite traffic through both gates and they are processing visitors through the resident's gate as quickly as possible.

Mr. Staley: I think it's worth giving the staff a chance and to try different things. Try for a month, try different solutions and techniques, see what works and talk about it a month from now.

Mr. Burman: Do we have any data about who they know is authorized to be there and who is just cutting through traffic? Do they have an estimate on what the percentage is?

Ms. Adams: I didn't gather that information. That's a good question.

Mr. Burman: Maybe for the next 30 days keep track. Is this a "cut through" or a "good person"?

Mr. Staley: Let's see what happens, let's try it.

Ms. Adams: From a security perspective, they are trying to balance the security protocols that are in place and the important policy issues that they are in compliance with and at the same time, expediting frustrated residents and drivers. There's a tension there between those priorities at the same time. What I hear you saying in terms of direction to staff is to communicate with the Resort that you would like to see that enhanced security officers during peak traffic hours and see if there is some relief for residents with that test.

Mr. Staley: Could we ask Victor to come back in a month's time and have a final summation?

Ms. Adams: Yes, absolutely.

Mr. Greenstein: This issue probably is the one significant factor in the road privatization effort. Beyond that, I have had conversations with Anthony on what steps we can take to try to give residents unimpeded access to an automated gate and hope we don't have folks whose cards don't work. The bottom line is this, we had a conversation about creating a visitors only gate. My initial reaction to that was it's going to disenfranchise the whole problem with people and with residents on the west side that is going to force them to go all the way around to get to the west side and that to me is not right. Anthony and I talked about what can we do to make things better? We put up signage which only works to a degree to separate the resident lane from the visitor's lane. We talked about putting in pylons at least on a temporary basis or the movable cones to which clearly show the lanes being separated and force people to make a decision on which way they are going in sooner. We need to get control of this traffic flow. We are told because officially we are not supposed to interfere with Sinclair but I know Anthony and other folks recognize that there is a traffic flow problem, and you have to take reasonable steps to try to control and alleviate that problem. So, I think the use of pylons to separate lanes and possibly adding additional signage before you make the turn. I do like this proposal of additional staff and support to try to keep the traffic flowing during those peak problem times and we can just see where we end up with this and what this does.

Mr. Burman: Do we need a motion to do what we talked about? A 30 day trial?

Ms. Adams: A motion would be wonderful, to start this 30 day trial and work with the Resort for staffing during peak traffic hours.

On MOTION by Mr. Burman, seconded by Ms. Harley, with all in favor, Authorization to Work with Resort and Security Staff to do a 30-day trial period of Additional Security Staff, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Hello, everyone. Jan and I do not have any updates for this Board tonight.

B. Engineer

Ms. Adams: No Engineer's report today.

C. District Manager's Report

i. Action Items List

Ms. Adams: I have included the action item list in your agenda packet that was transmitted to Board members electronically. Are there any questions regarding any of the items that are in process?

Mr. Staley: A question on the reserve study. We know we are trying to get that ready for the project 2022. Can you enlighten me on what that process looks like? When we start that. I am just trying to understand what the process is.

Ms. Adams: The Board selected Reserve Advisors to perform the reserve study. Reserve Advisors has been engaged prior to their site visit. There are some preliminary information gathering that they undergo. Including looking at their past reserve study that they did for Reunion East and Reunion West. They schedule a time to be on site where they do a thorough evaluation of all the reserve components. That meeting happened towards the end of January. They met with Alan Scheerer and myself and provided information about new areas that had recently been conveyed to the District or any other changes since the last reserve study as well as any major reserve project that had been undertaken such as new roofs, new pool equipment, etc. After their visit they gather additional information and additional financials. There are some questions that I needed clarification from the District engineer on. All of that is in process and we do expect to have a draft report for Board review in advance of the budget cycle.

Mr. Staley: What is that budget timetable?

Ms. Adams: That's a good question. Typically, with Community Development Districts in Florida you are looking to approve a draft budget at your May meeting and then your budget adoption is in August.

Mr. Staley: Is it normal for us to have more than one meeting to review that budget?

Ms. Adams: The Board can discuss the budget as often as you want to. It can be on the agenda not only for May but for June, July, and August. Some Boards like to have a special budget workshop. It really depends on the pleasure of the Board. Any other questions regarding any of the items in the action item list?

Ms. Harley: Have we got an update on the missing lights on the community?

Mr. Scheerer: If you notice lately, the lights are installed, the meter cans are installed, the panels are installed. Today was supposed to be the inspection by the county and as soon as we get that we are hoping that Duke can get here tomorrow to put the meter in and activate that. We are hoping any day now. Everything is ready to go, and we are waiting on the county and we are waiting on Duke, but we can't get Duke until the county signs off.

Ms. Adams: Regarding the Encore transition at Reunion West Community Development District, I just wanted to mention that recently the Property Owner's Association has reached out to the District to inquire about some of the steps that they would take in order to present information to the Board for consideration of the installation of a mail kiosk on District property. We have provided information that is consistent with other areas in Reunion and how those licensing agreements have been handled. They have also enquired about a couple of other projects that we have provided some preliminary information for. You will be seeing those items. This will be an item that is on your action item list each month and updated.

ii. Approval of Check Register

Ms. Adams: For Board action, this is the approval of the check register. Included in your agenda packet is a check register from January 1st to January 31st in the amount of \$190,592.02. The detail for your check register is included in your agenda packet. I am ready for any questions or discussion, otherwise we'd be looking for a motion to approve.

On MOTION by Mr. Staley, seconded by Mr. Burman, with all in favor, the Check Register for the Month of January for \$190,592.02, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item is in your agenda packet for information purposes. It is the balance sheet and income statement, your unaudited financials through December 31, 2020. It includes your combined balance sheet as well as your statement of spending and revenues through the end December. If there are any questions, I'd be happy to take those.

Mr. Staley. I have a question on page 15. I'm curious if there are any redemption options within these bonds.

Ms. Adams: Are you asking about a resident perspective for an individual home?

Mr. Staley: I am talking about for refinancing. Interest rates are at record lows and these bonds have about 15 years to go I think.

Ms. Adams: Yes, there is a calculation. Is the cost of issuance running around \$250,000?

Ms. Trucco: I believe so. I can look into the indenture for those bonds. There may be a term that says you can't refinance until you meet a certain date.

Ms. Adams: We will be happy to investigate and see if it makes financial sense and bring that information back to the Board. The cost of issuance is a consideration. Is there a particular

series that you were looking at on page 15, just the ones that had the higher interest rate and may be eligible?

Mr. Staley: I was looking at the first one which is at 6.25%. I presume the bond curves are very similar, if you want to focus on one look at 6.25%.

Ms. Trucco: We can certainly reach out to an underwriter and see about the eligibility for refinancing on the bonds and see if any qualify.

Ms. Adams: The balance sheet and income statement is provided for informational purposes only, there is no action required by the Board.

iv. Presentation of Parcel Development Resident Feedback Report

Ms. Adams: I am still working with the Master Association and exporting that data from Survey Monkey into excel. The data that was received is useful, but it will be most useful if I can combine that with some of the information that was received through electronic mail. We did receive in addition to the surveys communication from a homeowner representing 15 properties and we also received communication from Wyndham vacations representing 241 properties. I would like to be able to show the Board that data with and without the more qualitative feedback that was received from the entities outside of the electronic survey. Within the electronic survey itself, for the parcel on Grand Traverse, we received 369 responses. The most preferred amenity for consideration was the outdoor fitness station which was followed closely by the playground. There was not a lot of consensus. There were even distributions of people who were interested and not interested in the various amenities. The place where we had the most consensus or the most agreement was people were not interested in parking, generally. For the Valhalla parcel, we received 294 electronic responses. The amenities that had the most interest was playground and that was closely followed by pollinator garden and green space. That more quantitative data will be presented to the Board. I will transmit that information electronically and then it will be memorialized in your agenda packet. I'd be happy to answer any questions.

Ms. Harley: I took some photographs on Friday evening of the congestion traffic around that mailbox area. Anyone that is living on that end section, the parking is only going to get worse there. Half the lots there are not even developed, that is going to bring in more and more traffic. It wasn't a busy weekend. I spoke with security and there were no parking violations. Everyone was parked on the right side that they should be. As those lots are developed, that road parking is going to be reduced again. I think we've really got to take parking into consideration.

Ms. Adams: That's what I wanted to mention. Sharon, no matter what the results of the survey, the Board's hands are not tied. The Board has the ability to develop these parcels within compliance with regulatory authorities however the Board sees fit. This information will be conveyed to the Board and it's for the Board's consideration, but the Board can choose however you want to proceed and what next steps, if any, the Board takes.

Ms. Staley: This is precisely why I think it's good that Dave is meeting with Anthony to talk about long term parking solutions. It's going to be an interesting discussion when we get to the final results.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any business? Hearing none,

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein: The only thing I want to think about with location is that hopefully we can come up with something that will help the parking along with some form of an enhancement. I don't think anyone wants an extra parking facility, but I think there is some room for additional parking around that area that would not impede traffic or flow and will be some kind of enhancement. It is up to us and it is our property. We will take input from the Master, from the Resort, and from the survey and I think we'll make the right decision.

Ms. Adams: I'll defer to the presiding officer in the room, we did have a resident indicate an interest in speaking. Would you like to add a public comment period before we adjourn?

Mr. Burman: Yes, please.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: Your next meeting is scheduled for March 11th at 11:30 a.m. We are going to add a public comment period at the request of the Vice Chairman. If any members of the public would like to make any remarks to the Board, please state your name and your address or lot number for the record and limit your remarks to 3 minutes.

Mr. William Witcher (Lot 65): My comment here is related to parking. Sharron is absolutely correct. There is still quite a few of the very large lots over in those areas that I am sure homes will be built on. We were talking about putting in a park or exercise facility, there are times when that entire stretch is filled with cars parked appropriately and fills the entire row.

Parking is going to become a really large issue. The other thing is I would like a link to that website to show the potential home expansion.

Ms. Adams: If you provide your email address after the meeting, I will be happy to accommodate that.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business, Ms. Adams called for a motion to adjourn.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman