

*Reunion West Community  
Development District*

*Agenda*

*March 10, 2022*

# AGENDA

# *Reunion West*

## *Community Development District*

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Phone: 407-841-5524 – Fax: 407-839-1526

March 3, 2022

Board of Supervisors  
Reunion West Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, March 10, 2022 at 11:00 A.M. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

**Zoom Information for Members of the Public:**

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the February 10, 2022 Meeting
4. Consideration of Intersection Improvements at N. Old Lake Wilson Rd and Pendant Ct.
5. Consideration of Enhanced Traffic Enforcement
6. Consideration of Series 2019 Requisition #8
7. Consideration of Proposal for No Parking Signs for Encore Neighborhood
8. Discussion Regarding Possible Merger of Reunion East and Reunion West Community Development Districts
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Replacement and Maintenance Plan
  - D. Security Report
    - i. 140 Vehicle Incidents
10. Other Business
11. Supervisor's Requests

12. Workshop March 10<sup>th</sup>, 2022 at 1:00PM
13. Next Meeting Date April 14<sup>th</sup>, 2022
14. Adjournment

Sincerely,

*Tricia Adams*

Tricia Adams  
District Manager

# MINUTES

**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 10, 2022** at 11:00 a.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum:

Mark Greenstein	Chairman
David Burman	Vice Chairman
Graham Staley	Assistant Secretary
Michael Mancke	Assistant Secretary
Sharon Harley <i>joined late</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Justin Meteiver	Boyd Civil
Mike Smith	Yellowstone
Nicole Ailes	Yellowstone
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams: Mr. Chairman, we do have Zoom attendees as well as members of the public here in the audience. Would you like for me to introduce the public comment period?

Mr. Greenstein: Yes.

Ms. Adams: If there's anyone here in the audience who would like to make a statement to the Board of Supervisors, please feel free to do so. If you could please state your name and address for the record, we would appreciate that.

Bill Witcher (1268 Grand Traverse Parkway): I'm Bill Witcher, at 1268 Grand Traverse Parkway. What I'd like to highlight and bring to the Board today is, as most everybody might be aware, there was a theft of three golf carts that occurred on Tuesday night of this week. The access that the public has with vehicles off Old Lake Wilson Road coming into Center Court Ridge, if you go over that way, you'll see that that dirt strip in there is very compacted from an awful lot of vehicles that appear to be driving through that area to try and avoid maybe the gate over on Old Lake Wilson so that they don't have to sit in line. I think that there's a need to do something of a substantial nature to prevent people from coming in through that particular area. Not knowing the details of what happened, I'm unsure but it seems like that was the most feasible and the quickest way to get in and out of that parking area at Center Court Ridge. I'm sure the golf carts taken were not Reunion golf carts, but they're personal golf carts of a fancier nature. I suspect that somebody had already scoped out the parking lot, knew what they wanted, and they came in and out of that particular area pretty quickly. I would just like to bring that to the Board's attention. I don't know if the Board has anything to do with this stuff, but because of security and those things, and I know some of that property over there is CDD property, that would allow you to be able to put up some secure fencing or if that's all Reunion owned property, I don't know what it is, but if you drive over there, you'll see there's a lot of traffic coming in and going out of that particular area. Thank you.

Mr. Greenstein: Thank you, Bill. Just for the record, I want to indicate that the area I believe you are referring to is within Reunion East?

Bill Witcher (1268 Grand Traverse Parkway): Yes.

Mr. Greenstein: Not that that makes a difference for our purposes, for your ability to give us the information, so it's something that we'll look at relative to our Reunion East meeting.

Mr. Burman: You mean Center Court Ridge by the mini golf?

Bill Witcher (1268 Grand Traverse Parkway): Yes.

Mr. Burman: By the maintenance shed area?

Bill Witcher (1268 Grand Traverse Parkway): Yes.

Mr. Scheerer: I don't believe that's CDD area there.

Mr. Staley: I think this is something of significant concern for us because we're talking about access to the resort. People are calling for a fence which would be impactful. There are a number of areas that are probably going to become more open after the Sinclair Road extension that we are going to have to consider a chain-link fence or something to stop people from driving

on there. We're never going to stop pedestrians because the resort is too big. I think it's more than just a Reunion East issue, I think it's something we need to talk about a little bit more when we get to security perhaps because maybe there are other areas on the west side which we need to protect. Straight away I'm thinking about Sinclair. You come up Sinclair across number 12, you can get access to the resort so easily. We have to think about this in a bigger sense I think, than just that one particular area.

Mr. Greenstein: Just for the record, again, we have discussed the subject of access to the community. We've had Osceola County Sheriff Deputy come in and do a review for us. During that security review, we basically determined that it was virtually impossible to gate us in completely. It would cost a fortune to do so. Let's put this way, we'll always look and see if we can tighten security on our borders. There was one area in particular on the east side near the Liberty gate that we were looking at, but that was probably the only area we thought would actually be viable. Nonetheless, if whatever we can do, we've put in bollards, we've put in wood stakes, we've done things in areas that seem to be abused, fortified somewhat to act as a deterrent. If there is one particular passageway that we think is the cause or would help stop people from entering, then we can look and see who owns that property and then act accordingly.

Mr. Burman: It may not even be that easy because some of those ways are supposed to be there for emergencies and you can't block them off. There's another one on Old Lake Wilson Road going to Villas north of Spine. See it has a little chain across there, you can't block that off permanently. There has to be access to fire trucks, so it's a concern for sure. We did a study on this a long time ago about those targeted areas where we can try to do something to stem the traffic, and your example is a good one.

Mr. Staley: I think when we get to security we need to talk about the number of patrols. This is a big concern. Facebook blew up over the last couple of days, people are really concerned about safety. We can say it's one of the safest communities in central Florida, but people are concerned. When we get to the security report maybe we can talk about the number of patrols even having an off-duty policeman come in on occasion, just driving around. Visibility is probably something we could afford to do but we'll come back to that when we get to security.

Unidentified Resident: Maybe something could be done with technology. Cameras work extremely well today. Maybe recording devices for motion detector cameras and the quality, at least maybe might be able to identify something after the fact. Maybe you can't prevent it but



maybe you can identify after the fact. The businesses that I owned up in Massachusetts, very large commercial truck dealership, it was all fenced in, but everybody loves to steal tires and batteries and all sorts of stuff. We would have those issues but we did a good job with cameras and we would identify people, prosecute those people, and it's funny how the word gets around. All of a sudden, we would stop the theft issue for a period of time as we would prosecute somebody, then it would happen again, but again we would chase to try and catch and prosecute even if it was after the fact. Maybe we can't put up barriers, but we could deal with it from a technology and recording standpoint. You can go back and actually provide something to the sheriff's department that may help them identify the culprit.

Mr. Greenstein: Thank you.

Ms. Adams: Are we ready for public comments for any Zoom attendees?

Mr. Greenstein: Yes.

Ms. Adams: We do have a member of the public who would like to speak to the Board. I believe their name is Daniel. Go ahead.

Daniel Tomich: Hi, can you hear me?

Mr. Greenstein: Yes.

Daniel Tomich: Hi, just to piggyback off of the prior comment. I also noticed that this looks like it might be a topic of discussion at the one o'clock meeting, is the Old Lake Wilson Road expansion. There are several things that come to my mind with that that I think need to be addressed and should be of concern to the entire complex, is that road is going to be expanded. You can see that the utilities are being moved right now. Utilities companies don't spend millions of dollars moving their utilities unless the road is going to be expanded. My concerns are noise abatement and pollution abatement when that increased traffic starts coming down that road. There's also the security issue that was just mentioned, will it get worse? What is in the road plan that would prevent people from simply driving off the road and into our complex? This on Lake Wilson is only phase one and there are two other phases. This will take the four lane down to Polk Line Road. But then there's another phase that will take it from Osceola Polk Line going east and another phase that goes from Osceola Polk Line south. Now, when this all happens, this will be a major four lane intersection in all directions, I think there are some concerns with how do people get across to the various stores like Publix or Aldi's? I see numerous people walking over to the stores. Not everyone that comes in here has a vehicle. I think it's going to be a major safety concern

that I think is going to have to be addressed with the State on these road expansion projects. Thank you.

Mr. Greenstein: Thank you.

Ms. Adams: Do we have any other Zoom attendees who would like to make a comment? If so, please indicate your desire to speak by raising your hand. Mr. Chairman, I don't see any other Zoom attendees with their hands up, so we'll move on in the agenda.

Mr. Greenstein: Please.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the January 13, 2022 Meeting**

Ms. Adams: Presented in your agenda packet is a draft of the meeting minutes from January 13th, 2022. I'm happy to take any corrections to the meeting minutes. Alternatively, we're seeking a motion to approve.

Mr. Greenstein: I just have a couple of minor ones I'm going to pass on to you.

Ms. Adams: Thank you.

Mr. Greenstein: I have annotated them.

Ms. Adams: We'll incorporate those into the final meeting minutes.

Mr. Staley: Make sure to put the factual ones on page 6. We're going to be talking about the refinancing. I've got a couple of occasions where it says \$30 million worth of bonds. That should be 13. Almost 13 anyway. The other one is on page 27. We were talking about fines and bonds, I believe. Halfway on the page, it says we can't impose any funds, it should be fines: F-I-N-E-S.

Ms. Adams: Thank you. Any other meeting minute corrections?

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Minutes of the January 13, 2022 Board of Supervisors Meeting, were approved as amended to include Supervisor corrections.

### **FOURTH ORDER OF BUSINESS**

#### **Discussion of 'No Parking' Rules for Commercial Vehicles**

Ms. Adams: The next item has been added to the agenda at the request of Supervisor Staley. There has been recent discussion regarding commercial vehicles and parking at Reunion West

CDD. Discussion came up a couple of meetings ago. There was further discussion last month and I think we wanted to include a copy of the parking rules for Board members to review the provisions for commercial vehicles. In general, commercial vehicles are prohibited from parking on the roadways except in cases where they are providing a service for a nearby resident. In that case, the vehicle is allowed to park. If security deems that there's a concern regarding the free flow of traffic, there are times when security does ask that vehicle to move to one side of the road or the other in order to increase the flow of traffic. Then Supervisor Staley, I think you had some concerns that you wanted to discuss with your colleagues?

Mr. Staley: Yes, it's been brought to my attention by a couple of owners that this is an increasing problem. For the last meeting, Victor, who is head of security said he wasn't aware that the commercial vehicles were allowed to park on the no parking site. His officers were actually trying to move those people on when he finds them. There are obviously some misunderstandings as to what the rules mean. The rules themselves talk about temporary parking. What is the definition of temporary? Someone parked outside of a house for the whole day is not temporary parking. Obviously, the rules do give security the right to move people on if there is a risk. But when we do need to get emergency vehicle, you first have to remove the vehicle parked in the way. You shouldn't be doing it that way around. It should be the other way around. Those vehicles should be moved after they've been in a place for a lengthy period of time. I'm sure Sharon will have a view because a lot of vehicles are parked outside her home. I think she'll have a view on that. We will have to get her views, but I want to make sure we're not making a deal of this, but at the same time, I think at the last meeting we did say that this doesn't feel right because there is an abuse. Cars are parked outside homes on the wrong side for an extended period of time, and Victor's people are trying to move them on. We need to clarify what we want as a set of rules, and so everyone can be clear and Victor can then enforce them as required. Victor let me know if you have any comments on this, is it an issue for you?

Mr. Vargas: I think if we have one of our vendors delivering something to a house and is going to be 5-10 minutes, I mean there's no problem with that, but if it's going to be more than that then that means they should park on the right side of the street. That's what we enforce. Sometimes we make an exception if we have someone moving in, and the house where they are moving in there has a no parking sign. Sometimes we help them by allowing them to park there to unload the trucks, but sometimes, they abuse that.

Mr. Staley: What about property management companies? There are a lot of property management vehicles.

Mr. Vargas: What we do, we take pictures and send we send it to them. Any time we have a person breaking those rules and things like that, we send it to them. The information that we gather from them means that they address those issues with their driver.

Mr. Staley: I'm not convinced. I know it is going to be contentious, but I'm not convinced they take any notice because I see it continuously. Property management company vehicles park on the wrong side of the road for an extended period of time. This is an easy one to solve because we know who those companies are. We should address it with them and say this has got to stop. I know that's going to be contentious and I wish Sharon was here to hear me say that but I think they are some of the biggest culprits.

Mr. Greenstein: I think the rule itself was written to allow for some flexibility. If you read the exact language, we did not further define it because to me it would have been over regulation. If we further defined and gave examples of what temporarily means. The biggest violation and the main reason why we have the parking rules was to promote safety. It was to ensure that vehicles are not blocking the roadway. The way we manage that was by designating one side of the street for proper parking and the other one we would not allow for parking. Are you under the impression that Sharon was planning on attending the meeting today?

Mr. Staley: She told me she would be.

Mr. Greenstein: She is on her way. Then if we can table this and then pick it up again when we can in the agenda when she arrives because I would like to get on the record the input from the property management world, and I will reserve whatever comment I was going to make to wrap it up after Sharon has the opportunity to give us some input from the viewpoint of the property managers. But I do believe that this is a very workable thing. It probably needs some additional guidance to come out through the master association communication system that we use to make it clear as to what proper parking in temporary situations allow and what they don't, and so I'll just leave it at that, and let's wait for Sharon and we'll table it until Sharon arrives and we can pick it up again later on in the agenda.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Ms. Adams: Sounds good. We do have staff reports to be discussed. First up is attorney's report and Kristen is here this morning.

Mr. Trucco: Thanks, Tricia, good morning. Actually, my update is pretty light today, which is a good thing. We're just working on finalizing the series 2022 refunding bonds. Again, those are refunding the 2004-1 bonds. We had a successful pre-close this morning to get all of those document signed. Thanks to the Chairman for working with us diligently and executing all the documents provided. That bond issuance is moving forward, it's scheduled to close March 1st and we'll keep you updated on that. But otherwise, I don't have any other updates for the Board today. But if you have any questions for me, please don't hesitate.

Mr. Staley: Did we look into the pricing?

Mr. Trucco: Of the interest rate?

Ms. Adams: You're asking about the interest rate? Was it 3 even?

Mr. Greenstein: 3%.

Mr. Staley: 3%. Great.

Mr. Trucco: Those will be officially closed on March 1st. I can tell you the final bond amount was \$11,840,000.

Mr. Staley: The savings are getting close to \$4,000,000 over the 14 years.

Ms. Adams: Any questions for Kristen this morning?

## **B. Engineer**

Ms. Adams: For Engineer's report, we do have Justin from Boyd Civil. I believe Justin joined via Zoom. I think he might be muted. There we go.

Mr. Meteiver: Hello. Yes, I'm here.

Ms. Adams: Did you have any reports for Reunion West this morning?

Mr. Meteiver: I think there are two action items were the Tot Lot and that sounds like that's underway. The equipment has been delivered to the lot. That's all I had.

Ms. Adams: Any questions for Justin this morning?

Mr. Greenstein: You say the equipment's been delivered?

Ms. Adams: Well, Alan actually has an update on the playground, the status of the order, as well as some of the amenities that will be included with the concrete work, the landscaping work, the permitting, etc. He has been working with Steve on that project in terms of permitting.

Mr. Scheerer: We're still just in the permitting phase right now. We haven't received any equipment. We know it's on order. We're still working on that. They just sent me the Applications for Notice of Commencement that they have asked us to fill out. We'll get that filled out and get it into permitting and we've got the addressing already. We ended up getting a block range, not the physical address, but it's called a block range for each location. That's been provided for the contractors as well.

Mr. Greenstein: Great.

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

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

Ms. Adams: Since we are already discussing the action item list, let's go ahead and go to that document. Then I do have some other notes for the Board as either follow-up items from last month's meeting or to make you aware of things that will be happening soon within the District. Reunion West action items start halfway through the second page. Do Board members have any other questions regarding the recreational parcels for the playground or the outdoor fitness center? Alan just provided an overview of the permitting status. Any other questions or comments on that? For the record, Sharon Harley has joined the meeting and all future Board action will include her participation. Good morning, Sharon.

*\*Supervisor Sharon Harley joined the meeting at this time*

Ms. Harley: Good morning, I'm sorry.

Mr. Greenstein: No, not a problem.

Ms. Adams: You've already heard an update on the 2004-1 bond refunding from Kristen. There are a couple of items pending from the District manager's office. Once the bond is closed, we will be preparing a letter to residents who are in the assessment area. I did pull up the tax roll and sorted that by 2004-1 to see which street addresses were affected, would Board members like that information on the record?

Mr. Greenstein: Yes.

Ms. Adams: I'm scrolling through quite a few rows here, so bear with me. There are addresses on Muirfield Loop. There are addresses on Palmilla Court, Muirfield Loop again, Golden Bear Drive, Loxahatchee Court, White Marsh Way, Desert Mountain Court, Castle Pines Court, Grand Traverse Parkway, Twin Eagles Loop, Coyote Creek, Valhalla Terrace, and

Wynstone Way. Those are the addresses that had previously been assessed the 2004 debt service. Now that that has been refunded, they will be assessed the 2022 bond at the lower debt service fee. Those are the addresses that are impacted. Any other discussion or questions regarding the status of the bond funding? The parking rules for Encore at Reunion West, that is still being monitored by security, and we're determining the need to further implement street parking restrictions with signage and towing enforcement. District staff did have a meeting with Reunion West POA Board members. They recently had an election and new Board members were elected. They did request a meeting to find out more details about what would be required in order to tow vehicles. They also address some concerns regarding security matters, traffic-calming, and some other general issues that they wanted some background on. One other issue that they brought up was pertinent to the Old Lake Wilson road project that we'll be hearing about. One consideration is as Board members learn more about the Old Lake Wilson road improvements, there is an intersection called Pendant Court. It's just north of the Marker Avenue intersection. That is the Encore area that's monitored by Envera systems. It has the remote monitored gate, and there have been some challenges with traffic backing up in that area to North Old Lake Wilson Road during peak hospitality check-in times. The POA is working on a hospitality management system to expedite check-ins. They also inquired about the feasibility of an intersection improvement at Pendant Court. Right now that has been permitted and designed as an exit only gate and an emergency entrance. They inquired about the feasibility of making that an entrance and an exit. We're in very early conversation. After the Board hears more details about the North Old Lake Wilson area of road improvements that the County is planning, we can have discussion next month regarding the Board's desire to pursue intersection improvements in that area. I'm just making you aware of that topic at this time, and it's something that you can keep in mind as you're hearing more about the North Old Lake Wilson road improvements.

Mr. Staley: The parking issue. Now this is the fifth, sixth month where Victor's got over 100 violations in the Encore community. We keep talking about the situation.

Ms. Adams: It's officially on hold.

Mr. Staley: It is officially on hold, so nothing's has been considered.

Ms. Adams: It's being monitored.

Mr. Staley: We have got to deal with this because we can't have Victor's people spending all their time issuing violations which have no force. There's no penalty when Victor issues a

violation because there are no parking rules. The whole community as I understand is a no parking community on the roads. Is that correct?

Ms. Adams: The District has adopted parking rules that allow parking on certain sides of the road and restrict parking on the other side of the road.

Mr. Staley: Sorry. I misunderstood. We've got to go the further step of installing the signs to enforce those rules.

Ms. Adams: Correct.

Mr. Staley: What stops us from doing that, when we have 100 violations a month?

Ms. Adams: Reunion West POA has funded security for that area and they are the primary funders for that security operation. They've requested that rather than signage at this time, that they use security for enforcement, and their primary concern is just what I would call sign pollution or just the visual aspect of having no parking signs at frequent intervals.

Mr. Staley: Is it their decision or our decision?

Ms. Adams: It's ultimately the District. The District owns the roads and we will do whatever this Board wants to do in terms of implementing and enforcing the parking rules. But there is a cooperative relationship in terms of funding security services and certain aspects of enforcing the towing rules. We do rely on Reunion security and as well as the towing company for enforcement.

Ms. Harley: As I understand it, there are so many violations because the POA in Encore actually promote no parking and on the streets. It doesn't matter what side or what street, they're going to get a violation.

Mr. Staley: It doesn't matter which side?

Ms. Harley: It doesn't.

Mr. Staley: Why are we issuing violations if they were on the correct side of the road?

Ms. Harley: Because Encore POA have a no street parking rule that they made up themselves, but it has never been endorsed by the CDD.

Mr. Burman: Victor has reported 100 violations here with the money that they are paying for that person to drive around was paid by local POA not us.

Mr. Staley: This is not rocket science. You're issuing the violation when someone is actually complying with the rules that we set out. Is that correct? No matter where they are parked?

Mr. Vargas: Yes.



Mr. Staley: If they parked on the right side, you issue a violation?

Mr. Vargas: Yes.

Mr. Staley: This is out of control. Is the POA controlling the parking rules or are they not? I can turn up here every month and just sit and do nothing, but either we are in control or we are not. I think we need to discuss this a bit more.

Mr. Greenstein: Some past history, if you recall, is we went through the motions of trying to adopt the rules for Encore Reunion West to be in conformance with the rest of Reunion. In effect, we were put on hold a number of times. As a courtesy to the POA, we withheld action on formulating the rule to apply to Encore Reunion West. We then had a meeting of the minds and explained to the POA representative at the meeting that we need the CDD roads to be safe. We basically imposed that one side of the street rule to promote for safety of emergency vehicles. We then impose the rules on the books and we got to the next administrative item which was erecting the signs. We got push back when they called it sign pollution or whatever the reasons were, which basically to continue to try to do something other than what we had felt was necessary for the area. From a legal standpoint, they're not in compliance. While I leave it up to legal counsel to tell us where we are.

Ms. Trucco: I wouldn't say that it's a legal issue, but the key is that we cannot tow vehicles unless that signage is installed.

Mr. Greenstein: Correct.

Ms. Harley: The current chair at the time came to the meeting and requested that we take action like we did in Reunion, that's what she asked for, and then the remainder of the Board contacted and said she had no right and she wasn't speaking on their behalf and they wanted it all put on hold and they still basically voted no street parking.

Mr. Staley: We initiated one sided parking. They want no street parking, and what we actually got was parking wherever you like as I understand it, because it is not enforced.

Ms. Adams: Right now, Reunion Security in that area is funded by Reunion West POA, and they are patrolling the streets and ensuring that there's a safe flow of traffic. That does benefit the District in terms of we know on the District roads there's a safe flow of traffic. If they see an issue, they ask the vehicle to move. They have no ability to tow.

Mr. Staley: One of the comments was that basically, the man who was parked illegally told Victor's people where to go.

Ms. Trucco: Until the signs are installed, they cannot tow.

Mr. Greenstein: We were looking at this subject because of the fact that we are the custodians' owners of the roadways, I personally would not recommend disregarding the input of the HOA for that community if their desire is other than what we may have placed them under. That's why I was questioning where we are administratively if we need to.

Ms. Adams: Additionally, subsequent to the implementation of the rules, there was an election with the POA. There are brand new Board members. We recently had the one meeting and they're now getting an understanding of parking rules, what it would take to enforce that. They're digesting all of that information, and we need to allow that Board some time to get up to speed and to get their arms around what their priorities are. Hopefully, we can move in tandem with what's best for the community overall. But Supervisor Staley, you're 100% correct. The District owns the roads. Ultimately, this Board can determine the parking rules and how they're enforced. Right now, the enforcement is funded through the POA.

Mr. Staley: Through the current POA, they want zero parking on the streets. Is that correct?

Ms. Adams: Correct.

Mr. Staley: Why don't we, as the Chairman said, respect that request and have no parking on the streets, and have Victor be able to enforce that with towing. Just like we have in Reunion. It works.

Ms. Harley: The developer built these homes that range from 4-13 bedrooms in there on small home sites, they do have parking, but they have about 3 or 4 of those overflow areas that would never accommodate that number of cars.

Mr. Staley: That's good input. The POA request of zero parking on the roads is not practical. That's not practical. One-sided parking is practical. We go to the POA who say one-sided parking is practical. If we are going to be efficient with the security team, we need to enforce one-sided parking. End of story. We can't let them keep going on and on it's just ridiculous.

Mr. Greenstein: Without elevating our administrative workload, but one-letter is necessary. We need to put in writing what the current status is, what the situation is over there, and have the Board make a decision and inform us. We can basically indicate what our position is, and then we'll get their position back as a result of that, and we will act accordingly because we have basically been kicking the can down the road on this thing for months.

Ms. Harley: If we're going to do what they wanted and enforce no street parking, Victor would have to have a few towing trucks in there on every single holiday.

Ms. Adams: Board members, we put the implementation on hold before the Board considered a signage proposal. If there's consensus on the Board to direct staff to bring back a no parking signage proposal for Reunion West Encore, staff can work on that. At the same time, I can communicate that the Board directed staff on this matter to the Reunion West POA so they're aware of the status and I can inquire if they have any feedback for the Board of Supervisors to consider.

Mr. Greenstein: Because we want to see this issue finally adjudicated and implemented within the next 90 days maximum. It's been kicking around for a long time.

Ms. Harley: He's going to have absolute chaos in there if we do not do something about the parking.

Mr. Greenstein: Then I give them 60. It's going to be tough to order the signs and put them into the ground.

Ms. Adams: Unless the Board wants to delegate authority to the Chairman to approve the proposal in advance of the next meeting?

Mr. Burman: The proposal for signage?

Ms. Adams: Yes, the proposal for signage.

Mr. Greenstein: It's the issue of getting some concurrence from the POA or feeling comfortable that we have given them more than due process of this matter and given them an opportunity and that we just need to move forward.

Ms. Adams: Does the Board want to delay action on approving the sign proposal until your next meeting which is scheduled in March? Or do you want to delegate authority to the Chairman, and we'll advise the POA that no parking signs will soon be installed?

Mr. Burman: Without seeking approval or consent from the POA?

Ms. Adams: It's not approval per se, but it's up to this Board to choose to allow an opportunity for input.

Mr. Staley: You two guys are more familiar with the issues, but I think we've given them plenty of time. It doesn't take months and months and months to decide. The issue is they don't want to deal with upsetting people. I think we should take the decision, a long enough period has passed. One sided parking is going to be the most practical solution. The signs need to be erected

to allow security to enforce them. So that the residents and the owners, and the guests know exactly what the rules are. At the moment they probably don't know what the rules are so I think we should delegate the authority to the Chairman to move forward with the signage. For courtesy, inform the POA that we're going to do that. Let's see what happens.

Ms. Trucco: That delegation could include discretion if the Chairman feels, based on feedback that we received from the POA, that he needs to bring it back to the Board for consideration. He will have that discretion to make that decision if the Board chooses.

Mr. Staley: Sure, the Chairman can bring it back if there is a reason, but I don't know if the rest of the Board will agree. I propose the Chairman is given the authority to move forward with the installation of signage in line with the CDD approved one-sided parking solution and as a courtesy, to inform the on-call POA of our intention to move forward.

On MOTION by Mr. Staley, seconded by Ms. Harley, Delegating Authority to the Chairman to Approve the No Parking Signage Proposal, was approved.

Ms. Adams: Board members, just so you're aware, if you would want to review the map for Encore parking, it is included in the agenda packet because we were discussing the parking rules earlier. And since we're discussing parking rules, Mr. Chairman, would you like to circle back to that item now that Supervisor Harley is here?

Mr. Greenstein: Sure. Absolutely.

Ms. Adams: Okay. Supervisor Harley, earlier in the meeting there was some discussion regarding commercial vehicles and in particular hospitality management organizations parking commercial vehicles improperly. The discussion was deferred, as your colleagues on the Board felt that you would have valuable input on this matter. So Supervisor Staley, do you want to start the discussion?

Mr. Staley: There always has been a lot of parking on the wrong side of the road by service vehicles, utility vehicles, property management companies. I've had a couple of owners contact me saying this is making a nonsense of our parking rules, which are working quite well. So why can't we apply the same rules to all the commercial vehicles, including property management company vehicles? Victor, himself says that his team tried to enforce the rules that they put in place. But nevertheless, my visual observation suggests that it's not working. A lot of property

management company vehicles there are on the wrong side of the road and there for extended periods of time. So we got to that point and then we said we needed your input, because Victor said the management companies had advised their staff, but this isn't rocket science. There are four major companies. This should be something that all four major companies can agree to, we can move forward and that will solve a lot of problems, I suspect.

Ms. Harley: Certainly on the day-to-day stuff, I agree, totally. I know they been told by several of our staff, we've told them as well and I don't see why they should be any different to anyone else. The only thing I do feel is that there are always going to be some exceptions with commercial vehicles because for instance, if you've got glass tops into a house, if you have to park several houses down on the wrong side of the street, then that's a health and safety issue when they're trying to get that into their house. So I think it is dependent on what they're doing with the commercial vehicles and certainly the management vehicles they're not doing anything that requires them to be right outside the house. But I think with several of the commercial vehicles, we would have to give an exception.

Mr. Burman: Yeah. You've got to think about roofers and painters, parked right down the street, they might be there a week or more.

Ms. Harley: Because they've got to have all the stuff at hand for them, haven't they?

Mr. Greenstein: I think the rule allows for discretion. The rule allows for security to exercise good judgment and when to say, if they see either they observed the operation and draw a conclusion on their own, that yes there is a continuing need.

Ms. Harley: I would say with my staff for instance, probably 98% of the cases, there's no reason why they can't park where the sign tells them to park. But there's always going to be that 2% when they are delivering something that's really heavy like new appliance or something that they might need to be by the house, in which case they could be on the wrong side.

Mr. Greenstein: The only time that I would think it would be an issue that security has to intervene is if there are multiple vehicles or there are multiple things occurring, maybe from the same company or it could be two different companies and they've parked improperly to where they've narrowed the roadway so that the emergency vehicle could not get through. That's when they would basically intervene.

Ms. Harley: A lot of the time you find that when a property is a newly constructed property and it's coming to an end, you've got a million teams in there doing their stuff. So I know that can

cause chaos. But I do think that for the most part, we should follow the same rules as everyone else.

Mr. Greenstein: I don't think it's a problem with the rule itself, I think it's the interpretation of the implementation of the rule. It's like how do you describe what temporary is. Temporary could be 15 minutes or it could be four hours. But if the provision is that they're providing a service or they're making a delivery at whatever time is reasonable that it takes to complete that mission, they'll park where they need to park knowing that hopefully they will not impede traffic in the roadway.

Ms. Harley: I basically said that the policing of that is fine to be assessed by security and judged by them.

Mr. Vargas: A lot of the time if we allow someone to park there temporarily. Some of the residents see that and think that we aren't enforcing the rules.

Mr. Staley: I think the problem is the difference in execution because when someone's delivering a piece of granite, they should be able to park wherever they want to park. If one of those vans are parked out there, you know the cleaners are going to be in there for at least an hour. They are not doing anything and that's when you stop and say move it.

Ms. Harley: In my mind, if the cleaner wanted to take all the equipment and stuff and put it in the house, and then go park, fine. That's acceptable. But she doesn't need to have a vehicle parked there.

Mr. Staley: So I think you can brief your staff that that's the discussion we had. They should just be a little bit tougher with those commercial vehicles that really don't need to be on the wrong side of the road.

Ms. Harley: You're always going to get the residents that are going to complain that you have waked the kids. They basically have nothing better to do and they're going to complain to you about something.

Mr. Greenstein: Yeah. I don't know if we've ever discussed this before, but to me, there should be some periodic reminder that we send out through the Artemis site to all residents to explain or remind them how to park safely in Reunion, on Reunion property, and what the rules are in a summarized version. We probably need to pull something together that we can agree to. Because it is amazing, we have a lot of turnover, a lot of different people. But again, hopefully, the property managers are able to effectively communicate with guests and our residents are

reminded. There was one car that I was so tempted. In New York, in my old neighborhood, the car would have been keyed from rear to front. They would have taken a key and just drew on that. It was a beautiful white Tesla parked across the sidewalk on Gathering Court. I'm saying to myself, "Give me a break. There's parking right across the street, a few feet away. Why don't you park over there?" That's the issue that constantly comes up as being a violation of state law and yet you can't get a deputy to do anything about it. It was a bigger problem. This is one of those cases where you want to make an example of someone. You want to hit them with the maximum fine possible because it's not right.

Ms. Trucco: Okay. I was going to say if there's a continuing offender with commercial vehicles, we can jot down the name of the company, the District could send a notice letter to their registered agent to say this is the issue, these are the penalties you face. Something that we could do. It may be less than amending these rules would cost.

Mr. Greenstein: Maybe we need to go through Community Watch or wherever but somehow, we need to get a deputy interested in coming in and driving around with security and any vehicle that's parked across the sidewalk, no more the sticker that gives him the citation in the state law that tells them what they're violating, give them the fine. Just hit him with a nice fat ticket because it's just people being lazy. They know exactly what they're doing and that's the reason why they park, it's like parking on this table. They park only on the table. They're not on the street, they're not on their driveway, they're in that forbidden zone that is a violation of state law, but we as a CDD can't do anything about it. That does frustrate me.

Ms. Adams: With traffic enforcement, the District does have the ability to hire off-duty law enforcement for enhanced traffic patrol. Is that something the Board is interested in seeing for future fiscal years, for budgeting purposes, or sooner than that?

Mr. Greenstein: Would such an individual working off-duty hours be authorized to issue a parking ticket?

Ms. Adams: Yes.

Mr. Burman: But no other constitutional authorities, right? Traffic you can, but you're not going to do any crime activity.

Ms. Adams: Well, they would be compelled. They're law enforcement officers, they're compelled if there's a law that's being broken and if there's a health safety issue they will address it.

Mr. Burman: That's right. Anybody would call the police if they saw a crime get committed.

Mr. Staley: First, I think we are making huge progress. What we've just been talking about is maintaining those rules and the adherence to them. I think what we talked about earlier, that's fine. I think the idea of bringing off-duty policemen once a month, once every two months, just like you said, speed traps, which are random, I think that's a very good idea because the word will get around. The property management companies will be able to say the police do come and check for parking on the sidewalks. I don't think we have to wait until next year to start that.

Ms. Adams: It's up to the Board. If the Board would want to start that sooner than the next fiscal year, it's not funded as part of your operating budget this year per se, but you do have the discretion to approve expenses.

Mr. Greenstein: I think we could absorb it.

Mr. Staley: I think we can absorb it. We're doing pretty well on the budget.

Ms. Adams: Basically, right now, the Board is providing direction to staff to bring back a proposal for enhanced traffic enforcement for Board consideration at a future meeting, and we'll just take that as Board direction. Mr. Chairman, just so you're aware, we have a few Zoom attendees who have raised their hand. They raised their hand after the public comment period. Would you like to designate an additional public comment period later in the meeting?

Mr. Greenstein: Yes

Ms. Adams: Maybe after other business and supervisor request, or right before that?

Mr. Greenstein: Yeah, at an appropriate time.

Ms. Adams: Okay. All right. Just to continue through the action item list, we had discussed the parking rules and then circled back to that agenda item. There are a couple of nearby developments that are being monitored. The identification numbers with Osceola County are listed here. If any Board members would like to search for detailed information, you can do so. Sinclair Gate, there have been no changes regarding the temporary maintenance of traffic. No changes with the Duke streetlights being converted to LED. We still believe that project is possibly complete. Although Duke is having trouble confirming that all of the work orders have been satisfied. They have been in communication and said they were searching for records still. Alan, any update regarding the installation of the ribbon palm or TECO Construction?



Mr. Scheerer: They are still working on the gas line, but we're getting really close. As soon as that's done, we've already received approval from the Board, I'll coordinate with Yellowstone for a timeframe to install them prior to the next meeting, hopefully.

Ms. Harley: Probably a good thing that we had not put them in seeing the weather that we just had.

Mr. Scheerer: Yeah, yeah, so it's probably good that we wait a little bit longer. There are potholes and some minor things still on Tradition towards the Gatehouse, so they are rolling right along. I would expect to be done here in the next few weeks. We can look for that in the March or April time frame. Based on Yellowstone's recommendation of good weather.

Ms. Adams: Dumpster property is on hold. You just heard an update regarding the status of the TECO gas-line installation. Any other questions for Alan on that project at this time? The Sinclair Road expansion project is on the radar, very soon, one or two additional road improvement projects will be listed here along with the project numbers so that Board members are up to speed. You know that we'll have the Old Lake Wilson Road improvement project, and also just for Board members edification at next month's Reunion East meeting at one o'clock, Central Florida Expressway will be here. They will be presenting the Poinciana Parkway expansion project and how that could potentially impact property in this nearby area, so you'll be getting details on that, and joining that meeting at your March Reunion East Board meeting. As a reminder, Board members today at one o'clock, Osceola County will be here for any Board members who are interested in attending and hearing more updates about the Old Lake Wilson Road improvement project. It's for Board members as your schedule permits. Any questions regarding the action item list?

Mr. Greenstein: The one thing I want to mention, is relative to the Sinclair Road expansion project. I think this has substantial interest within the Reunion community on the west side in that project. The consulting group, I guess it was a consulting group, Kimley Horn, came and gave us a presentation within the slide deck and all that information is out there on their site. I know they had a meeting with the Happy Trails HOA because, the vast majority of the impact would be falling on some properties in the Happy Trails area, but nonetheless, I guess while we have no control over how they manage their project, I was going to try to determine when the group is here from the County to talk about Old Lake Wilson, what their plans are for bringing the Reunion community into their public information outreach.

Ms. Adams: For Old Lake Wilson Road?

Mr. Greenstein: No, for Sinclair Road. Because as far as I know, they have not had, I don't know if you know this David, or if anyone on the Board knows this, but I don't believe that the group heading up that Sinclair Road expansion project, has met with the Reunion community, and the meeting they had with us, to me it does not meet that requirement. It informed us of areas that might be of concern to us because of the adjacency of the alignments to Reunion, to possible CDD property. But from a homeowner standpoint, they should be getting their input, so we're going to try to see if we can tie that together if they haven't already. Hopefully they've already scheduled a meeting, they just haven't advised us yet because it would be something that autonomous would put out.

Mr. Staley: I think it was going to take 12 months before we can come back to the community. We could request them to come.

Mr. Greenstein: I'm being approached from time to time with folks asking for more information on the project. They can go on the website, no problem. There they can see everything that we've seen, but as far as getting input from the community, I don't know if they're thinking that this has limited impact on Reunion, and most of the impact is on Happy Trails. If the commissioner and some other officials from the county met with the consulting group with the Happy Trails POA, then they can do the same thing with the Reunion Master Association, or some other, but just have a public meeting, a Zoom meeting or whatever, anybody who wants to get more information about it, or provide input at this point in the study.

Mr. Staley: If they met with Happy Trails, they should meet with Reunion.

Mr. Greenstein: I just wanted to put that on the record.

Ms. Adams: Sounds good.

**ii. Approval of Check Register**

Ms. Adams: The next item for Board consideration is approval of the check register. Included in your agenda packet is the check register for Reunion West from January 1 to January 31, 2022, it includes general fund and payroll items. The total amount is \$154,562.53, and the detailed check register is included in the agenda packet. I am happy to answer any questions Board members may have, otherwise, we are seeking a motion to approve.

On MOTION by Mr. Staley, seconded by Mr. Greenstein, the Check Register, was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams: Included in your agenda packet are your unaudited financials through December 31st, 2021. The third page shows your combined balance sheet for your general fund as well as your replacement and maintenance fund. It also shows your debt service accounts that are managed by the Trustee.

Mr. Staley: Can I ask a question on page number 2? Three questions actually.

Ms. Adams: Yes.

Mr. Staley: Last month, we talked about landscape.

Ms. Adams: Yes. As a matter of fact, I do have a note for Board members on that. The question last month was there seemed to be an overage on the actual spending year-to-date compared to the prorated expenses divided by 12 months, and there are a couple of expenses that come up less than monthly. One of the expenses comes up annually, and that's the installation of mulch. That was budgeted for, it is included in this line item, but that entire expense is realized in the fall. So it does skew your prorated spending because that expense is borne at one time. There are also quarterly expenses for annuals. Some expenses occur on a quarterly basis, and you're also realizing some of those expenses in the fall. As the months continue, you'll see that number equalize out.

Mr. Staley: On the same page, pressure washing. It looks like we spent three-quarters of the year's budget already on pressure washing.

Mr. Scheerer: We're actually going to go over that because of some areas. Normally, we just did the common area, sidewalks, and curbs, but we've done some monument pressure washing. We assumed the Guardhouse on Encore Reunion West, that's recently been pressure washed. There

are a couple of areas that we weren't anticipating doing this year and we're just going to go ahead and do it all. So you'll probably end up seeing us being over budget in pressure washing by the end of this year.

Ms. Adams: Alan, most of the pressure washing occurs once a year, is that correct?

Mr. Scheerer: Yeah. It's been going on for a while because of all the new areas that we've been adding, but yeah, we do it one time throughout the year. I think we start right before the Thanksgiving holiday, and we try to get it done around January, but with Encore Reunion West and a couple of these other areas, we're still doing a little bit of work into February.

Mr. Greenstein: Are we using a new contractor?

Mr. Scheerer: No, the same contractor.

Mr. Greenstein: Well, he's doing an excellent job.

Mr. Scheerer: Yeah.

Mr. Greenstein: I'm looking at the sidewalks, I think they did Gathering Drive.

Mr. Scheerer: Not only do they do the pressure washing, but they also do a light chlorine bath after they're done and then they rinse that off. I've had no damage to plants, no damage to turf. I think he does a fine job for a fair price for our community here.

Mr. Greenstein: Yes.

Ms. Adams: So Supervisor Staley, in this case, the prorated expense is a little bit misleading. This is an expense that will all be borne the first half of the fiscal year and then you wouldn't see expenses the second half of the fiscal year.

Mr. Staley: The final question, that same page, there's also the items under Seven Eagles which have no budget for the first three months of the year.

Ms. Adams: No prorated budget. There is a budgeted amount for the annual year, but there's not a prorated amount on some of those, like, pool, maintenance, and lighting. I think that was just at the discretion of the accountant. The other thing that I'll just bring to your attention just because this is a nice thing for the District, but under maintenance shared expenses, the third item down is Facility Lease Agreement. I've been waiting for somebody to ask why we're over budget on that item. The District had been committed to a multi-year lease agreement for the purpose of storing landscape maintenance equipment, and that lease expired in November of 2021. So we only budgeted for two months of expenses, October and November, and the way that that was prorated is, again, not really accurate because we realized 100% of that cost already and after November,

the District will no longer incur any expense for leasing that facility. Unaudited financials do not require any Board action. Happy to answer any further questions. You might want to note on your repair and maintenance fund that there has been \$100,000 transferred in through the end of the calendar year, and the remaining budgeted amount is scheduled to be transferred in at a later time.

**iv. Replacement and Maintenance Plan**

Ms. Adams: Provided under a separate cover was the replacement and maintenance plan, that was emailed out to Board members. You also have a copy in your agenda packet. I'll take out the highlighted marks and yellow fill for next month. This was reviewed by Supervisor Staley, and this shows what was scheduled this year as far as replacement and maintenance projects. As we start to realize the actual costs, we can populate that area. There are some funding amounts that don't yet have projects assigned, so we'll be working with field operation staff and further providing estimated dates of any projects and information as it becomes available. Are there any questions at this time regarding the status of any projects?

Mr. Staley: Just on the tab for full-year '22, sorry, I'm looking at the spreadsheet, we have a whole bunch of things at the bottom which we budgeted for, starting with fountain improvements all the way down to 70 with landscape improvements, are those things that we have deferred, or will defer?

Ms. Adams: Those are things that historically have consistently come up from year to year as necessary capital spending. Alan, do you have access to that list right now to know if there's any pending specific projects right now for any of those areas?

Mr. Scheerer: Well, some of these are already done like the irrigation improvements. We were in a budget for those. Those were actually done this year. That was an upgrade in the irrigation controllers. The history with that is we used to have a maxicon irrigation system. We no longer utilize that, so I worked with Yellowstone, and that's actually completed. I think roadway improvements are just a number that's in there. We do roadway improvements and sidewalk grinding, and stuff like that. There are some landscape improvements in Seven Eagles, that were done earlier in the year. Monuments, I'm not aware of anything monument-wise right now that we had done. Maybe that was for the uplighting.

Ms. Adams: This is what was budgeted for the year. It's just the budget amounts.

Mr. Scheerer: Now, fountain improvements, we were looking to do to the two fountains in Seven Eagles, the one at each end of Linear Park. We were looking to do some work in there.

Ms. Adams: I'll go through this with Alan and update accordingly.

Mr. Scheerer: You'll be seeing some expenses. We met with the painters and stuff this last week or so for all of the and the pool refinishing and stuff like that, so you'll see some stuff coming across there.

Ms. Adams: Were the proposals on par with the budgeted amount?

Mr. Scheerer: I haven't gotten the proposals, that's why we met. I can tell you right now, my honest opinion is what we budgeted for last year for this year, we're going to see an increase in most costs. We're trying to keep them within the confines of the budget for what we have. I know that roof for Seven Eagles is probably going to go up substantially with the way supply and demand is right now and materials. I'm trying to schedule meetings with roofers right now and some HVAC stuff that we had from the reserve study that we're looking at. I just got a feeling that some of those numbers are going to change dramatically. We're going to start painting and doing some work and we received the new pool furniture already. We're going to continue to work through this list and get everything in full. With resurfacing, you'll see those at the next month's meeting on your agenda. Just waiting for it get warm, temperature for the aggregate has to be above 50 degrees in order to apply.

Ms. Adams: Any other questions on the replacement and maintenance plan?

#### **D. Security Report**

##### **i. 112 Parking Violations and 1 Vehicle Towed**

Ms. Adams: Next is the Security Report.

Mr. Vargas: We don't have a lot of issues and a lot of the guests and construction comply. Besides what happened Tuesday over with the golf carts.

Mr. Staley: Do you have anything to share with us on that? On the theft?

Mr. Vargas: After our investigation, there were three suspects, two main suspects that walked into the emergency entrance. They walked in around 10:59 PM, they knew where they were going. They walked straight to Building H. You can see them walk there and then they spend around 30 minutes in the area. They left on foot and they came back around 12:43 AM and that's when they took the golf cart. When they took the golf cart, they did not take the golf cart through

the emergency entrance, or the main entrance to CCR. We looked, it was hard to see it, but in my opinion, they took it behind the CCR and the golf cart path behind the Building A-B-C. So they did not use the main entrance. I met with the detective yesterday and I provided all of that to him. They came on foot.

Mr. Staley: This is putting you on the spot. How do we stop that?

Mr. Vargas: Reunion is very unique. It is very open. Anyone can come inside the property and then we have so many guests, we have so many members. We have so many people inside the property. Our patrols here, they patrol the community and things like that. In this case, these three gentlemen, they know the property. They knew what they wanted to get because they went straight to the area.

Mr. Mancke: So they drove the golf carts out?

Mr. Vargas: Not through the emergency exits. We did not see the golf cart exited any of the main entrance or the emergency exit area, there's a possibility they drove the golf cart behind the buildings. Because they know there's no cameras and they thought in the back, but they knew what they wanted and they knew where the golf carts were because they went straight there.

Ms. Harley: Were the keys left in?

Mr. Vargas: I believe one, or two golf carts had the key already in the ignition.

Mr. Greenstein: People have to be vigilant as to where they are parking a cart. I know obviously, if you're living in a condo community, you're not going to have a garage, well the Terraces have garages, but that's the exception, for the most part, you are parking on the street. I commented earlier, I noticed your folks identified a cart last night, yesterday late afternoon, that was parked right adjacent to Palmer or 16 the Liberty north gate. It was a private cart and had a set of golf clubs on the back of the cart and it was just parked there out in the open. Anyone could have walked right through that gate area, grabbed the clubs, and go. So people have to be more vigilant. They have to disable their cart. There has to be some device or some way.

Mr. Vargas: Talking to the detective investigating this case, that's a type of a golf cart Yamaha you can get a universal key through Amazon for those specific carts. I was like, wow.

Mr. Greenstein: Remember those steering wheel locks we used to have with the big bar. It was urban control in the '70s if you didn't want your car stolen, you had to have them, we used them a crook lock.

Mr. Mancke: There are a couple of golf cart owners that live in the condos and they have them.

Mr. Greenstein: That's very smart.

Mr. Mancke: It just locks the steering wheel right to the floor.

Mr. Vargas: It is a little bit hard for us to control when we got this golf cart, because there are so many people in the community with golf carts. We have third-party guests, we have Reunion guests, we have members, we have residents. And then I talked with my supervisors and said if you see a member golf cart they've got a member sticker, if one of my guys sees a member golf cart with a sticker, they not going to stop them because they know that's a member so it's a little bit tricky for us to identify if that's a person who's stealing the golf cart or one of our guests. It's a little tricky.

Resident: My comments really were the free access of the number of vehicles that drive to that one location over at CCR, not really knowing a lot about this particular case. But if you go over there and take a look, there's quite a few vehicles that pass through that particular area. They're just using it as a cut-through when they can't get through the regular gate because it's jammed up. I know there are even a few members that drive through there.

Ms. Trucco: Is this a CDD entrance?

Mr. Staley: You can't put a chain because if there's an emergency.

Mr. Burman: But at the Villas they have a chain across. I mean, it's not a CDD issue, but they have a chain at the Villas so maybe a chain would work.

Mr. Scheerer: One that the District has is on CDD properties of the Heritage Crossing and Old Lake Wilson Road. Center Court Ridge, Sandy Ridge, all these other emergency access belong to a particular condo association, that property does and then Old Lake Wilson is Osceola County.

Ms. Adams: Any further discussion regarding security matters?

Mr. Staley: Just feels like there is nothing much we can do, but feels like there is something we should be doing.

Ms. Adams: It's a holistic approach. There's law enforcement, there is security, there's personal responsibilities. Chairman Greenstein alluded to personal responsibility for your own property. It's a holistic approach to security.



Mr. Staley: I suppose the one thing we should focus on is what we can control. And it's really a question for Alan for the next month, could he identify any pieces of land that we own but should be taking greater security at? We can't go put cameras on HOA buildings. We can't do that.

Mr. Scheerer: Heritage Crossing. There is one emergency entrance similar to Center Court Ridge and the Villas at Sandy Ridge. I think there's one at Sunset View. But the only one that falls on the CDD property is the one next to the Building Q or R somewhere over there on the Heritage Crossing Lane.

Mr. Staley: It's got the sign next to it as well?

Mr. Scheerer: Yeah. That used to be the same thing, we used to have chains over there as well and it's open now.

Mr. Staley: So at least we should do that.

Mr. Scheerer: That's not a problem. We can rechain it. Mr. Staley, the concern with that is and I think Victor touched on it, there's so much wide-open space that you can access without going through that emergency lane.

Ms. Harley: Years ago, there was a big problem with coming off Sinclair Road.

Mr. Scheerer: Yeah, right across the golf course. We put the four-by-four post up on the vacant lots with the direction of the Board, and the support of the community, we did that, we helped with that and we'd be more than happy to re-institute the chain in there. That's not an issue as far as I'm concerned. Security can have access, we could put a lock on it, we'll give fire rescue the ability to open it. It's a universal lock for fire rescue.

Mr. Staley: So fences, chains, and cameras aren't practical? Are more frequent patrols? Is the occasional off-duty police officer driving around the resort at three o'clock in the morning? Are those deterrents that we should consider?

Mr. Scheerer: I think you already did with enhanced traffic enforcement.

Mr. Staley: That's one thing. That guy is going to come during the day.

Mr. Scheerer: He can do it during the evening as well.

Mr. Staley: Should we be having roving patrols? Again, I don't expect a decision today, but I feel we ought to be trying to give the community some proposals that we could introduce as a CDD. People are very concerned after what happened on Tuesday night. There are at least 100 messages floating out there on Facebook. People saying that Kingwood, HOA, CDD need to do something.

Mr. Scheerer: There's a community voluntary patrol for Osceola County, they used to offer that program. I don't know. They train residents, they give you a marked vehicle with a police radio. But that has to be done by the residents of the community that you live in.

Ms. Harley: Nick puts out a schedule every month for people to volunteer.

Mr. Greenstein: But no one is going to want to drive around at three o'clock in the morning.

Ms. Harley: No they are not. Do you see it as a big problem, these emergency exits, with people using them?

Mr. Greenstein: Currently, yes with the traffic on Old Wilson. It's not people from outside, it's our own residents.

Ms. Harley: Right.

Mr. Scheerer: The other thing if I may, I don't want to prolong this but when they widen this road, whenever that happens, right now you really don't have a deterrent to get off, you can just drive off the road and straight into the community. But curbs, sidewalks, enhanced landscaping, all of that isn't going to prevent foot traffic, but right now there's no curb. You just drive over the grass. But once they widen this road, you have this S-curb in there, now you have a complete sidewalk. I think that changes things. That's the future obviously, because the project's going to take a while but, in my opinion, I think that's going to be another possible deterrent to people just driving off side of the road to come into the neighborhood.

Ms. Harley: But are there any measures that you see that you think we could enforce now, that might help to limit it?

Ms. Adams: I would say, Board members, one thing you may want to consider is if you're interested in a security assessment of the property, there are organizations that will provide a security assessment. They'll look at things like lighting conditions, perimeters, and other factors that influence the safety of the community and the security of the community. If you're interested in that, there are professional organizations. As a courtesy, Osceola County Sheriff's Office recently provided that type of security assessment, where they look at conditions and provide recommendations for improvements.

Mr. Staley: Really, it's a question for the three bodies, isn't it? The HOA, Kingwood, and for the CDD.

Ms. Adams: For the CDD it's certainly appropriate to look at security matters. When it comes to actual law enforcement, CDDs are prohibited from engaging in law enforcement

activities. So we do need to draw that line. We want to have a safe and secure environment. We can hire off duty law enforcement for enhanced security efforts. We can staff entrance gates, etc., but we do keep arm's length from actual law enforcement activities.

Mr. Staley: What I was getting at is if we want to bring a consultant in to assess it, that's best done as a Kingwood, HOA, CDD joint project. Isn't it?

Ms. Adams: Well by "best" you mean sharing funding as the advantage? The disadvantage is that there is less ability to control the project. So there are pros and cons.

Mr. Staley: Right. Again, I'm not sure David can speak for the HOA. Are there any plans for that David?

Mr. Burman: No. Not currently.

Mr. Staley: Again, there's a lot of noise out there, it may dissipate. People may say this is just the nature of the people working in the community. But we'll have to just monitor what happens. Let's see what happens in next month.

Mr. Burman: I know we don't want to stand back and say, "Hey, we're the safest community in the region," but we are and that's a fact.

Mr. Staley: But we have to keep thinking about it because Old Lake Wilson being widened, Sinclair's wrapping itself all the way around on the west side. This could get to be a bigger problem and I'm not sure there's an easy solution.

Mr. Greenstein: As Alan pointed out, I was just thinking there's a gentlemen provided a public comment during the Zoom session and indicated the widening of the road. It's not only widening Old Lake Wilson and we'll hear it from the County consultant at one o'clock, it's modernizing the road. It's putting in curbs, it's putting in bike lanes. Right now again, because it's just open grass, it's more vulnerable. The improvement of Old Lake Wilson Road and hopefully I'll live so long to see it, will help us.

Mr. Staley: I'm not sure Mark. You will probably see people driving down the I4 cutting across the central reservation on the I4 to get onto one of the slip roads. If people are prepared to do that, they're going to do anything.

Mr. Greenstein: There's only so much vehicular behavior that you could control. There may be guardrails in certain areas, there could be other suggestions. I know there are parts on that road where they're definitely going to have to have guardrails. But it may not be an area that we're focusing on right now, which the area north of the bridge will probably definitely have guardrails.

The area south of the bridge because it's so flat, you don't have any gully areas, they may say, "Well, we don't need guardrails there." But I think we're doing the right things. We're going to keep the conversation going.

Mr. Burman: Specifically Center Court Ridge, and those golf carts. The Board knows about that. They know it's their property and they'll see what they can do.

Mr. Greenstein: Personally, again, I do not own a golf cart so maybe I was sensitive to the fact that folks in condo communities have no place to park the cart, and yet, I was surprised that somebody would make that kind of an investment and park it in the lot, or park it in an open area and not disable the vehicle. Not put a deterrent for theft. It's dreamland to think that someone is not going to try to take that vehicle. I'm surprised it hasn't happened.

Ms. Harley: You wouldn't leave a cart with a key in it.

Mr. Greenstein: Well some people do, but again, I think we had enough on security.

## **SIXTH ORDER OF BUSINESS**

### **Other Business**

Ms. Adams: All right. Moving on from security matters. Mr. Chairman, would you like to have a public comment period? We do have three attendees who are remaining on Zoom. If there's any Zoom attendees who would like to make a public comment, please raise your hand. I'm going to give you a moment to raise your hands. Any members of the public here who would like to make a public comment? Seeing none, Mr. Chairman, everyone who had their hand raised earlier has lowered their hands and we're down to three attendees, so no public comments.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Ms. Adams: Are there any other business or supervisor requests?

## **EIGHTH ORDER OF BUSINESS**

### **Next Meeting Date.**

Ms. Adams: Your next meeting date is March 10th, 2022, 11:00 AM, and just a reminder, we will have Central Florida expressway here next month at 1:00 PM for the Poinciana Parkway extension project.

## **NINTH ORDER OF BUSINESS**

### **Adjournment**

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

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION IV

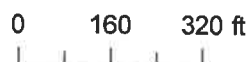




This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

## Pendant

Date Generated: 2/25/2022



**Katrina S. Scarborough, CFA, CCF, MCF**  
Osceola County Property Appraiser

## SECTION V



**From:** Monica Virgen mvirgen@gmscfl.com  
**Subject:** Fwd: Proposal for: Both the Reunion East CDD (RECDD) and Reunion West CDD (RWCDD) Boards  
**Date:** March 3, 2022 at 4:11 PM  
**To:**



**From:** Stan Lee Rice <5oextramoney@gmail.com>  
**Subject:** Proposal for: Both the Reunion East CDD (RECDD) and Reunion West CDD (RWCDD) Boards  
**Date:** February 28, 2022 at 12:21:21 PM EST  
**To:** Tricia Adams <tadams@gmscfl.com>

Tricia L. Adams

My team and myself would definitely relish the opportunity to continue our partnership with you and your properties. To continue the systematic routine of Law Enforcement **Presence and Patrol** would be our honor. The coverage or man power to facilitate your property can be achieved with no problem while maintaining a fun but SAFE enjoyable family destination for your visitors.

Trooper call outs will have a 4hr. minimum. The hourly rate established for a Trooper is \$65.00 per hr+1hr. There is +1 for mileage because Troopers are required to pay milage on state vehicles used during **Off Duty**. The scheduler receives 1 hourly rate of \$65.00 for any Trooper scheduled. The scheduler (Stan Lee Rice) will be responsible for scheduling Troopers and collecting all invoices and completing the financial packet. Troopers will be turning invoices in **bi-weekly**. The scheduler will then email the **Invoice Packet for payment** to any specified personal as direct.

**Invoice Packet would consist of:**

- Summary Invoice Sheet (Break down of ALL invoices)
- 4 Invoices from Troopers
- 1 Schedulers Invoice

The initial recommendation would always be 4 Troopers @ 4hours for 4 days.(Triple 4) then adjust to the amount of days lower after a presence has been created.

**The safety of Troopers** would definitely be a key factor considering the amount of acreage.

I have attached an Off Duty Authorization form to now include Reunion East CDD (RECDD) also. Please complete the left side only, add 3 initials and 1 signature on Employer line.

**I will sign on scheduler and the Major will sign underneath me!** Gentlemen Thank you very much for this opportunity of allowing us to continue working beside you.

*Thanks for. Rice*

**Estimated Enhanced Traffic Enforcement Schedule and Costs Month #1**

Hourly Rate  
**\$65**

Mileage Fee

**\$65 per Trooper/per shift**

Coordination Fee

**\$65 per Trooper/per shift**

**Recommended Weekly Sample Schedule and Costs:**

<b>Date</b>	<b>Shift</b>	<b>Tooper Fees (4)</b>		<b>Mileage Fees</b>		<b>Coordination Fees</b>		<b>Total</b>
Tuesday	4 hours	\$	1,040.00	\$	260.00	\$	260.00	\$ <b>1,560.00</b>
Friday	4 hours	\$	1,040.00	\$	260.00	\$	260.00	\$ <b>1,560.00</b>
Saturday	4 hours	\$	1,040.00	\$	260.00	\$	260.00	\$ <b>1,560.00</b>
Sunday	4 hours	\$	1,040.00	\$	260.00	\$	260.00	\$ <b>1,560.00</b>
								\$ <b>6,240.00</b>

Monthly Cost

**\$ 24,960.00**

## SECTION VI

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019  
(ASSESSMENT AREA FIVE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Reunion West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2015, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **8**
- (B) Identify Assignment and Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Assignment and Acquisition Agreement: **Governmental Management Services-CF, LLC**
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice# 524 – FY2022 Construction Accounting Series 2019**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2019 Acquisition and Construction Account of the  
Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

#### CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two - Phase One Project and is consistent with: (i) the Assignment and Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



Steven N Boyd  
2022.02.24 10:25:39  
-05'00'

\_\_\_\_\_  
Consulting Engineer

1001 Bradford Way  
Kingston, TN 37763

**Invoice #: 524**  
**Invoice Date: 2/23/22**  
**Due Date: 2/23/22**  
**Case:**  
**P.O. Number:**

**Reunion West CDD**  
219 E. Livingston St.  
Orlando, FL 32801

[illegible]

## SECTION VII

*This item will be provided under  
separate cover*



## SECTION IX

## SECTION C

# SECTION 1

## Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	Kingwood to provide information regarding water service charges to District Counsel February 2022.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Adams/Scheerer/Boyd	In Process	Proposed design sent to BOS 01.13.2022. Steve Boyd visited site January 2022 to review design plan and will update as needed. Equipment proposal for gates and access card readers pending.
7/13/21	Functional Fitness Center at Seven Eagles	Adams/Scheerer	In Process	Estimated shipping March and April 2022. Other transition still items in process: signage updates.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	Carriage Pointe fabricated and installation pending. Four other pool gates are pending.
1/14/21	Discontinue Maintenance on South Side of CR 532 RECDD	Trucco/Scheerer	In Process	County notified CDD landscape improvements and irrigation must be uninstalled before discontinuing maintenance. Bahai sod must be installed before discontinuing maintenance. Proposals scheduled for Board consideration 03.10.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	In Process	RE security provider (ACT) proposal scheduled for consideration 03.10.2022. Agreement with Envera has been completed and executed.
1/13/22	Stormwater Needs Analysis Report	Boyd	In Process	Draft scheduled for presentation to BOS in May. Report due June.
2/10/22	Security Cameras at Reunion Village Gate	Vargas	In Process	Proposal approved at BOS meeting 02.10.2022.
Reunion West Action Items				

<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	<b>In Process</b>	Design/installation Equipment tentative delivery May 2022. Permit pending, Sidewalks, concrete work, landscape design/installation, and fencing are being addressed by Operations Manager.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	<b>Completed</b>	Bonds closed 02.15.2022. Letter to effected residents notifying new lower debt fee per unit scheduled for mailing week of 02.28.2022.
2/11/21	Parking Rules for Encore at RWCD	Adams/Scheerer	<b>In Process</b>	BOS directed staff to get signage proposal and delegated authority to Chairman to approve 02.09.2022.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	<b>In Process</b>	<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Goodman Road and Bella Citta Boulevard Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
1/13/22	Monitor Proposed New Development Nearby Reunion	Adams	<b>In Process</b>	<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Sinclair Road Parcel Number: 22-25-27-3160-000C-0010
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	<b>In Process</b>	Temporary MOT in place on RW roadways,
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	<b>In Process</b>	BOS approved installation of Ribbon Palms 10.14.2021. Installation pending further assessment of impact of nearby gas line work.

7/8/21	Determine if any property is available for dumpsters	Scheerer	<b>On Hold</b>	Parcel 35-25-27-4881-TRAC-0020 identified as most viable. David Burman to evaluate on behalf of HOA and communicate with stakeholders.
9/9/21	Monitor TECO Gas Line Installation	Scheerer	<b>In Process</b>	
12/9/21	Monitor Sinclair Road Expansion Project	Adams	<b>In Process</b>	<a href="http://www.Osceola.org/Go/SinclairRoad">www.Osceola.org/Go/SinclairRoad</a>
	Monitor Old Lake Wilson Road Improvement Project	Adams	<b>In Process</b>	<a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a>
1/13/22	Stormwater Needs Analysis Report	Boyd	<b>In Process</b>	Draft scheduled for presentation to BOS in May. Report due June.

## SECTION 2

# Reunion West Community Development District

## Summary of Check Register

February 1, 2022 to February 28, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	2/2/22	1864-1865	\$	203,314.38
	2/8/22	1866	\$	7,525.56
	2/9/22	1867-1875	\$	170,852.93
	2/16/22	1876	\$	263.75
	2/23/22	1877-1878	\$	339.65
			\$	382,296.27
Payroll	<b><u>February 2022</u></b>			
	David Burman	50552	\$	184.70
	Graham Staley	50553	\$	184.70
	Mark Greenstein	50554	\$	184.70
	Sharon Harley	50555	\$	184.70
			\$	738.80
			\$	383,035.07



CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT #
2/02/22	00043	1/27/22	298		202112	310-51300-31500		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	856.69	856.69 001864
					BRD MTG/AGDA QUESTION/TSK						
2/02/22	00029	2/02/22	02022022		202202	300-20700-10100		EXPENSES DUE TO RE DEC21	*	255,587.16	
		2/02/22	02022022		202202	300-13100-10100		EXPENSE DUE FROM RE DEC21	*	53,129.47-	
								REUNION EAST CDD			202,457.69 001865
2/08/22	00020	2/01/22	519		202202	310-51300-34000		MANAGEMENT FEES FEB22	*	3,689.50	
		2/01/22	519		202202	310-51300-35200		WEBSITE ADMIN FEB22	*	66.67	
		2/01/22	519		202202	310-51300-35100		INFORMATION TECH FEB22	*	116.67	
		2/01/22	519		202202	310-51300-31300		DISSEMINATION FEB22	*	833.33	
		2/01/22	519		202202	310-51300-51000		OFFICE SUPPLIES	*	.57	
		2/01/22	519		202202	310-51300-42000		POSTAGE	*	12.54	
		2/01/22	519		202202	310-51300-42500		COPIES	*	4.20	
		2/01/22	520		202202	320-53800-12000		FIELD MANAGEMENT FEB22	*	2,802.08	
								GOVERNMENTAL MANAGEMENT SERVICES			7,525.56 001866
2/09/22	00035	1/31/22	200111		202201	300-13100-10100		AQUATIC MGMT ENCORE JAN22	*	103.35	
		1/31/22	200111		202201	320-53800-47000		AQUATIC MGMT ENCORE JAN22	*	91.65	
		1/31/22	200138		202201	300-13100-10100		AQUATIC PLANT MGMT JAN22	*	69.96	
		1/31/22	200138		202201	320-53800-47000		AQUATIC PLANT MGMT JAN22	*	62.04	
								APPLIED AQUATIC MANAGEMENT, INC.			327.00 001867
2/09/22	00051	2/02/22	3241		202201	310-51300-31100		PLAYGRND SITE PLN/CDD MTG	*	375.48	
								BOYD CIVIL ENGINEERING			375.48 001868
2/09/22	00066	1/04/22	MM-RWCD		202201	300-13100-10100		LANDSCAPE MAINT JAN22	*	8,020.66	
		1/04/22	MM-RWCD		202201	320-53800-47300		LANDSCAPE MAINT JAN22	*	7,112.67	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE DATE	.....EXPENSED TO... INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/02/22	MM-RWCDD	202202	300-13100-10100	LANDSCAPE MAINT FEB22	*	8,020.66	
2/02/22	MM-RWCDD	202202	320-53800-47300	LANDSCAPE MAINT FEB22	*	7,112.67	
2/09/22	00031	2/09/22	02092022 202202 300-20700-10000	CREATIVE NORTH INC	*	59,024.41	30,266.66 001869
2/09/22	00031	2/09/22	02092022 202202 300-20700-10400	REUNION WEST C/O USBANK	*	14,444.11	59,024.41 001870
2/09/22	00031	2/09/22	02092022 202202 300-20700-10500	REUNION WEST C/O USBANK	*	23,774.47	14,444.11 001871
2/09/22	00031	2/09/22	02092022 202202 300-20700-10600	REUNION WEST C/O USBANK	*	22,249.32	23,774.47 001872
2/09/22	00031	2/09/22	02092022 202202 300-20700-10700	REUNION WEST C/O USBANK	*	19,376.76	22,249.32 001873
2/09/22	00036	1/31/22	DUKE-DUK 202201 320-53800-43000	REUNION RESORT	*	445.57	19,376.76 001874
1/31/22	DUKE-DUK	202201	8324 0443		*	81.39	
1/31/22	DUKE-DUK	202201	330-53800-43000		*	487.76	
1/31/22	TOHO-TOH	202201	320-53800-43100		*		
2/16/22	00005	1/31/22	48618716 202201 310-51300-48000	NOT.OF WORKSHOP 02/10/22	*	263.75	1,014.72 001875
2/23/22	00020	2/01/22	521 202112 320-53800-46200	ORLANDO SENTINEL	*	15.22	263.75 001876
2/23/22	00043	2/18/22	3888 202201 310-51300-31500	GOVERNMENTAL MANAGEMENT SERVICES	*	324.43	15.22 001877
			TOW SIGN REQ/MTG/ANALYTIC	LATHAM,LUNA,EDEN & BEAUDINE,LLP	*		324.43 001878

TOTAL FOR BANK A 382,296.27  
 REUW REUNION WEST TWISCARRA

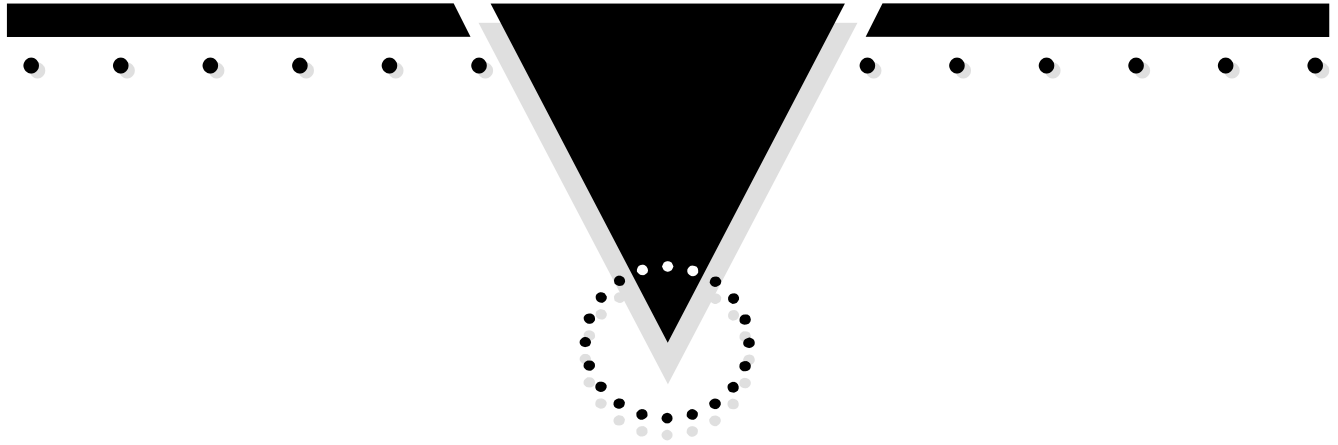
AF300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/03/22  
 \*\*\* CHECK DATES 02/01/2022 - 02/28/2022 \*\*\*  
 REUNION WEST-GENERAL FUND  
 PRINT & CHECKPRINT FUND

REUNION WEST-GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	VENDOR NAME	STATUS	....CHECK..... AMOUNT	#
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<b>TOTAL FOR REGISTER</b>	<b>382,296.27</b>
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## SECTION 3



# **Reunion West**

## **Community Development District**

**Unaudited Financial Reporting**

**January 31, 2022**



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**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**January 31, 2022**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
<b>ASSETS:</b>					
CASH	\$1,821,976	\$122,739	---	---	\$1,944,715
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$755,697	---	---	\$755,697
DUE FROM REUNION EAST	\$70,462	\$29,549	---	---	\$100,011
DUE FROM R&M FUND	\$1,611	---	---	---	\$1,611
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$665,236	---	\$665,236
Revenue	---	---	\$1,381,176	---	\$1,381,176
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,441	---	\$163,441
Revenue	---	---	\$357,242	---	\$357,242
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,224	---	\$275,224
Revenue	---	---	\$516,312	---	\$516,312
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,647	---	\$254,647
Revenue	---	---	\$473,874	---	\$473,874
Prepayment	---	---	\$2,480	---	\$2,480
SERIES 2019					
Reserve	---	---	\$326,492	---	\$326,492
Revenue	---	---	\$378,844	---	\$378,844
Construction	---	---	---	\$89,313	\$89,313
<b>TOTAL ASSETS</b>	<b>\$1,896,922</b>	<b>\$907,985</b>	<b>\$4,795,385</b>	<b>\$89,385</b>	<b>\$7,689,678</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$18,311	---	---	---	\$18,311
DUE TO GENERAL FUND	---	\$1,611	---	---	\$1,611
DUE TO REUNION EAST	\$328,487	\$16,259	---	---	\$344,746
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	---	\$890,115	---	---	\$890,115
UNASSIGNED	\$1,550,124	---	---	---	\$1,550,124
RESTRICTED FOR DEBT 2004-1	---	---	\$2,046,806	---	\$2,046,806
RESTRICTED FOR DEBT 2015	---	---	\$520,683	---	\$520,683
RESTRICTED FOR DEBT 2016	---	---	\$791,559	---	\$791,559
RESTRICTED FOR DEBT 2017	---	---	\$731,001	---	\$731,001
RESTRICTED FOR DEBT 2019	---	---	\$705,336	---	\$705,336
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$67	\$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$89,313	\$89,313
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$1,896,922</b>	<b>\$907,985</b>	<b>\$4,795,385</b>	<b>\$89,385</b>	<b>\$7,689,678</b>

**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues & Expenditures  
For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$1,764,307	\$1,439,286	\$1,439,286	\$0
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$1,764,307</b>	<b>\$1,439,286</b>	<b>\$1,439,286</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$4,000	\$2,800	\$1,200
FICA	\$918	\$306	\$214	\$92
Engineering	\$8,000	\$2,667	\$1,853	\$814
Attorney	\$20,000	\$6,667	\$3,771	\$2,896
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$3,333	\$3,333	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$0	\$0	\$0
Annual Audit	\$7,300	\$0	\$0	\$0
Management Fees	\$44,274	\$14,758	\$14,758	\$0
Information Technology	\$1,400	\$467	\$467	(\$0)
Website Maintenance	\$800	\$267	\$267	(\$0)
Telephone	\$300	\$100	\$0	\$100
Postage	\$1,500	\$500	\$83	\$417
Printing & Binding	\$1,600	\$533	\$476	\$58
Insurance	\$10,150	\$10,150	\$9,513	\$637
Legal Advertising	\$5,000	\$1,667	\$456	\$1,210
Other Current Charges	\$350	\$117	\$283	(\$166)
Office Supplies	\$300	\$100	\$61	\$39
Travel Per Diem	\$600	\$200	\$0	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$156,067</b>	<b>\$53,506</b>	<b>\$46,009</b>	<b>\$7,497</b>
<b><u>MAINTENANCE-SHARED EXPENSES:</u></b>				
Field Management	\$33,625	\$11,208	\$11,208	\$0
Management Services Agreement	\$19,195	\$6,398	\$7,638	(\$1,239)
Facility Lease Agreement	\$3,218	\$1,073	\$3,201	(\$2,128)
Telephone	\$6,143	\$2,048	\$2,199	(\$151)
Electric	\$318,465	\$106,155	\$82,667	\$23,488
Water & Sewer	\$37,800	\$12,600	\$9,002	\$3,598
Gas	\$36,383	\$12,128	\$9,164	\$2,964
Pool and Fountain Maintenance	\$106,313	\$35,438	\$40,036	(\$4,599)
Environmental	\$10,798	\$3,599	\$1,527	\$2,073
Property Insurance	\$25,988	\$25,988	\$28,991	(\$3,003)
Irrigation Repairs	\$7,678	\$2,559	\$652	\$1,907
Landscape Contract	\$451,184	\$150,395	\$164,549	(\$14,154)
Landscape Contingency	\$23,625	\$7,875	\$0	\$7,875
Gate and Gatehouse Expenses	\$15,120	\$5,040	\$4,863	\$177
Roadways/Sidewalks	\$23,625	\$7,875	\$2,092	\$5,784
Lighting	\$4,725	\$1,575	\$0	\$1,575
Building Repairs & Maintenance	\$11,813	\$3,938	\$0	\$3,938
Pressure Washing	\$16,538	\$5,513	\$14,171	(\$8,658)
Repairs & Maintenance	\$9,450	\$3,150	\$2,865	\$285
Signage	\$11,813	\$3,938	\$284	\$3,653
Security	\$66,150	\$22,050	\$21,933	\$117
Parking Violation Tags	\$236	\$79	\$0	\$79
<b><u>SEVEN EAGLES:</u></b>				
Electric	\$13,041	\$4,347	\$2,485	\$1,862
Water & Sewer	\$6,163	\$2,054	\$1,286	\$768
Gas	\$7,655	\$2,552	\$2,120	\$432
Telephone/Emergency Pool Phone	\$165	\$55	\$0	\$55
Contract Cleaning	\$24,290	\$8,097	\$9,710	(\$1,613)
Landscape Contract	\$8,505	\$0	\$3,767	(\$3,767)
Landscape Contingency	\$2,363	\$788	\$0	\$788
Pool Maintenance	\$16,443	\$5,481	\$7,822	(\$2,341)
Lighting	\$709	\$236	\$0	\$236
Fitness Center Repairs & Maintenance	\$709	\$236	\$118	\$119
Operating Supplies	\$5,906	\$1,969	\$0	\$1,969
Pest Control	\$198	\$66	\$0	\$66
Repairs & Maintenance	\$2,835	\$945	\$282	\$663
<b><u>MAINTENANCE-DIRECT EXPENSES:</u></b>				
Irrigation System Operations	\$20,000	\$6,667	\$0	\$6,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$259,377	\$100,000	\$100,000	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,608,240</b>	<b>\$564,111</b>	<b>\$534,628</b>	<b>\$29,483</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,764,307</b>	<b>\$617,617</b>	<b>\$580,637</b>	<b>\$36,980</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$858,648</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$691,476</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,550,124</b>	



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Replacement & Maintenance Fund

#### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

#### REVENUES:

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
Transfer In	\$259,377	\$100,000	\$100,000	\$0
Interest	\$750	\$250	\$310	\$60

#### **TOTAL REVENUES**

	\$260,127	\$100,250	\$100,310	\$60
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#### EXPENDITURES:

Contingency	\$100	\$33	\$156	(\$123)
Building Improvements	\$114,109	\$38,036	\$0	\$38,036
Fountain Improvements	\$4,725	\$1,575	\$0	\$1,575
Gate/Gatehouse Improvements	\$46,305	\$15,435	\$952	\$14,483
Landscape Improvements	\$23,625	\$7,875	\$0	\$7,875
Irrigation Improvemnts	\$11,813	\$3,938	\$0	\$3,938
Lighting Improvements	\$2,363	\$788	\$0	\$788
Monument Improvements	\$4,725	\$1,575	\$0	\$1,575
Pool Furniture	\$11,813	\$3,938	\$6,078	(\$2,141)
Pool Repair & Replacements	\$24,570	\$8,190	\$0	\$8,190
Roadways/Sidewalks Improvements	\$23,625	\$7,875	\$1,784	\$6,091
Signage	\$30,713	\$10,238	\$0	\$10,238
Capital Outlay	\$118,125	\$39,375	\$29,283	\$10,092

#### SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,363	\$788	\$0	\$788
Landscape Improvements	\$2,363	\$788	\$0	\$788
Pool Furniture	\$7,088	\$2,363	\$0	\$2,363
Pool Repair & Replacements	\$0	\$0	\$2,722	(\$2,722)
Capital Outlay	\$0	\$0	\$1,645	(\$1,645)

#### **TOTAL EXPENDITURES**

	\$428,422	\$142,807	\$42,620	\$100,188
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#### **EXCESS REVENUES (EXPENDITURES)**

	(\$168,295)	\$57,690		
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#### **FUND BALANCE - Beginning**

	\$861,572	\$832,425		
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#### **FUND BALANCE - Ending**

	\$693,278	\$890,115		
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# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2004-1

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$1,336,719	\$1,091,127	\$1,091,127	\$0
Interest	\$100	\$33	\$53	\$19
<b>TOTAL REVENUES</b>	<b>\$1,336,819</b>	<b>\$1,091,160</b>	<b>\$1,091,180</b>	<b>\$19</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$405,938	\$405,938	\$405,938	\$0
Principal Expense 05/01	\$540,000	\$0	\$0	\$0
Interest Expense 05/01	\$405,938	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,351,875</b>	<b>\$405,938</b>	<b>\$405,938</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$15,056)</b>		<b>\$685,242</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$682,704</b>		<b>\$1,361,564</b>	
<b>FUND BALANCE - Ending</b>	<b>\$667,648</b>		<b>\$2,046,806</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments Tax Collector	\$326,875	\$267,014	\$267,014	\$0
Interest	\$0	\$0	\$8	\$8
<b>TOTAL REVENUES</b>	<b>\$326,875</b>	<b>\$267,014</b>	<b>\$267,023</b>	<b>\$8</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$83,163	\$83,163	\$83,163	\$0
Principal Expense 05/01	\$160,000	\$0	\$0	\$0
Interest Expense 05/01	\$83,163	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$326,325</b>	<b>\$83,163</b>	<b>\$83,163</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$550</b>		<b>\$183,860</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$170,957</b>		<b>\$336,823</b>	
<b>FUND BALANCE - Ending</b>	<b>\$171,507</b>		<b>\$520,683</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$538,024	\$439,496	\$439,496	\$0
Interest	\$0	\$0	\$14	\$14
<b>TOTAL REVENUES</b>	<b>\$538,024</b>	<b>\$439,496</b>	<b>\$439,510</b>	<b>\$14</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$188,516	\$188,516	\$188,516	\$0
Principal Expense 11/01	\$160,000	\$160,000	\$160,000	\$0
Interest Expense 05/01	\$185,016	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$533,531</b>	<b>\$348,516</b>	<b>\$348,516</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,493</b>		<b>\$90,994</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$421,379</b>		<b>\$700,565</b>	
<b>FUND BALANCE - Ending</b>	<b>\$425,872</b>		<b>\$791,559</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$503,509	\$411,301	\$411,301	\$0
Interest	\$200	\$67	\$13	(\$54)
<b>TOTAL REVENUES</b>	<b>\$503,709</b>	<b>\$411,368</b>	<b>\$411,314</b>	<b>(\$54)</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$176,388	\$176,388	\$176,388	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$173,850	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$495,238</b>	<b>\$321,388</b>	<b>\$321,388</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$8,472</b>		<b>\$89,927</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$382,105</b>		<b>\$641,074</b>	
<b>FUND BALANCE - Ending</b>	<b>\$390,577</b>		<b>\$731,001</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

#### REVENUES:

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$358,199	\$358,199	\$0
Interest	\$0	\$0	\$12	\$12

<b>TOTAL REVENUES</b>	<b>\$438,505</b>	<b>\$358,199</b>	<b>\$358,211</b>	<b>\$12</b>
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#### EXPENDITURES:

Interest Expense 11/01	\$155,494	\$155,494	\$155,494	\$0
Principal Expense 05/01	\$125,000	\$0	\$0	\$0
Interest Expense 05/01	\$155,494	\$0	\$0	\$0

<b>TOTAL EXPENDITURES</b>	<b>\$435,988</b>	<b>\$155,494</b>	<b>\$155,494</b>	<b>\$0</b>
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Transfer In/(Out)	\$0	\$0	(\$10)	\$10
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<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$10)</b>	<b>\$10</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$2,518</b>		<b>\$202,707</b>	
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<b>FUND BALANCE - Beginning</b>	<b>\$172,892</b>		<b>\$502,628</b>	
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<b>FUND BALANCE - Ending</b>	<b>\$175,410</b>		<b>\$705,336</b>	
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# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$5</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	\$0	\$0	\$0	\$0
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	\$0	\$0	\$0	\$0
<b>EXCESS REVENUES (EXPENDITURES)</b>	\$0		\$0	
<b>FUND BALANCE - Beginning</b>	\$0		\$67	
<b>FUND BALANCE - Ending</b>	\$0		\$67	



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	\$0	\$0	\$0	\$0
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	\$0	\$0	\$0	\$0
<b>EXCESS REVENUES (EXPENDITURES)</b>	\$0		\$0	
<b>FUND BALANCE - Beginning</b>	\$0		\$0	
<b>FUND BALANCE - Ending</b>	\$0		\$0	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$2	\$2
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$2</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$10	\$10
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$10</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$12</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$89,301</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$89,313</b>	

# Reunion West CDD

## Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Collector	\$0	\$261,780	\$1,096,863	\$80,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,439,286
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$261,780</b>	<b>\$1,096,863</b>	<b>\$80,643</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,439,286</b>
<b>Expenses</b>													
Supervisor Fees	\$800	\$800	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA	\$61	\$61	\$46	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
Engineering	\$1,102	\$375	\$0	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,853
Attorney	\$1,627	\$962	\$857	\$324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,771
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,333
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,758
Information Technology	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467
Website Maintenance	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$39	\$9	\$6	\$30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Printing & Binding	\$159	\$144	\$116	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$476
Insurance	\$9,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,513
Legal Advertising	\$0	\$193	\$0	\$264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456
Other Current Charges	\$131	\$84	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Office Supplies	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$25,829</b>	<b>\$7,350</b>	<b>\$6,413</b>	<b>\$6,417</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,009</b>

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance-Shared Expenses:</b>													
Field Management	\$2,802	\$2,802	\$2,802	\$2,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,208
Management Services Agreement	\$1,909	\$1,909	\$1,909	\$1,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,638
Facility Lease Agreement	\$1,600	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,201
Telephone	\$551	\$549	\$549	\$549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,199
Electric	\$23,510	\$21,015	\$13,870	\$24,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,667
Water & Sewer	\$2,573	\$1,864	\$2,145	\$2,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,002
Gas	\$940	\$1,509	\$2,698	\$4,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,164
Pool and Fountain Maintenance	\$14,420	\$9,638	\$8,555	\$7,423	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,036
Environmental	\$703	\$214	\$214	\$395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,527
Property Insurance	\$28,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,991
Irrigation Repairs	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652
Landscape Contract	\$30,688	\$60,565	\$42,608	\$30,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,549
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate and Gatehouse Expenses	\$1,945	\$911	\$1,333	\$674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,863
Roadways/Sidewalks	\$0	\$2,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,092
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$5,485	\$5,537	\$3,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,171
Repairs & Maintenance	\$451	\$1,739	\$0	\$675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,865
Signage	\$0	\$0	\$0	\$284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284
Security	\$5,483	\$5,483	\$5,483	\$5,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,933
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Seven Eagles:</b>													
Electric	\$1,235	\$152	\$213	\$886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,485
Water & Sewer	\$298	\$343	\$287	\$357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,286
Gas	\$261	\$237	\$369	\$1,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,120
Telephone/Emergency Pool Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Cleaning	\$2,459	\$2,395	\$2,395	\$2,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,710
Landscape Contract	\$472	\$1,820	\$1,002	\$472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,767
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,785	\$2,276	\$2,122	\$1,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,822
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs & Maintenance	\$0	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$125	\$0	\$0	\$157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282
<b>Maintenance - Direct:</b>													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
<b>Total Maintenance</b>	<b>\$123,854</b>	<b>\$224,718</b>	<b>\$94,091</b>	<b>\$91,965</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$534,628</b>
<b>Total Expenses</b>	<b>\$149,684</b>	<b>\$232,068</b>	<b>\$100,504</b>	<b>\$98,382</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$580,637</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$149,684)</b>	<b>\$29,712</b>	<b>\$996,358</b>	<b>(\$17,738)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$858,648</b>

**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**LONG TERM DEBT REPORT**

SERIES 2004-1, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	6.250%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$665,236
RESERVE FUND BALANCE	\$665,236
BONDS OUTSTANDING - 09/30/20	\$13,495,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$505,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$12,990,000</b>

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$163,441
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,430,000</b>

SERIES 2016, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$275,224
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,565,000</b>

SERIES 2017, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$254,647
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,285,000</b>

SERIES 2019, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$326,492
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,975,000</b>

**REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2022**

**TAX COLLECTOR**

							Gross Assessments	\$	5,217,660	\$	1,874,416	\$	1,421,000	\$	347,739	\$	572,366	\$	535,648	\$	466,492		
							Net Assessments	\$	4,904,601	\$	1,761,951	\$	1,335,740	\$	326,875	\$	538,024	\$	503,509	\$	438,502		
								2004-1					2015		2016		2017		2019				
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 35.92%	Debt Svc Fund 27.23%	Debt Svc Fund 6.66%	Debt Svc Fund 10.97%	Debt Svs Fund 10.27%	Debt Svs Fund 8.94%	Total 100%										
11/22/21	ACH	\$ 742,372.52	\$ 29,695.24	\$ 14,253.54	\$ -	\$ 698,423.74	\$ 250,904.91	\$ 190,211.78	\$ 46,547.53	\$ 76,615.51	\$ 71,700.55	\$ 62,443.46	\$ 698,423.74										
11/26/21	ACH	\$ 32,520.09	\$ 1,631.32	\$ 617.78	\$ -	\$ 30,270.99	\$ 10,874.69	\$ 8,244.13	\$ 2,017.46	\$ 3,320.66	\$ 3,107.64	\$ 2,706.42	\$ 30,270.99										
12/8/21	ACH	\$ 2,911,215.17	\$ 116,450.07	\$ 55,895.30	\$ -	\$ 2,738,869.80	\$ 983,924.02	\$ 745,915.78	\$ 182,536.23	\$ 300,447.83	\$ 281,173.81	\$ 244,872.14	\$ 2,738,869.80										
12/9/21	ACH	\$ 3,843.91	\$ 47.13	\$ 75.94	\$ -	\$ 3,720.84	\$ 1,336.69	\$ 1,013.35	\$ 247.98	\$ 408.17	\$ 381.98	\$ 332.67	\$ 3,720.84										
12/22/21	ACH	\$ 328,800.70	\$ 11,803.56	\$ 6,339.93	\$ -	\$ 310,657.21	\$ 111,601.91	\$ 84,605.74	\$ 20,704.23	\$ 34,078.39	\$ 31,892.23	\$ 27,774.70	\$ 310,657.21										
1/10/22	ACH	\$ 224,088.54	\$ 6,722.75	\$ 4,347.32	\$ -	\$ 213,018.47	\$ 76,525.72	\$ 58,014.38	\$ 14,196.95	\$ 23,367.64	\$ 21,868.59	\$ 19,045.19	\$ 213,018.47										
1/10/22	ACH	\$ 12,057.59	\$ 361.74	\$ 233.92	\$ -	\$ 11,461.93	\$ 4,117.64	\$ 3,121.59	\$ 763.90	\$ 1,257.35	\$ 1,176.69	\$ 1,024.77	\$ 11,461.93										
2/10/22	ACH	\$ 4,661.26	\$ 93.23	\$ -	\$ -	\$ 4,568.03	\$ 1,641.04	\$ 1,244.08	\$ 304.44	\$ 501.10	\$ 468.96	\$ 408.41	\$ 4,568.03										
2/10/22	ACH	\$ 221,148.95	\$ 4,660.10	\$ 4,329.78	\$ -	\$ 212,159.07	\$ 76,216.99	\$ 57,780.33	\$ 14,139.67	\$ 23,273.37	\$ 21,780.36	\$ 18,968.35	\$ 212,159.07										
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## SECTION 4

**Reunion East and West R&M**

<b>FY2022 Projects</b>	<b>Estimated Cost</b>	<b>RE 53%</b>	<b>RW 47%</b>	<b>Budget Amount</b>	<b>Actual Cost</b>	<b>Estimated Date</b>
<b>Building Improvements</b>						
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345			Apr-22
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972			Apr-22
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711			Apr-22
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875			Apr-22
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875			Apr-22
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711			Apr-22
Repair/Rebuild Two Roadway Arbors	\$9,390	\$4,977	\$4,413			May-22
Seven Eagles Roof Replacement	\$167,000	\$88,510	\$78,490			Jun-22
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050			Oct-21
Seven Eagles Functional Fitness Center	\$26,000	\$13,780	\$12,220			
	<b>\$267,365</b>	<b>\$141,703</b>	<b>\$125,662</b>	<b>\$ 241,500</b>		
<b>Gate/Gatehouse Improvements</b>						
Upgrade Access Control System for Reunion Resort/Reunion Village Gate	\$75,485	\$40,007	\$35,478			TBD
Upgrade Access Control for Carriage Pointe	\$40,000	\$21,200	\$18,800			Jun-22
	<b>\$115,485</b>	<b>\$61,207</b>	<b>\$54,278</b>	<b>\$ 100,000</b>		
<b>Pool Furniture</b>						
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables at Terraces Pool	\$13,032	\$6,907	\$6,125		\$ 13,032.00	Mar-22
	<b>\$13,032</b>	<b>\$6,907</b>	<b>\$6,125</b>	<b>\$ 25,000</b>		
<b>Pool Repair &amp; Replacement</b>						
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489			Mar-22
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515			Mar-22
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972			TBD
Pool Gates (5)	\$37,500	\$19,875	\$17,625			
	<b>\$88,512</b>	<b>\$46,911</b>	<b>\$41,601</b>	<b>\$ 50,000</b>		
<b>Signage</b>						
No Parking Signs	\$60,800	\$32,224	\$28,576			TBD
	<b>\$60,800</b>	<b>\$32,224</b>	<b>\$28,576</b>	<b>\$ 65,000</b>		
<b>Capital Outlay</b>						
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740			May-22
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290			May-22
	<b>\$249,000</b>	<b>\$131,970</b>	<b>\$117,030</b>	<b>\$ 250,000</b>		
<b>Landscape Improvements</b>						
Ribbon Palms				\$ 50,000		
Fountain Improvements				\$ 10,000		
Monument Improvements				\$ 10,000		
Lighting Improvements				\$ 5,000		
Irrigation Improvements				\$ 25,000		
Roadway Improvements				\$ 50,000		
Seven Eagles Gate/Gatehouse Improvements				\$ 5,000		
Seven Eagles Pool Furniture				\$ 15,000		
Seven Eagles Landscape Improvements				\$ 5,000		
<b>Estimated Totals &amp; Total Adopted R&amp;M Budget FY2022</b>	<b>\$794,194</b>	<b>\$420,923</b>	<b>\$373,271</b>	<b>\$ 906,500</b>	<b>\$ 13,032</b>	