

**SUMMARY OF JOINT WORKSHOP
REUNION EAST AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **May 11, 2023** at 10:04 a.m. via Zoom Communication Media Technology and at Heritage Crossings Community Center, 7715 Heritage Crossings Way, Kissimmee, Florida.

Present and constituting a quorum:

Mark Greenstein
Steven Goldstein
Trudy Hobbs
John Dryburgh
June Wispelwey (*via Zoom*)

Chairman Reunion East
Vice Chairman Reunion East
Assistant Secretary Reunion East
Assistant Secretary Reunion East
Assistant Secretary Reunion East

Graham Staley
Sharon Harley
Bill Witcher
Mike Barry

Chairman Reunion West
Vice Chairman Reunion West
Assistant Secretary Reunion West
Assistant Secretary Reunion West

Also present were:

Tricia Adams
Kristen Trucco
Alan Scheerer
Residents

District Manager
District Counsel
Field Manager

No members of the public made a comment.

Ms. Adams recalled that the Boards directed staff to schedule a joint workshop for the purpose reviewing agreements between Reunion East Community Development District or Reunion West Community Development District and the Reunion Resort of Orlando Master Association or Kingwood entities.

A binder with all agreements was presented to Board members. A table was presented to the Boards that included details of type of agreement, organization, effective date of agreement, expiration date of agreement and terms or costs of agreement. Ms. Adams presented the table line by line with Reunion East agreements being presented first in the table.

Supervisor Staley noted that the agreements are in overall good shape but he did want clarification on a few issues. He noted that many agreements referred to ownership of books and records. Mr. Staley asked for legal clarification on what private records would be available to the CDD. For example, if the records calculating security fees would be provided to the CDD if requested?

Ms. Trucco advised that the CDD has a public records provision included in agreements which is in accordance with Florida law. CDD documents and financials are subject to public inspection and that applies to the vendors who the CDD does business with for documents that relate to those agreements. There are also indemnification provisions if they fail to maintain records and the CDD is damaged.

Mr. Dryburgh asked about requesting security records related to security patrols and Ms. Trucco advised that records related to the service being provided should be able to be obtained.

Mr. Greenstein asked about the right to see the security personnel expenses and Ms. Trucco advised that it would be subject to the exact public records language in that specific agreement.

Mr. Barry questioned the right to access vendor records. Ms. Adams noted that some of the older agreements refer to the CDD maintaining public records and the vendor is asked to acknowledge that the CDD records are public records. The language in newer agreements may be different.

Mr. Greenstein reiterated that the CDD is a government, and our records are public. He also noted that the CDD pays a portion of the overall security expenses. The Master Association also pays for a significant portion of security services.

Ms. Trucco reiterated the CDD can ask for records related to the provision of service.

Ms. Wispelwey stated that Reunion Security is run by Kingwood. Ms. Adams noted the CDD contracts with the Master Association and the Master Association hires Reunion Security which is a Kingwood entity. Ms. Wispelwey inquired if the CDD could hire a different security service provider. Ms. Adams said the Boards have the ability to terminate agreements.

Ms. Trucco said that an alternative to looking at the Reunion Security expenses is to obtain proposals from other service providers. Ms. Harley noted that other CDDs pay more than Reunion CDDs for security.

Ms. Adams presented other license agreements for mailboxes, improvements at Carriage Pointe, license agreements for upgraded security equipment. Mr. Staley noted a gap in the security agreement. She also presented a Management Service Agreement for Heritage Crossings Community Center and The Stables.

There was discussion about the dumpster at The Stables and who manages the dumpsters. Ms. Adams indicated the dumpsters are managed by the Master Association.

Ms. Adams presented a recreational easement for the dog park and playground area owned by Kingwood and used by Reunion East CDD. Agreements for custodial services at pool facilities and Seven Eagles with Reunion Club of Orlando which is a Kingwood entity. A roof replacement agreement with Kingwood was presented and Mr. Staley inquired about the qualifications of workers and Mr. Scheerer noted the bid was provided as a result of a competitive bid process and that they were subcontractors of Kingwood from Georgia. Discussion ensued regarding the qualifications of contractors and treating vendors equally. Ms. Trucco noted that the Board can demand information regarding subcontractors per the terms of the agreements.

Ms. Adams presented other service agreements such as painting, parking enforcement, amended security service provider agreements, and agreement extensions.

Reunion West agreements included security agreements, license agreement with the Master Association, license agreements, a monument signage construction easement agreement with Kingwood, and a parking enforcement agreement.

Mr. Staley inquired about other issues with Kingwood such as the irrigation matter at Reunion East and the encroachment matter at Reunion West. Ms. Adams noted there is also ongoing discussion with Reunion East Board regarding future use of The Stables and Kingwood may become involved in that.

Ms. Trucco advised that the matters regarding irrigation and the encroachment are with Kingwood and she has been updating the Boards. Kingwood's counsel is reviewing comments provided by District counsel.

Ms. Wispelwey inquired about mailbox kiosks. Discussion ensued about no postal service being available at Reunion West Encore neighborhood. Mr. Scheerer noted mailbox kiosks are installed in certain areas of Reunion Village. Board members asserted that the post office views Reunion as a rental community so mail service is a challenge for Reunion residents. Mr. Greenstein reiterated mail service is not a CDD matter but the CDD supports the efforts of residents to improve mail service.

Mr. Barry inquired about any overall concerns and Ms. Adams noted there were no concerns from a business perspective nor from a delivery of service perspective.

Mr. Greenstein felt the Board met its responsibilities to review the agreements with Kingwood and affiliates.

There was no public comment.

The workshop was adjourned by Ms. Adams at 11:07 a.m.