

**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 13, 2025** at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley
Sharon Harley
Mark Greenstein
William (Bill) Witcher

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
James Curley
Alan Scheerer
Darrin Mossing Jr.
Jamie McMillan
Victor Vargas
Pete Whitman
Garrett Huegel
Grace Montanez
Shaianne Berry

District Manager
District Counsel
District Engineer
Field Manager
GMS
GMS
Reunion Security
Yellowstone Landscape
Yellowstone Landscape
Reunion West POA
Reunion West POA

The following is a summary of the discussions and actions taken at the February 13, 2025 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:00 a.m. and called the roll. All Supervisors were present in person constituting a quorum.

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Ms. Adams opened the public comment period. The following residents addressed the Board:

- Resident (Jon de Groot) expressed concern about where the mailboxes are placed there in Reunion Village. The only place to stop to get your mail is blocking the whole traffic lane there at the turn. He asked is there something in the future that's going to be put in to either drive in or go around that rather than block the lane of traffic. Ms. Adams stated that this meeting was for the Reunion West Community Development District. Reunion Village happens to fall within the Reunion East Community Development District. She noted the Reunion East Board does meet today, later at 1:00 p.m. Ms. Adams noted that she would make the Board aware of the concern. Resident (Jon de Groot) stated that the other thing is the landscaping in front of their house has died. The tree is dead and the landscaping is gone. He noted that the landscape company came out and looked at it. The builder came out and looked at it, but no one from the HOA has come out to look at it and see what the problem is. Ms. Adams stated the association does have declarations that have been recorded. The declarations identify the maintenance standards for that portion of property in front of your home. The association is ultimately responsible for enforcing the declaration. The reason that you may have been directed to speak to your builder is perhaps there may be some warranty issues. Ms. Adams reiterated that these are not CDD matters. The CDD does not have any ability to control the association. Ms. Adams noted that her contact details are on the Reunion East and the Reunion West CDD websites. If you want to send me an email, I'd be more than happy to give you contact details for the association.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the January 9,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the January 9, 2025 Board of Supervisors meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package.

Mr. Staley stated I've got two or three. The first one is on page three of the minutes. The start of the second paragraph is, "Mr. Staley clarified" and then there's an italics correction. It still isn't quite right. It should say, this was in discussion about the sheriff and the jurisdiction for traffic

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enforcement, etc. It should have said if the CDD did not acknowledge that the OCSD had jurisdiction, was the CDD effectively saying it did not want any traffic enforcement? That's what I said. I'll give you that and you can correct that. Mr. Staley stated my point was, if we are not proactive in seeking jurisdiction, then it looks like we don't want any traffic enforcement and I don't want that to be a statement that's out there. Ms. Adams stated that they will make that correction to the minutes.

Mr. Staley stated on page 9 of 15 I have two small corrections. In the middle of that page, page nine, it talks about the parking rules on December 20th. It's actually the 23rd. That's when we issued the parking rules. Then towards the bottom, when Mr. Sweeney was speaking, it says there that he recalled there was no parking for the first 50 years on White Marsh Way. Obviously, I think he said 15, not 50. Ms. Adams stated staff will make that correction to the minutes.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Minutes of the January 9, 2025 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-03
Setting a Public Hearing to Amend and
Restate the Parking Rules**

Ms. Adams stated the next item on the agenda is consideration of Resolution 2025-03, setting a public hearing to amend and restate the parking rules. Included in your agenda packet on page 21 is the resolution for Board review. Ms. Adams noted that approval of this resolution sets a rule hearing on April 10, 2025 at 11:00 a.m. for the purpose of reviewing and making any updates that are necessary to the parking rules, including the parking maps. After we set the public hearing. I do have a couple of documents to walk the board through and to get some initial feedback regarding proposed changes to the verbiage in the parking rules, as well as a proposed change to the tow away zones.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor Resolution 2025-03 Setting a Public Hearing to Amend and Restate the Parking Rules for April 10, 2025 at 11:00 a.m. was approved.

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Ms. Adams stated as an attachment to the resolution there is a copy of the existing parking rules. Originally, the parking rules were adopted back in 2020, and they've been amended and restated in April 2021 and then again in December 2023. The parking rules at Reunion are in alignment with each District's jurisdiction. Reunion West CDD has parking rules for Reunion West. Reunion East has parking rules for Reunion East. Last calendar year, Reunion East was having some challenges. Security notified staff and Board members that there were some challenges with abandoned vehicles and needed some clarification in the parking rules regarding their ability to tow abandoned vehicles and how many days a vehicle could be left on the road to be considered an abandoned vehicle. Last month, Mr. Chairman Staley made a good point that it made sense for Reunion East and Reunion West to work in tandem and if there are updates at Reunion East to consider those same updates for Reunion West.

Ms. Adams noted that in the agenda they have the current parking rules and then we have proposed parking rules. The proposed parking rules start on page 36, and this document identifies the differences between where your current parking rules are and changes that Reunion East may have made. It is redlined so you can clearly see where any revisions have been made. Section 5.3 will be expanded to identify that it includes mailbox and playground parking, which are both pertinent to Reunion West CDD. There's a clarifying statement on page 37 that if there's any permission for temporary exemptions from tow away zones, it will be done at a public Board of Supervisors meeting. Section 5.3 addresses limitations in parking at the playground and the mailbox kiosk. This is for the Valhalla playground, where the mailbox kiosk is appurtenant to the playground area. Patrons who are using those parking spaces should be there for the purpose of the playground or the mailbox kiosk. There is a time limit for mailbox parking of 15 minutes, and playground use is restricted to 60 minutes. We have an agreement with the association who utilizes Reunion Security for enforcement of parking rules. If they see a family playing at the playground, obviously there for the intended purpose and they are there for 65 minutes, that's not what this is about. This is about the ability to tow a vehicle that's clearly not there for the purpose of using the playground.

Mr. Staley stated something we should consider is we have five spaces outside the playground. One is disabled, which should stay, and the other four all say limited use for playground and mailboxes. When we look at this and approve it in due course, perhaps we should consider making two of the spaces, playground and mailbox, and leaving the other two spaces free

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because there's another home being built on that corner. We're going to have parking issues and at least if we could provide a couple of spaces there. Because the need for four spaces for the playground and the kiosk I don't think is necessary, but we can debate that. It's similar to what you've done at Gathering, where you've made some exclusively for the swimming pool and the kiosk, but you've left some of those spaces open for anybody.

Ms. Adams stated for point of reference on page 33, there is a map with the Tow Away zones for the Valhalla area, including the playground and the mail kiosk. You'll see the number of spaces there. We can take direction from the Board if we want to designate two of those spaces without restricting to playground or mailbox parking only.

Mr. Staley stated we can think about it and decide next time when we come to approve it.

Ms. Harley asked don't we just have the park in use for certain hours, like dawn to dusk? So couldn't they use those parking spaces after dusk until dawn for any overflow parking? Ms. Adams stated that they could consider something like mailbox and playground parking only from dawn to dusk. Ms. Harley stated then any additional parking needed by some of the bigger homes to get them off the road, use them after dusk. Ms. Adams stated they will take a look at that and come up with some options for the Board to consider.

Mr. Greenstein stated that he would hope that Mr. Vargas and his security officers are applying some discretion. If someone is parked in a spot that is for the playground, but it's at night that they're not being towed.

Mr. Witcher stated it's going to be a difficult clarification issue for security to be able to identify because a number of those big homes people rent them because they can stay there and be entertained with the pool and the theme rooms and those sorts of things. They park there overnight and the next morning they're not going to come move their vehicles so that it becomes a playground parking spot.

Ms. Adams stated that's a good point. She noted that oftentimes what they'll do once we have a good draft of the rules with Board member input, we circulate it to staff and have some direct dialogue outside of a Board meeting regarding any concerns about enforcing the parking policies. So we'll address that and come back to the Board with a recommendation. Board members, do you want to go back to the changes or any other discussion regarding the proposed mailbox parking at this time?

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Mr. Staley stated the main reason for updating this because we had no abandoned vehicle policy on the West side.

Ms. Adams stated yes, exactly. On page 38, there was a redundant statement here regarding not parking within 15 ft. of a fire hydrant. The reason it's a little bit redundant is because all of the parking must be consistent with state of Florida traffic laws as well as any local codes and ordinances. It's always illegal to park within 15 ft. of a fire hydrant, but there might be some who are not aware of that. For the sake of clarity, that's been added in. Then the most salient change, as Chairman Staley just indicated, is Section 5.3.5, which is addressing abandoned vehicles. There was protracted discussion at Reunion East CDD regarding how many days a vehicle can be parked on the road before it can be considered abandoned. Ultimately the Reunion East Board settled on five days. There is a warning process. There's an attempt to communicate with the vehicle owners, but if a vehicle does not move for five days, ultimately it is considered an abandoned vehicle and subject to being immediately towed. Mr. Staley asked am I correct in thinking that if a vehicle doesn't have a license, that you immediately tow? Ms. Adams answered yes, that is correct.

Ms. Adams stated we have a tow away zone map on page 41 regarding some possible changes in the vicinity of White Marsh Way and Loxahatchee Court, where there are some parking constraints. I'll address Loxahatchee Court first. The Board had addressed this previously, but it was never implemented into the parking rules. At Loxahatchee Court, there's an anomaly because the cul de sac that's at that location does not function like all the other cul de sacs in the community. There is a little spur road at the side of the cul de sac, which is an alleyway and there were quite a few parking constraints for the property owners on this street. They strongly requested and security reviewed, the engineer reviewed and ultimately agreed that there would be no hazard with allowing parking on the top side of Loxahatchee Court. Typically a cul de sac is a turnaround for a utility vehicle or an emergency vehicle. However, at Loxahatchee Court it does not function that way because of this little spur road, that alleyway that goes behind it.

Mr. Staley stated just because it has an alleyway, why is it any different to all the other cul de sacs that we have?

Ms. Adams stated most of the cul de sacs are designed where they terminate, and it's a turnaround for garbage trucks, for fire trucks, and they need all of that space in order to turn around within a cul de sac. They don't need that space because of the spur road that's attached to the cul de sac. It has been reviewed by staff and as well as by the engineer who prepared this.

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Ms. Adams stated we also want to carefully look at this White Marsh Way. This has been an issue that the Board has been reviewing. There's a space in here that Board members have directed staff to review and ultimately see if we can allow for an additional parking area on vacant property. White Marsh Way is an area where the property owners are concerned about their ability to park vehicles on the roadway. This is an optional layout for Board review.

Mr. Staley stated that's going back to the way it was three, four years ago. We took the decision in 2023 to extend the no parking all the way past the junction with Muirfield, which is where the current signage is, because of the dangers on that corner of people not being able to come out of Muirfield while people were parked on the opposite side.

Ms. Adams stated if that's still a concern, we can leave it the way that it is now.

Mr. Staley stated I don't know what's changed. I know that's what the residents want. They want to be able to park there. But we made that decision because we thought it was dangerous on that corner. I don't know what Victor thinks. You obviously patrol that area more than I do. Do you have a view?

Mr. Scheerer stated one of the discussion items that we had last month was getting with the engineer and seeing about the ability to provide more parking spaces on vacant property.

Mr. Staley stated that's a separate subject. Mr. Staley stated page 30 is correct. The existing rules are where we want it to be. Ms. Adams stated she understood the Board's direction that White Marsh Way would not change, only Loxahatchee Court. Mr. Staley stated White Marsh is okay as is as from December 2023, in my view.

Mr. Staley asked District Engineer Mr. Curley, if he has had chance to consider at a high level the possibility of building that parking lay-by on the White Marsh mound? Mr. Curley answered no. Mr. Staley stated if you could, before the next meeting, please just do a high-level consideration. Ms. Adams stated they should consider the budget planning and feasibility too.

Mr. Curley stated the issue that you potentially have there is a gas line there. I think. We had to take into consideration when we leveled that.

Mr. Scheerer stated there are a couple locations that I think are eligible. I know we looked at possible dumpster locations at one time. There may be an ability to put a couple sets of parallel parking on either side of the road.

Mr. Staley stated there is one other thing which you may not have noticed on the existing rules for this space on page 30. If you look at Golden Bear as you go past Loxahatchee towards

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White Marsh there are two red lines which suggest no parking on those two pieces of road. There's no parking on those two. On your proposal you're suggesting getting rid of one of those. I just want to make sure this was something you deliberately are proposing because otherwise we're going to get in a mess. You've eliminated one of those no parking areas.

Ms. Adams stated yes, and what we'll do is we'll go back to the existing map because this map is highlighting the changes on Loxahatchee rather than identifying parking on Golden Bear. We'll use the existing map on the previous page and adjust that according to the Board's input today when you see the proposed parking maps and it will include all the current conditions.

Mr. Staley stated on that particular corner there is a three lot, three story home being built. I want to make sure no one's been lobbying you to make this no parking because of that. Ms. Adams stated no. She noted Golden Bear not considered as part of this map. There are no proposed changes to the conditions on Golden Bear. Mr. Staley stated I think we should continue have no parking in that space.

Ms. Adams stated there's one related issue to the tow away zones and the parking rules. From time to time we have a property owner at Reunion who has requested handicapped parking on the public roadway. When it comes to handicapped parking for the playground or mailbox kiosks, we need to be cognizant of that and make sure that there's access to the CDD amenities and facilities in accordance with ADA guidelines. However, there's no requirement to have handicapped parking on the public roadway. When this question has previously come up at Reunion East, staff provided information to the Board of supervisors regarding best practices for cities and other local governments. Ultimately Reunion East Board decided not to designate any handicapped parking on the public roadway, but rather to continue with the existing parking rules which allow for parking in appropriate parking zones on a first come, first served basis. I have specifically had a request from a property owner on White Marsh Way regarding the Board approving a handicap park parking space nearby their home. I wanted to just mention that today and get direction from the Board if you would like for staff to come back and make a recommendation or if you want to keep the approach in tandem with Reunion East, you can choose to do that. This is a policy matter that's up to the Board. No decision needs to be made today. Mr. Staley stated if we start dropping in disabled spaces, we'll be constantly changing them as people buy and sell homes. That's just more complicated than it needs to be. Mr. Greenstein stated beyond

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that issue, if I recall correctly, we didn't have the authority. We didn't believe we could dedicate a spot to particular homeowner, a property owner.

Mr. Staley stated I'm very sensitive to the issues people have here, which is why I think we should consider that lay by option. The residents there have also asked for permit parking on that stretch of road as well because it is difficult. When you've bought a home and you can't park your car outside it, it's tough. Several of those homes have multiple vehicles. I think we should continue to pursue the parallel parking option. It's relatively low cost in the big scheme of things.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-04
Acquisition of Reunion Fairways 17 & 18
Phase 3 Improvements**

Ms. Adams stated the next agenda item is item number five. Approval of this resolution would approve the conveyance of stormwater improvements in certain property in Reunion West. District counsel has been doing an audit of any CDD bond construction funds that were used to build infrastructure, whether that's property or infrastructure improvements within certain property. One of the areas that Ms. Trucco's team has been working on to identify needs to be conveyed to the CDD is related to this resolution. She has put together the resolution as well as all of the supporting documentation.

Ms. Trucco recalled at the last Board meeting, they saw a requisition of funds from the developer for the Series 2019 bonds. The Board approved that; it was Requisition #9 of the Series 2019 bond in order to reimburse the developer, who in this case is Reunion West Development Partners LLP, the bond funds for constructing the infrastructure that was indicated in that requisition. The District engineer team went through all of the completed improvements and took a look at what was approved and its cost for allocation of bond funds, and they prepared that requisition. Based on my review of their requisition, they're requesting reimbursement for stormwater improvements in the Reunion fairways 17 and 18 Phase 3 plat. Thus, it was a request for reimbursement of bond funds from the developer for completed stormwater infrastructure improvements located within that plat. I wanted to make sure that we have a formal resolution. This is what we're recommending moving forward anytime there's a requisition request, that we have a resolution that approves conveyance documents related to the completed infrastructure.

Ms. Trucco stated I am waiting for confirmation from the District engineer that this stormwater system that we're requisitioning represents the entire system in that plat. Otherwise,

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what we do recommend is to have your engineer identify the location of the portion of the system being requisitioned; that could be done through highlighting the plat, or they have all the construction plans and they can highlight exactly what portion of the stormwater system is being requisitioned. You spoke about the value; I got that value from the requisition that Steve prepared that this Board approved last month. Ms. Trucco stated I think it would be helpful to include that requisition in this agenda item so that you understand where I'm getting that number from. It's from the engineer's requisition report. The Board approved the payment of \$89,313 but the engineer has identified \$230k approximately. That's where I'm getting that number from. The engineer sent all of that backup information too; we can absolutely include that at the next Board meeting if the Board wants. Ms. Adams noted that it was included in last month's agenda packet as the backup for the bond requisition. It's already in the public record and available.

Ms. Adams stated after this is done, the next step is we can get a certificate from the District engineer declaring the Series 2019 project complete. That information is provided to the Trustee and then they move anything that's left in the construction fund over to the general redemption fund for the bond. Mr. Staley stated between now and next meeting, perhaps you could also tell us what's left in the other construction funds for the other series. Ms. Adams stated I can show you today in the financials.

Ms. Adams clarified that the Board is not approving any payment whatsoever to the developer through this process. That has already happened when the Board approved the bond requisition. The Board is just approving that the improvements will be conveyed to the District when Ms. Trucco's team receives all of the necessary legal paperwork from the developer. Ms. Trucco stated I'm not going to sign off on it until I have these documents signed by developer and the District engineer. I've already sent them to developer's counsel. Ms. Trucco recommended approval today in substantial form.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor Resolution 2025-04 Acquisition of Reunion Fairways 17 & 18 Phase 3 Improvements was approved in substantial form.

SIXTH ORDER OF BUSINESS**Consideration of Scheduling Joint
Workshops in March and June**

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Ms. Adams stated this is consideration of scheduling a joint workshop between Reunion West CDD and Reunion East CDD, perhaps in March and in June. These two dates were chosen because of the budget cycle and some other important joint projects that will be coming up.

Board members have been informed by our field operations manager, we are going out to bid for landscape services. We're going to be issuing a joint request for proposals for landscape services for Reunion East and Reunion West CDD because we're at the end of our five-year allowance for the current service provider. Florida statutes require that if a contract is over a certain financial threshold, in this case \$195,000, we're required to go out to public bid and receive sealed bids. It's a formalized process that the Board will be involved in. At the March meetings, staff will be presenting a project manual, including the request for proposal package, all of the important dates, all of the criteria that the Board will be using to evaluate the proposals and making other important decisions regarding the evaluation process. It makes sense that the Boards may want to review the packet together to get all of the input and direction to staff during a workshop, and then Reunion West and Reunion East, respectively, can make their approvals for the project manual.

Mr. Staley stated they've been doing the work on the five-year capital plan. The five-year Capital Plan is essential to the assessment review that we'll be doing later on for 2026. In order to get a good view of what our assessment increase will be in 2026, we want to have a five-year capital plan so that we can take an initial view on how we might stage the increases over the coming five years. Mr. Staley stated he thinks that affects the East as much as the West. He noted that the March meeting should include a discussion around the FY2026 to FY2030 capital plan. I'm not expecting bids. Just discussion of projects like roads, air conditioning systems, roofs, projects and broad numbers for planning purposes.

Mr. Staley noted that he would also like to have a discussion with the East as well to discuss the Heritage Crossing building and what the vision for that building because it's a significant ongoing expense. He noted he would like an update on the stables and a conversation around the vision for the stables and there may be other projects that come out of that five-year plan that we want to talk about jointly. Mr. Staley stated as a reminder to everyone that the East is paying 57% of these projects and the West is paying 43% so they are in a shared situation.

Mr. Staley noted that if they had a meeting in June, that would probably be exclusively about the revenue budget.

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Ms. Adams stated legally, the way that that would work in order to allow for no violation of Sunshine Laws is we can notice Reunion East having a workshop during the time that Reunion West would typically be meeting. So your meeting is already noticed, and we'll schedule a workshop for Reunion East. The Board members can discuss any CDD matters during that period and then Reunion West will take their Board action during your meeting time and then Reunion East will take Board action during the meeting time. Typically, during a workshop the Board is not making decisions or making motions, it's more of a discussion opportunity.

Ms. Adams stated the schedule the Board is considering is Reunion West at 11:00 a.m. on March 13, then a joint workshop at 12:00 p.m., and then Reunion East meeting would be after.

Ms. Trucco stated that Mr. Staley mentioned a discussion on the stables. She noted that issue is being reviewed by the Reunion East CDD's Tax Bond Counsel right now. She is still waiting for an estimate on when that review and report will be completed.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor Scheduling a Joint Workshop Meeting for Reunion West and Reunion East in March 2025 and June 2025 was approved.

SEVENTH ORDER OF BUSINESS

**Review of Fiscal Year 2026 Replacement
and Maintenance Project List**

Ms. Adams stated Alan and staff are preparing for the proposed Fiscal Year 2026 budget. One of the items that we need to have a sense of is how much how much funding to allocate for the R&M Fund in Fiscal Year 2026. Included on page 63 is a draft project list. This is a discussion item in order to allow for Board input as well as any input from staff that's in attendance today. Ms. Adams reviewed the draft project list and their rough cost estimates.

Mr. Staley appreciated the level of detail that went into the project list. Mr. Staley stated before the workshop he would suggest having a conversation with Grace about Encore. Is there anything over there that we think we might have to do in the next five years, not just one year? And the same goes for Reunion Village. He noted that they need to think about those two communities as well.

EIGHTH ORDER OF BUSINESS

**Discussion on Amazon Delivery
Procedures at Certain Entrance Gates**

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Ms. Adams stated the next item is a very preliminary discussion item. She noted she had been contacted by Amazon Delivery Services. They are very busy with deliveries at Reunion. There's on average about 50 deliveries a day from Amazon. They utilize marked vehicles that are marked "Amazon Delivery Carriers" and they also utilize unmarked delivery carriers. They have a very unique delivery service. Unlike UPS who might come in once a day with one truck, this is multiple vehicles throughout the day and night. They have a system where their equipment can be installed at certain entrances in order to allow for expedited Amazon delivery. Rather than needing to go through the gate and needing to be let in by security or completely not have access at resident only gates it's an option. This is a policy issue that would be up to the Board. Ms. Adams stated that she did not do any work on this because she didn't want to get ahead of the Board. She noted that the Board could direct staff to come back with some options if they were interested. The technical specifications are on page 65 of the agenda which shows the equipment that is installed and then the drivers have compatible openers and they're indicating that there's a verification process but it's Amazon that's verifying this process. Mr. Staley stated I can imagine these drivers change every five minutes, and my only concern would be do they lose access to the app once they're no longer employed by Amazon. Ms. Adams stated these are public roadways. This is more of an expedited entry than any other issue. Ms. Adams stated they still need to completely vet this, they wanted to gauge interest before investing time into this item without Board direction.

Mr. Staley stated that it seems like a reasonable thing to consider. He suggested that Ms. Adams and Mr. Vargas do a bit more research on this item.

NINTH ORDER OF BUSINESS

**Discussion Regarding CDD
Communications**

Ms. Adams stated the next agenda item is discussion regarding CDD communications. She noted that the CDD is in compliance with Florida law for example noticing the meetings in the newspaper, posting the agenda seven day in advance as well as the meeting schedules on the website. However, there has been frustration that perhaps the CDD could be doing more at Reunion in order to communicate with property owners. Chairman Staley has prepared discussion points which are included in the agenda packet on page 68.

Mr. Staley stated he got concerned about communications during the pavement project because it felt like we were incapable of communicating with the community promptly and quickly in the event of an issue, for example, the issues with the pavement work.

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Mr. Staley stated that there are three buckets here. The first is the Sunshine Law. We can always talk to staff but I think we're pretty limited what we can do here. The other two areas, we would love it if the community was coming to us and engaging directly with the CDD. They have access to the monthly meetings. They have the minutes, which sometimes are very difficult to read anyway because of the complexity of the subjects. They have the website they can go to and they can also contact Board members.

Mr. Staley stated the area where I think we can make the most difference is with our outreach to the community. We talk to people, we have public meetings, etc. But we also use the HOA and the POA to send out email blasts. It probably takes two or three days to get something sent out that way, it's not a quick process, but it works. A lot of people don't seem to have their email addresses on the HOA databases because they're saying we never see the agenda, we never see anything the CDD is doing. That's something they have to fix. They have to talk to their HOAs.

Mr. Staley stated that they continue to use the email blasts, but they can also use the Facebook groups. We're not allowed to use Facebook ourselves as individuals. But if we want to get something out quickly, like we know there's an issue with the pavement, we could send a notice to the two administrators of the Facebook Group and I know they would post it straight away and you would reach 1,000 people.

Mr. Staley stated that Ms. Adams mentioned what she's done in some CDDs, you can actually set up an email system that we control as a CDD and we can send out communications from that system. It would be an opting in system, so residents and owners would have to register with us, just like they register with the HOA. Ms. Trucco commented on potential legal issues related to use of social media platforms for communicating CDD business. He stated that is something I would like us to talk about at the workshop.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Sunshine Law and Public Records Law**

Ms. Trucco stated that her firm has provided an update to most of their Boards. It's just a reminder about the Sunshine Law and the public records laws that apply to CDD Supervisors as public officials in the state of Florida. It was prompted because we came across a new case that is attached to this memorandum called Paris vs. State, wherein two city council members were criminally convicted and sentenced to serve jail time for violating the Sunshine Law after holding

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a meeting with other council members without the proper notice and without the meeting being open to the public, which is a violation of the Sunshine Law. Ms. Trucco reviewed the Sunshine Law and best practices for the Board.

B. Engineer

i. Pavement Project Update

Ms. Adams stated on page 85 there's an overview of how to address the speed hump sign locations. James Curley prepared an updated paving punch list report and provided the spec sheet for the advanced warning markings for speed humps.

Mr. Curley stated we've gone through and fixed all the issues and deficiencies with the exception of the power washing, which is happening today, actually right now. That is the last item that is still going on. We've installed some speed humps, some of those were not uniform, height wise. We brought those all up to the correct height. We've gone out there, we measured them and they are all correct now and within that three-and-a-half-inch height range.

Mr. Curley stated he did contact Matt about moving the signs and Matt will have to issue a change order to move the signs. The price would be just over \$14,000.

Mr. Witcher stated his opinion is that it was not the first time that they've done this type of project and they should have known that the signs were in an inappropriate place. They should have known not to put them behind other signs. They should have known not to put them behind trees. He stated that the amount of paint that they're putting down is insufficient. They are not using an appropriate product that's reflective enough to be able to see

Mr. Staley stated in Mr. Curley's document it says all speed bumps have been repainted with a better coat or reflective paint. Ms. Adams asked for clarification from Mr. Curley. Mr. Curley stated the document should say "of" not "or" reflective paint.

Board consensus was that the progressive striping is a good idea. Ms. Adams noted that they would bring back proposals for that item.

C. Field Manager Updates

Mr. Scheerer had nothing additional to report at this time.

D. District Manager's Report

i. Action Items List

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Ms. Adams reviewed the Action Items List, which was included in the agenda package.

ii. Approval of Check Register

Ms. Adams presented the check register which was included in the agenda package on page 97, along with a detailed check run.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Check Register was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financial statements.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included for informational purposes.

E. Security Report

Ms. Adams noted that the security report was included in the agenda package for Board review.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Harley stated a few residents have come to her and said we don't have any trash bins. Now there's more full-time residents, there's more people walking around the resorts, more people walking their dogs. There are no trash cans periodically.

Ms. Adams asked Board members if they would like to have a recommendation from the field operations manager or does the Board want to see proposals for additional trash receptacles or dog waste stations on CDD property? Or you want to have a discussion next month? Ms. Adams stated you would need to consider installation, but also the maintenance of them. That would need to be considered as it impacts the budget. Board direction was for Mr. Scheerer to research best locations for additional trash and waste stations.

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THIRTEENTH ORDER OF BUSINESS

Next Meeting Date: March 13, 2025

Ms. Adams stated that the next meeting was scheduled for March 13, 2025 at 11:00 a.m.
at this location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Tricia Adams

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Secretary/Assistant Secretary

Signed by:

Graham Staley

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Chairman/Vice Chairman