

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 Thursday, January 11, 2018 at 12:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Chiste	Chairman by phone
Mark Greenstein	Vice Chairman
Jared Bouskila	Assistant Secretary
Peter Brown	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Jan Carpenter	District Counsel by phone
Steve Boyd	District Engineer
Alan Scheerer	Field Operations Manager
Rob Stultz	Yellowstone Landscape

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the October 12, 2017 Meeting**

Mr. Flint: Next is approval of the minutes of the October 12, 2017 meeting. Does the Board have any comments?

There being none,

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the minutes of the October 12, 2017 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of License Agreement with Reunion Resort & Club of Orlando Master Association, Inc. Regarding Mailboxes**

Mr. d’Adesky: The next item is consideration of a license agreement with Reunion Resort & Club of Orlando Master Association, Inc. regarding mailboxes. Through the diligence of David Burman and Supervisor Don Harding on the East side, we discovered that certain mailboxes are on various pieces of property throughout the Reunion community including properties owned by Reunion East CDD and West CDD and in the case of West, there is one parcel, East had two parcels that had mailboxes on them. This is a historic use, it is something that has been going on for a long time and the license agreement adds protections for the CDD, indemnification and whatnot. It gives a formal grant to license so we are documenting that and providing for the maintenance of that in terms of the association maintaining that asset and clarifying that. Since we are a government entity there is no prescriptive easements or anything else they can claim. This agreement formalizes that, the same form of agreement was adopted in Reunion East and this is the same form of agreement we have used in several communities for mailbox situations.

On MOTION by Mr. Greenstein seconded by Mr. Brown with all in favor the license agreement with the Reunion Resort & Club of Orlando Master Association, Inc. regarding mailboxes was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2017 Requisition #3**

Mr. Flint: Next is requisition 3 from the 2017 bonds and it is for \$314.40 for some post-closing copy costs, etc. after the account was closed so there are no funds remaining in the cost of issuance account so it comes out of the acquisition fund.

Mr. d’Adesky: It appears to be post-closing costs, which could be recording fees.

On MOTION by Mr. Greenstein seconded by Mr. Bouskila with all in favor Requisition no. 3 payable to Greenberg Traurig in the amount of \$314,400 from the Series 2017 Bonds was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Neighborhood Monument Signage**

Mr. Flint: The next item is discussion of neighborhood monument signage and this request was initiated by some residents who live in Reunion West and it was discussed at the East meeting but it is not a Reunion East issue it is a Reunion West issue. The original communities in Reunion West never got monument signage identifying the neighborhoods in West like we have in the East. For example, we have a Heritage Crossing monument, Patriot's Landing monuments identifying each one of the villages or neighborhoods within the community. Those were never installed in West and there was a request that the Board consider installing similar signage identifying various neighborhoods in the West side. I think Mr. Greenstein was going to take the lead on introducing this.

Mr. Greenstein: Every community on the East side has a monument entrance and the West side based upon the history of development and the timing those monuments were never installed. When you drive over to the West side you basically have to know where you are going. There could be additional directional signs but that is separate and apart from this.

Mr. Chiste: How many monuments do we need?

Mr. Flint: Six.

Mr. Greenberg: They are proposed to be equivalent or identical to what is on the East side. I don't think the West side architecture is different, so to maintain uniformity I think this is the best approach to take. I would like the Board to consider moving in this direction.

Mr. Flint: Since we don't have a price if the Board is inclined to investigate this option you would want to consider direction staff to get one or more proposals for the signage and bring those back to a future meeting and you can decide at that point once you know the cost.

Mr. d'Adesky: Historically, on the East side they had to be paid for by the CDD rather than by the HOAs.

Mr. Flint: There are funds in the capital reserve that could fund this. We are estimating the cost to be around \$15,000 each but we won't know until we get proposals with current construction costs.

Mr. Brown: Were the monuments on the East side paid for by the CDD or the developer?

Mr. Flint: They were paid through bond funds.

Mr. Brown: They are on CDD property and these will be located on CDD property?

Mr. Flint: Correct. If they can't be located we will obtain a license agreement.

Mr. Scheerer: There is one that may or may not be on CDD property.

Mr. Flint: If it is not on CDD property we will get a license agreement with whoever owns the property.

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor staff was directed to obtain proposals for neighborhood monuments to be brought back to the next meeting for Board consideration.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

**i. Discussion of Bids for Installation of New Signal at CR 532**

Mr. Flint: The signalization of the intersection of Reunion Boulevard and the Polk/Osceola County line road is a shared project between East and West. Both Boards had authorized staff to design and permit the signal. That has been done; we received approval on our 100% plans from the County. Steve was directed to get bids for the installation of the signal and he got two bids.

Mr. Boyd: We received two bids and at the December meeting of the Reunion East CDD that Board reviewed the bids and directed us to go ahead, pending more information about the schedule to work with a designated representative of that Board and execute a contract. Where we are in that process is I did get the detailed schedule from one of the two bidders, the other gave me a verbal schedule and in the process of trying to get those we got so close to this meeting I thought I would bring it back to present and I anticipate the Reunion East CDD Board actually executing one of these agreements today. They are both comparable, there was only a \$5,000 difference in the two bids, Control Specialists was \$199,892 and Traffic Control Devices was \$205,712. Traffic Control Devices was able to provide a detailed schedule showing

completion in May. Control Specialists is telling me verbally between four and six months but I don't have a detailed schedule. It all depends on how fast the material is coming in.

Mr. Greenstein: Which of the two contractors gave you the written response?

Mr. Boyd: Traffic Control Devices.

Mr. Flint: Our recommendation would be to go with Traffic Control Devices from a timing perspective because the cost difference is minimal. They have been more responsive and we think they are likely to finish more timely.

Mr. d'Adesky: I think we said it at the last meeting but these are the only two that are doing this.

Mr. Boyd: Another side of it is there is a tri-party agreement with the County and ChampionsGate to build a signal at I-4 that was Traffic Control Devices that did that work too.

Mr. Flint: Reunion East is going to enter into the agreement but it would be a shared cost with East and West.

On MOTION by Mr. Greenstein seconded by Mr. Brown with all in favor the contract for the traffic signal at Reunion Boulevard and CR 532 was awarded to Traffic Control Devices in the amount of \$205,712.

Mr. Boyd: I will send them an intent to award. Do we need to work out the timing?

Mr. d'Adesky: Yes, send me the details.

**C. Manager**

**i. Action Items List**

Mr. Flint: The only item on the action items list for West was the signalization issue, which you have the up to date information on that.

**ii. Approval of Check Register**

Mr. Flint: You have two check registers, one for the month of October for \$24,869 and for November and December totaling \$1,302,099.06.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the check registers were approved.

**iii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through November 30, 2017. There is no action required on this item.

**iv. Status of Direct Bill Assessments**

Mr. Flint: You have the summary of the direct bill assessments and we are up to date.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Greenstein: We are trying to move out with bringing the West side up to speed relative to infrastructure and CDD based or developer based enhancements. The only other issue I have deals with landscaping on the properties being developed by your organization. Do you have the timing or feel for when the remainder of the landscaping that would go by Grand Traverse and around Tradition Boulevard when the community would see that?

Mr. Chiste: Probably 12 to 15 months for the finalization of that whole property based on what is going on right now, based on the sales. It is cost prohibitive to put that in early versus late. I think you will be pleased with it but it is a timing issue right now.

Mr. Greenstein: Okay that is good to hear.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Flint: The next meeting date is Thursday, February 8, 2018 at 12:30 p.m. at this location.

On MOTION by Mr. Greenstein seconded by Mr. Bouskila with all in favor the meeting adjourned at 12:49 p.m.



---

Secretary/Assistant Secretary



---

Chairman/Vice Chairman