

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, October 12, 2017 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Carlton Grant	Chairman
Mark Greenstein	Vice Chairman
Steven Goldstein	Assistant Treasurer
John Dryburgh	Assistant Secretary
Don Harding	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Mark Yahn	SunScape Landscape Management
Darrin Mossing, Jr.	GMS
Brian Martin	Yellowstone Landscape
Chris Bowers	Yellowstone Landscape
Daniel Baker	ACP Communities

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 not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 14, 2017 Meeting

Mr. Flint: Are there any additions, deletions, or corrections to those? Not hearing any, we need a motion to approve.

On MOTION by Mr. Harding, seconded by Mr. Goldstein, with all in favor, the minutes of the September 14, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Agreement with
McDermitt Davis & Company to Provide
Auditing Services for the Fiscal Year 2017**

Mr. Flint: The District is required to have an annual independent audit performed. The Board went through a bidding process as prescribed by the statutes and you selected McDermitt Davis to provide those services.

Mr. Harding: That's required every year?

Mr. Flint: Yes, it is an annual requirement and it is filed with the State of Florida.

Mr. Harding: Is \$5,100 the normal price?

Mr. Flint: Yes, that is a multiple year price and it is consistent with other prices.

On MOTION by Mr. Dryburgh, seconded by Mr. Goldstein, with all in favor, the Agreement with McDermitt Davis & Company to provide Auditing Services for the Fiscal Year 2017 was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Enhancement Proposal
from Yellowstone Landscape for
Hurricane Tree Replacements**

Mr. Flint: I am going to let Alan explain the Enhancement Proposals.

Mr. Scheerer: At the last meeting, we discussed the hurricane and what would be happening post hurricane. There was some direction given to staff to get with Yellowstone and Mark Yahn's group SunScape Consulting to take a look at the trees that were down, because we did lose a lot of trees. There were meetings onsite with Mark and Yellowstone, they assessed all these locations that you see before you on the map in your agenda. There are recommendations to remove the stumps, which we left in place for now. If we choose to remove them we can get them out relatively easily. Their recommendations are in the proposal and the proposed locations are on the back. Obviously, this is a discussion item, there may be some feelings among the

Board that some of the trees don't need to be put back or you may choose to go with the recommendation of SunScape. I think Mark, Rob, Chris and everyone else did a great job of putting this together. I'll allow Mark to talk about it a little bit more.

Mr. Harding: I have some concerns. I'm not sure if we want to replace all the trees with more trees. I know in one of the proposals it said you didn't have to do the same type of tree. From what I've heard from David Burman and others, they feel like some of the big mistakes we made in the community were to put trees between sidewalks and curbs. Once the trees grow they end up busting up the sidewalks and causing even more maintenance problems. I do think removing the stumps makes sense, and even removing some trees that are leaning, but I wonder if it might be better to put bushes back in. I think aesthetically it would look fine, and it would be more economical. I know this is budgeted but I don't know if it's necessary.

Mr. Scheerer: It is not budgeted, this is in direct relationship to the hurricane and we had no money funded for that. We do have money, but this is a non-budgeted item.

Mr. Harding: All the more reason to be conservative in our approach.

Mr. Goldstein: Many people thought a few of those trees were obstructing the line of sight around the corner.

Mr. Harding: Mark, what do you think about putting bushes back versus trees?

Mr. Yahn: When we went out and looked at this area, because it was not just CDD property, the trees we had the most problems with were Elm trees. It's a common problem with Elms, they have an attack root and they develop bigger canopies when they grow an anchoring root system. The street tree plan for Reunion, I'm not sure of its origin, but it was always pretty strict as far as what went where. In this particular area, we came up with an Autumn Glaze Maple, which is a maple tree that is used elsewhere. The maple will get quite large, but they will not have a canopy like the Elms. I think it is important to maintain the street tree presence throughout Reunion, for the overall aesthetics. You could not replace any of them, that is your choice. But, we believe you should stay with the street tree theme and rhythm, and try to use trees that root better and don't get as wide. The tree out front could be any number of things. We tried to look in your interest about what would be replaced but also the size of the tree that we would put.

Mr. Harding: This is an unplanned expense from the hurricane, and it's going to cost around \$43,000. Now I'm confused about how we do some of the pool areas, because it seems like a lot of the work at the pools have to do with a pure lack of maintenance. Maybe some of that maintenance has been lacking because of the hurricane, and I can certainly understand that. Between the two projects maybe we should revisit and make sure we are budgeting properly.

Mr. Flint: Just keep in mind, you do have 2.8 million dollars in your Replacement Fund. The fact that you had a hurricane and you're only looking at \$43,000, that is not a significant expense.

Mr. Harding: I understand that, but I think we should be as frugal as we can. I think it's the right thing to do. Sometime in the future, I'd like to see our assessments go down, and whatever it takes to get those down I would like to do. I would like to see a different approach as to how we allocate costs. We could assign a member on the Board to go along with Mark and Yellowstone to the pool areas. Maybe we could have a not to exceed number that we approve today or something along those lines. Mark do you want to say something?

Mr. Greenstein: I apologize for my late arrival, at one point I didn't think I was going to make it at all. I take it the main thrust of the discussion on replacement trees is the price tag, is that correct? What is driving this discussion, is it the price tag?

Mr. Harding: The price tag, yes. One of the things I always heard from David Burman was that we shouldn't be putting trees between sidewalks and curbs. Mark has corrected me on that by explaining that there a lot of trees that don't cause those problems, so maybe we just had the wrong trees.

Mr. Greenstein: I looked at the plan, and my takeaway without having discussions with anyone on this is that I believe this represents less inventory than what we lost. In other words, this is not a one for one replacement. It looks like modifications have been made to spread out or change the type of tree that is going in so we don't use as many trees as we have before. There is a particular look, and it's another issue if you have line of sight issues, but most of the trees that we lost are on the par 3 side of the street on Excitement Drive. You can see that they are missing the most when you are leaving Liberty Bluff, you probably don't notice them so much when you are coming into Liberty Bluff. We could pull the stumps out and return it to grassy knoll and

maybe people wouldn't notice, but there is definitely a pattern as you go around the turn that there were trees.

Mr. Dryburgh: So, you're suggesting it is going to look odd?

Mr. Greenstein: It was planned that way. If we had an insurance policy that said they would replace what we lost minus a certain deductible, we go ahead and replace it. We insure ourselves by having a reserve fund. Personally, I was satisfied with the idea that we were making modifications and that we weren't just going to be plugging the same trees back in the same spaces.

Mr. Goldstein: The eight trees that are going to go in on Excitement, how many trees are they replacing? Is it half the amount that was previously there?

Mr. Yahn: We replaced all of Liberty Bluff, on the right side we are only replacing six so we eliminated around 4 right there.

Mr. Goldstein: I can see the consistency problem on the par 3 side, because when you come around there it is obvious that the trees are gone. We are actually going to put less in on that side though?

Mr. Yahn: Yes, because there is a streetlight there and also signs to cross the road.

Mr. Goldstein: So, we are replacing about 2/3 of the trees?

Mr. Yahn: Yes, around that.

Mr. Goldstein: I think that is reasonable.

Mr. Yahn: It's the same along Heritage, we aren't replacing all of them but more than half.

Mr. Harding: We have a lot of landscape items, in the original package that went out it totaled over \$60,000. Now I see an item for \$20,475.

Mr. Flint: That is separate. That is not related to the storm.

Mr. Scheerer: That is all discussion Don, we are not there yet.

Mr. Harding: This says Homestead Pool, Heritage Crossing, so what's the difference?

Mr. Flint: That is a budgeted item unrelated to the storm. We are going to discuss it.

Mr. Scheerer: The street tree discussion is a separate item in the agenda that deals directly with the hurricane cleanup. The request was made by the Board to get with Mark and Yellowstone and evaluate the trees and bring you guys back recommendations. When we get to the pools, all those items are budgeted. The items starting after this are all budgeted.

Mr. Harding: So, this \$28,000 has nothing to do with the \$59,000?

Mr. Scheerer: Correct. Right now, we are only talking about the \$43,000 and the recommendations by staff based on the direction of the Board to evaluate the down trees. It is at the discretion of the Board what and if you want to move forward with.

Mr. Harding: From a budget standpoint, even the \$43,000 is kind of miscellaneous?

Mr. Flint: The \$43,000 is related to the storm.

Mr. Harding: I know that.

Mr. Flint: You have 2.8 million, so you can afford it.

Mr. Goldstein: You might want to look at it from a different angle. How many people will be at the next meeting very upset that we have \$2.8 million and we could have spent \$43,000 but we make a decision to spend only \$23,000 and the community looks a little sparse. I think you are going to have upset residents.

Mr. Greenstein: They would start asking when will we be putting the place back together.

Mr. Goldstein: I'm already hearing that.

Mr. Scheerer: Yes, we are already getting some of that.

On MOTION by Mr. Harding, seconded by Mr. Goldstein, with all in favor, the Enhancement Proposal from Yellowstone Landscape for Hurricane Tree Replacements was approved.

SIXTH ORDER OF BUSINESS

Consideration of Enhancement Proposals from Yellowstone Landscape for Pool Landscape Upgrades

Mr. Scheerer: In your agenda, there is a group of proposals for landscape enhancements for CDD pools with the exception of the Seven Eagles pool. I had a discussion with Mr. Harding

prior to the meeting about some maintenance items, which are easily corrected, and those will be corrected. To follow up on that discussion, we did pull Yellowstone staff for a couple of weeks to assist with the hurricane cleanup so they are a little bit behind on the detail. We will get all the pools back on the detail schedule as quickly as possible. So, during the budget process last year leading up to the proposed budget for 2018 in May, the staff here, SunScape consulting, and Yellowstone staff went through and evaluated a lot of the property in the community. We tried to come up with some items that have been neglected for years. When I say neglected, as George alluded to in a previous meeting, I just mean that there were a lot of things that got left off because of the downturn of economics in the country and now were back and can make those improvements. The plant material here is 13+ years old, and there is a life expectancy on plant material. A lot of these pools have needed to be looked at closely, so we got with everybody and came up with what we thought was a very good plan for a replacement. As part of the budget process, all these items along with a couple of handouts I gave you is funded in your budget. Just because it is funded does not mean that you have to approve it, but we hope that you will after some discussion. All of these items were part of the proposed budget and that was adopted in August as part of the 2018 budget. There are some time frames for installing, removing, and replacing the landscaping. I know we would like to get it done as expeditiously as possible. Every item here was carefully examined by Yellowstone, SunScape, and staff and we think this represents what is needed to bring the pools back up to the level they need to be. We can discuss these however you want, are there any questions?

Mr. Harding: From a cost standpoint, just forget the budget, it just seems like a lot. I just got done touring Homestead and I went to Terraces and the Heritage Crossing pool. It just seems to me like a lot of money for something that looks like better maintenance could take care of especially now that the hurricane has passed. If you go over to Homestead, it seems like the weeds and things coming up through pavers and trash could all be fixed by staff.

Mr. Scheerer: Those are the items that we prefaced this discussion with.

Mr. Dryburgh: I think his point is that it is \$60,000. You could spend \$15,000 and everything could be upgraded by simply having proper maintenance.

Mr. Scheerer: That might have been the case 5 or 6 years ago, but a lot of these have declined too far and need some work to get them back to the level we like to see. That's why we have been budgeting for this.

Mr. Goldstein: So, have they gotten to a point where they are not maintainable because of age? Do they need to be replaced?

Mr. Yahn: We identified about a year ago the material we thought could be renovated and were fine. We have not neglected any plants groups, but we felt that some were too far gone and good maintenance practices were not going to bring them back. Yellowstone has been doing in-house design work here for a number of years, Jack Simmons was familiar with it, so he partnered with me and we took our first pass through. Jack came up with the concepts for 532 and Reunion Boulevard. When we did our pass through, we identified the areas of concern. About 6 months ago we went back through them again. The first step is demo, to take out everything that is not going to stay and then find bed spaces for the new material that will go in. From your standpoint, we made sure that we got the right plant material identified that needed to be replaced and what should go back in to make sure we don't make the same mistakes again. All these proposals really do is address the understood, but every case calls for irrigation adjustments. All the irrigation gets respaced and reset. For whatever reason, the plants here look tired. A lot of the hardscape around the pools are in great shape, the pool coating and fencing looks great. The landscaping really seems to be lacking though and maintenance alone will not bring it back.

Mr. Harding: Will some of this make it easier to maintain?

Mr. Yahn: That is always the goal. When we choose plants, we want to stay with the Reunion plant list. We always look at using less of what is causing problems though. We want it to be aesthetically pleasing but easier to maintain.

Mr. Harding: This price includes irrigation?

Mr. Yahn: Just adjustments to outlet spacing, the underground piping is fine.

Mr. Harding: I just think when you walk around Homestead, it wouldn't take \$13,000 to make it look nice, you could just clean it up.

Mr. Greenstein: Alan, when was the last time we authorized a requisition for enhancement of these areas above and beyond normal maintenance?

Mr. Scheerer: I can't recall that we have done that at all since I have been here. I've been here 12 years. This is the first time in a long time. Linear Park and Reunion Boulevard have been mentioned several times and we talk about how beautiful they are, that all falls within the same category.

Mr. Greenstein: If we were still in the depression, I would say we have to live with what we've got because we can't improve it. This is a combination of enhancement and maintenance because we have plant material that is on the way out and needs replacement. We don't want it to get to the point where people walk in and say they see a bunch of weeds and the cover is gone.

Mr. Scheerer: If you look at the pools, there is an extensive amount of landscaping at every pool here. There is a lot of landscaping just at Homestead pool, both inside the fence and outside the fence.

Mr. Dryburgh: For the landscaping to not have been touched for 12 years, we are amortizing costs here. It is actually a very small amount per year when you look at it that way. You have to just look at it as an amortization expense.

Mr. Scheerer: Really, we are just reinvesting in our community. That's what we are looking to do here.

Mr. Harding: I think I am going to give up again.

Mr. Greenstein: It's not a capex item, we are not talking big dollars here. This was planned for and we have not put any money into these areas in over 12 years. I think it is time to do it.

Mr. Scheerer: Once this is all done, it just goes back to maintenance.

Mr. Dryburgh: May I make a recommendation to you Alan? When you've got 5 or 6 small items like this, will you make a summary sheet?

Mr. Scheerer: Of course, I can absolutely do that. My apologies for not having done that this time.

On MOTION by Mr. Dryburgh, seconded by Mr. Goldstein, with all in favor, the Enhancement Proposals from Yellowstone Landscape for Pool Landscape Upgrades was approved.

Mr. Scheerer: There are a couple other items that were handed out before the meeting that are somewhat related. Mark, you alluded to the Frank Garcia Landscaping earlier do you want to explain that?

Mr. Yahn: The proposal from Frank Garcia Landscaping is broken down by the various areas. We've done palm tree restoration and tree maintenance in a number of areas. The most critical areas are the ones that involve pool areas because that work should precede the landscape

renovation. I think the pool areas of both proposals are critical because they go hand in hand with what we just approved. The rest of the proposal you could do whenever you want, but I would say it's all overdue.

Mr. Scheerer: All of that landscaping work is budgeted for. An area that we did not budget for is 532.

Mr. Flint: That's \$23,000.

Mr. Scheerer: Yes, it is. I know there is a need for it at some point, but the pools areas all need to be done.

Mr. Dryburgh: I don't feel obligated to spend any money on that area until we hear back from our neighbors. We need to know what they are willing to spend and until then I don't feel like we should spend a penny on it.

Mr. Scheerer: There's some homework that we are doing and I've been talking with Andrew about getting some additional prices if we watch to convert that back to unirrigated Bahia. There are three items on the Enviro Tree that are not included in this year's budget; section 1, section 14, and section 10 will be revised. As Mark said, a lot of the Elms there went down and it will be a smaller number now.

Mr. Flint: What about Spine Road?

Mr. Scheerer: We can bring that back.

Mr. Greenstein: Have we done this before?

Mr. Scheerer: Yes, we did it last year at the entrance on Reunion Boulevard.

On MOTION by Mr. Goldstein, seconded by Mr. Dryburgh, with all in favor, the Enviro Tree Proposal excluding Section 1, Section 14, and Spine Road was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Corrective Deed

Mr. d'Adesky: A while back, there was a tract of land that was conveyed from LRA to the CDD under a cooperation agreement. That was intended to transfer a road parcel but due to the odd platting of that particular parcel we added some private land that was not intended to be conveyed. To correct that, we have had to go back and Daniel is working on a survey of the areas which are platted to get that fixed. The survey should be completed in the next couple of days. To make sure this is done expeditiously because I know Daniel needs it done, I would ask that

this item be approved subject to staff review. Once he gets that survey to us we will review the legal side. The Board can ratify it at the next meeting.

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the Corrective Deed and authorization for the Chairman or Vice Chairman to sign off was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: I'll go ahead and report on the 532 action item I passed out. This is dealing with the right of way maintenance and our interlocal agreement with Osceola County. I did confirm that we, along with the County, don't have any legal basis to force anybody to pay these costs. After talking it over, we decided the most effective way is for the County to appeal to the public good. In the letter we are sending out we will be asking for a contribution, and the letter shows the total numbers.

Mr. Harding: So, we are giving them a deadline to respond by November 1st?

Mr. d'Adesky: Yes, and if anybody responds the District and the County would meet with them and see what we could get out of them.

Mr. Harding: What happens if nobody responds? What is the next step?

Mr. d'Adesky: We'll bring it back to the Board. The County might be able to contribute a certain portion. I'm having Alan look into that.

B. Engineer

Mr. Flint: I forwarded you an email letting you know that Steve had a deposition today. Obviously, you can't change your schedule around that so he was not able to be here. He did give an update on the signalization issue. They submitted the 90% plans and those have been approved by the County. They have since submitted the 100% plans to the County, but those have yet to be approved. His recommendation would be, if the Board is in agreement and since Reunion West has already voted, to authorize and proceed with the bidding.

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the bidding for signalization was approved.

Mr. Flint: The other issue Steve is working on is the Sinclair Road entrance and the signage on 429. He has researched that and determined that all the areas in question are all controlled by FDOT not Osceola County. He has made an appointment to meet with FDOT.

C. District Manager's Report

i. Action Items List

Mr. Flint: We have scheduled a meeting with the reclaimed water working group for the 19th at 1:00 p.m.

Mr. Baker: Our discussion with South Florida Water Authority is continuing and we are moving in a better direction.

Mr. Flint: Moving on, the horse stable and Heritage Crossing are on hold. It's in LRA's court right now to come back with some thoughts on modifications. The current lease on this building expires on December 31st.

ii. Approval of Check Register

Mr. Flint: You have the Check Register for September that totals \$262,663.28. Are there any questions on that?

On MOTION by Mr. Harding, seconded by Mr. Greenstein, with all in favor, the Check Register for the month of September was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through August 31st.

iv. Status of Direct Bill Assessments

Mr. Flint: You have the status of direct bill assessments for Reunion East.

Mr. Flint: Is there any other business that we did not get a chance to discuss?

TENTH ORDER OF BUSINESS

Supervisor's Request

There not being any, the next item as followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting is November 9th at 1:00 p.m.

TWELTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Harding, seconded by Mr. Dryburgh, with all in favor, the meeting was adjourned at 2:13.



Secretary/Assistant Secretary



Chairman/Vice Chairman