

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The January 10, 2019 meeting of the Board of Supervisors of the Reunion West Community Development District was continued and reconvened Thursday, January 24, 2019 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
Mark Greenstein	Vice Chairman
Carlton Grant	Assistant Secretary
David Burman	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Bob Gang	Greenberg Traurig by phone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the continued 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

**Consideration of Resolution 2019-06
Delegated Bond Resolution**

Mr. Flint: Resolution 2019-06 is the delegated bond resolution for Assessment Area 5 and this is the reason the Board continued their last meeting to today. Mr. Bob Gang of Greenberg Traurig is representing the District as Bond Counsel. Steve Sanford recently had surgery and Bob is on the phone to present the resolution.

Mr. Gang: This is a delegation resolution for up to \$10 million for Assessment Area 5. It has exhibits, a bond purchase contract, preliminary limited offering memorandum, form of continuing disclosure agreement, fifth supplemental indenture and developer agreements, a completion agreement, collateral assignment, acquisition agreement and true-up agreement.

These are all exhibits and will be finalized as you move forward. The resolution contains the necessary statutory findings, that a negotiated sale is necessary and there are parameters in this delegation resolution which are in section 3. The maximum principal of \$10 million, average interest rate not to exceed 6%, first optional call date can't be later than November 1, 2032, redemption price won't be more than par and the initial purchase price discount payment for the underwriter can't be more than 2 ½% exclusive of original issue discount and any expenses.

Mr. d'Adesky: We reviewed and submitted comments to the preliminary limited offering memorandum. We drafted all the issuer documents so the completion agreement, collateral assignment, acquisition agreement and true-up so we are comfortable with those. The remainder of the documents we may have slight comments to but we are approving the form here so this will not be the final form of these documents, they are subject to future comments by ourselves and the other respective Counsels. We recommend approval.

Mr. Chiste: At the last meeting we also talked about the swap of mitigation lands, is that a part of this?

Mr. d'Adesky: No, this is specifically pertaining to the bonds. We approved that in a resolution to allow the swap so that is fully authorized. You have authority to sign off on that once it is ready to go. I just got the sketch and legal.

Mr. Chiste: Are these bonds going on the swapped property or is that a different parcel?

Mr. d'Adesky: This will go on the swapped parcel as well as the rest of Area 5, which is why we had to get that swap done.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor Resolution 2019-06 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Mr. Greenstein: Based on our previous discussions about landscaping around the parcels, whoever does the Bears Den is great. Issues continue to be raised concerning the trees and the curbing adjacent to the Bears Den parcel. I personally wouldn't recommend putting it in because when trees grow it is redundant. Whether we intended to do that or not the area adjacent to the townhouse project further up the line, I think the developer can do something really nice in conjunction with developing that project. We had to recreate stormwater areas so I know it wasn't something you thought about in the past but focus on that and we will be fine.

SEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is February 21, 2019 at 12:30 p.m. As you will recall the regular meeting for February will be canceled and you will meet on the 21st and have the assessment hearing for this bond issue on that agenda.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the meeting adjourned at 12:38 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman