

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, December 13, 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 by phone
Carlton Grant	Assistant Secretary
David Burman	Assistant Secretary
Deborah Musser	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
John Cruz	CWS Security

**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 November 8, 2018 Board of Supervisors Meeting and Acceptance of the Minutes of the November 8, 2018 Landowners' Meeting**

On MOTION by Ms. Musser seconded by Mr. Chiste with all in favor the minutes of the November 8, 2018 Board of Supervisors meeting were approved as presented and the November 8, 2018 Landowners' Meeting minutes were accepted.

**FOURTH ORDER OF BUSINESS                      Financing Matters**

- A. Consideration of Supplemental Engineer’s Report**
- B. Consideration of Master Assessment Methodology Report**
- C. Consideration of Resolution 2019-03 Declaring Special Assessments**
- D. Consideration of Resolution 2019-04 Setting a Public Hearing for Assessments**

Mr. Flint: This item is premature at this point because we are in the process of expanding the boundaries of the District. The public hearing in front of the County Commission to consider the boundary amendment is early January.

Mr. d’Adesky: The schedule is January 7<sup>th</sup> for the DOC consideration, it usually takes a day for it to be effective and the effective date is when it is transmitted to the state so it is usually effective a day later. It is very clear in the statutes we do not have authority to declare assessments prior to expanding the boundaries so we will have to wait for that process. We are also waiting on the Engineer’s Report, which is the first step then George will draft the methodology before we prepare for that next month. That is for the portion that is currently outside the District as well as a small portion that is within the District.

Mr. Flint: We will defer the items listed under item four to the January meeting. The commission meeting is on the 7<sup>th</sup> and the Board Meeting is on the 10<sup>th</sup> and our hope would be that we would have an Engineer’s Report in advance to be able to prepare a methodology and have those both on the January 10<sup>th</sup> agenda.

**FIFTH 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**

**i. Action Items List**

Mr. Flint: The only item on the action items list is the neighborhood monuments.

Mr. Scheerer: I met with Mr. Greenstein and Graham of the UCC Group met and they sent us a mockup of the new signs. I circulated that to Mr. Greenstein and we sent the drawings

back for revision, there were some font differences and they are redoing those and will send us a proof back as soon as possible. They also received 75% of the brick, the block they have orders in for precast rebar and they are working on shop drawings to be submitted to the County for approval. I think they plan to come out and pour the footers and then prefab all the monuments and bring them out and install them that way. They also have to finish up their locates.

**ii. Approval of Check Register**

Mr. Flint presented the November check register in the amount of \$198,209.91.

On MOTION by Ms. Musser seconded by Mr. Chiste with all in favor the November check register was approved.

**iii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iv. Status of Direct Bill Assessments**

A copy of the status of direct bill assessments was included in the agenda package.

**v. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: This is a requirement of the District that at least every five years we have an arbitrage rebate calculation done to make sure that the District is not earning more interest than it is paying on its bonds. We do it annually and the cost of doing it annually versus waiting and doing it every five years is about the same. The Board approved an agreement with Grau & Associates to do this and you can see we have a negative rebate requirement of \$3,446,215, which indicates there is no arbitrage issue.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the Arbitrage Rebate Calculation Report was accepted.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Greenstein: I want to ask Alan am I correct in saying that the CDD is not involved in any of the streetlighting issues around the new Nicklaus Clubhouse.

Mr. Scheerer: Not to my knowledge. It is not part of our lease.

Mr. Greenstein: The property should be Resort property where the streetlights need to be placed. Supposedly Duke Energy has been commissioned to work on it but I wanted to make sure the CDD was not involved in that endeavor.

Mr. Grant: I can confirm Daniel Baker is working with Kevin Baker to complete that. We are also waiting to get the trailer removed and the temporary structure is going to get relocated as well.

Mr. Chiste: As everything moves away from the clubhouse area into the streets and so forth, that is our responsibility relative to the developer.

Mr. Flint: Do you want to give a report on the speed limit signs?

Mr. Scheerer: I was going to do it under East. As you know the Board approved putting up five Safe Pace 100 speed limit signs throughout the community, three on the East side two on Grand Traverse Parkway. We created a map that shows the locations of the speed limit signs and what we are calling them and behind it you will see that they are ordered the same way so the first phase is 1121 Grand Traverse Parkway, and for each location I provided you with an average speed for 11/20 through 12/9 as well as an average vehicle count. You will see the average speed for the first one on 1121 Grand Traverse appears to be about 24 mph, the average vehicle count 5,408; the Grand Traverse at Twin Eagles the average speed is about 21 mph.

Mr. Flint: Just a note on those tables that show the average speeds, the 85% column is incorrect on there and we had the software updated but when you look at the 85% you need to disregard that column right now because it is not calculating properly.

Mr. Scheerer: The I-4 and Tradition had 31,051 vehicles go by that sign with an average speed of about 32 mph. The average speed for the Spine Road and Tradition was around 19 mph but there were 44,841 vehicles go by that sign during that timeframe. Excitement Drive 21 mph with an average of 4,922 vehicles. I have been reading the signs every Monday morning and there was also the light that is at Spine and Tradition the speed limit sign had a glitch after we installed it we updated all the information a few days later, something went whacky and it was constantly in demo mode or flashing random numbers that is why some of those numbers may be off on that particular location.

Mr. Flint: As a result of this we are recommending relocating one of the signs.

Mr. Scheerer: The Excitement Drive sign at this time we are going to move to a different location, it doesn't seem to be an issue with speeding in that location. We will try to find a longer stretch of road on Excitement. It is set up for 25 mph and the digits flash at 26 mph and

then there is a circular strobe in the middle of that at 27 mph and that is the way it is set up. If all three are going crazy then someone is doing well over 27 mph.

Mr. Greenstein: We plan to have the posted speed limit of 25 mph to be below each of those radar signs, correct?

Mr. Scheerer: That is in place.

Mr. Greenstein: Did you have anyone going 40, 50, 60 mph?

Mr. Scheerer: The report will give the highest speed registered over that particular period of time. The I-4 and Traditions speed it looks like the average high speed was around 35 mph.

Mr. Flint: We will email all the Board members these reports. Keep in mind it is a work in progress.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Flint: The next Board Meeting is January 10, 2019.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the meeting adjourned at 12:48 p.m.

  
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Secretary/Assistant Secretary

  
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Chairman/~~Vice Chairman~~