Transcript

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CDD NAME: **Reunion East**

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MEETING AGENDA:

00:02 (Speaker A) Mr. Chairman, are you ready for me to call the meeting to order?

00:05 (Speaker B) Please?

00:06 (Speaker C) All right.

00:06 (Speaker A) Good afternoon. We're calling to order Reunion East Community Development District Board of Supervisors meeting. It is Thursday, July 10, 2025. It is 1:04pm and we are at Heritage Crossings Community Center. The first item on the. Excuse me. On the agenda is roll call. Mark Greenstein.

00:26 (Speaker B) Here.

00:26 (Speaker A) June Wispelway.

00:28 (Speaker D) Here.

00:28 (Speaker A) Diane Davis.

00:29 (Speaker E) Here.

00:30 (Speaker A) John Dreiberg.

00:31 (Speaker F) Here.

00:31 (Speaker A) And Trudy Hawkes. Here. Let the record show that all five board members are in attendance and we do have a quorum. The next item on the agenda is the public comment period. This is an opportunity for any members of the public to make a statement to the Board of Supervisors. Is there anyone here who would like to make a statement to the board? I see a gentleman who would like to make a statement for the reporting. If you could kindly provide your first and last name.

00:58 (Speaker B) Yep.

00:59 (Speaker F) My name is Peter.

00:59 (Speaker C) Hello, everyone.

01:00 (Speaker D) I'm branch manager of Yellowstone Landscape. And like I did with the previous board, I just really wanted to say.

01:06 (Speaker B) From the bottom of our heart and the map of our whole team, we.

01:08 (Speaker D) Really appreciate what you guys did in the last meeting and, you know, extending us further for another five years, it means the world to us. We think that this place is one.

01:19 (Speaker B) Of the most special properties we have. It's one of the longest we've had.

01:22 (Speaker D) In the entire company's history. And we will keep fighting every single day to make sure your community is one of the best around town. It just. It was a special day for us.

01:31 (Speaker B) To know what was remembered.

01:32 (Speaker D) So thanks very much for your process.

01:33 (Speaker F) And welcome and thank you.

01:36 (Speaker B) Thank you.

01:39 (Speaker A) Are there any other members of the public who would like to make a statement? Board members, we do have three attendees on Zoom. If you're attending on Zoom and you would like to make a statement to the Board of Supervisors, if you can kindly use the raise hand function on Zoom and I will enable your audio controls. Board members, I don't see anyone who has raised their hand indicating an interest in making a public comment. So we will move to the next agenda item. The next agenda item is item number three. This is approval of the minutes from the June 12, 2025 Board of Supervisors meeting. Board members, the draft meeting minutes are included in your agenda packet. I have received non substantive corrections from Supervisor Wispelway and from Supervisor Greenstein.

02:27 (Speaker B) So.

02:27 (Speaker A) Those will be incorporated into the final form of the meeting minutes. Are there any other corrections from board members? If there's no further corrections, do we have a motion to approve the Meeting minutes, as amended.

02:39 (Speaker C) Motion to approve.

02:40 (Speaker A) And a second second. All in favor of approval say aye.

02:44 (Speaker B) Aye.

02:45 (Speaker A) Motion carries unanimously. Board members, one item that we have been discussing for several months is the proposed parking rules and parking maps. Ultimately, after several months of discussion, the board did schedule a parking rule hearing for your August meeting date. So this is an interim discussion to review some proposed changes. The key changes being changing the parking strategy for Excitement Drive. So the district engineer, James Curley, prepared a diagram for the board's review. We're going to be looking at that. The other change was to include some new verbiage that will be included in the rules regarding restricting parking around these speed humps. So we'll just start with that because that's very simple. On page 20 of your agenda packet is proposed language that would be embedded into the district's parking rules. And they identify that speed bumps have been installed and that there is no parking within 20ft of any speed hu direction. And that furthermore, no vehicle trailer object shall obstruct or impede visibility or access to speed bumps.

04:06 (Speaker B) Does the 20ft comport with what we've actually done as far as the hash markings?

04:14 (Speaker A) I did ask James for clarification, and we'll make sure I get that confirmation before we finalize.

04:19 (Speaker F) I think it's more than 20. And even if we don't comport with that, I don't think 20ft is enough. Because if people take it right to the typical, what they will do is push.

04:28 (Speaker A) Yeah. And I. James and I had been emailing and calling each other. Unfortunately, we didn't connect. But we'll get that confirmation on the exact number of feet. It'll basically be where the warning striping starts on both sides of the speed hunt.

04:42 (Speaker C) I'm looking at.

04:43 (Speaker F) I walked it up. That was 35.

04:45 (Speaker B) So, yeah, I knew it wasn't 20, but I didn't know where it was.

04:49 (Speaker A) Is it 30?

04:51 (Speaker C) Okay.

04:53 (Speaker A) He'll give me the exact number.

04:57 (Speaker C) Quick question.

04:58 (Speaker A) Yeah.

04:59 (Speaker C) So obviously you're going to put the verbiage in, but that's not. That's not enough.

05:04 (Speaker F) We're still.

05:04 (Speaker C) Are we still going to need to mark it?

05:06 (Speaker A) Yes. The other thing that we have not quite gotten yet, James has all of the parking maps, and we were just going to identify on each parking map where there is this.

05:16 (Speaker C) Oh, yeah, yeah. That's all right.

05:18 (Speaker A) That's a good point.

05:19 (Speaker C) Whether was it okay, just was just the wording in okay, or did we have to have to put up signs and everything as well? If we do that, it's Fine. I'm just was getting clarification.

05:28 (Speaker A) Yeah, okay. Yeah, we'll mark that on the maps and then once the rules are approved by the board or adopted by the board, then the signage is ordered and installed in accordance with any modifications. The board chooses the other and.

05:43 (Speaker C) Oh, go ahead.

05:43 (Speaker G) Do all the speed humps need it though, because there's some that we don't have no parking signs on and.

05:51 (Speaker C) What? Yes, arguably there are some because nobody parks on Reunion Boulevard right now. I mean.

06:01 (Speaker F) That brings up a question though, our friends from Amazon. As you're coming down some of these roads, which are meter roads, rather than pulling into the side streets, going into the back of the way, they just slam the light on, leave the truck, get out. The reason I have to mention that is the Reunion Boulevard that takes you to the exit. Just a couple days ago, as I'm driving two cars behind a dude that was the Amazon truck, he stopped right in the middle of the road, got out, took his packages, went through the bushes, and I didn't deliver. Meanwhile, the guy who was in front of me finally got frustrated. So as he started to pull around, oh, a truck is coming this way. Just about lost the front of his car. So do people do stupid things? Kind of. Do we actually have signs everywhere saying, hey, don't be stupid, don't park on the road. But the point is that they do. You got to take a look at where they are.

06:53 (Speaker C) Yeah, well, I think that was the question. Do we need no parking signs specifically around the ones on Reunion Boulevard?

06:59 (Speaker A) Because then, you know, people are going.

07:01 (Speaker G) To assume you can park on the Iranian Boulevard.

07:03 (Speaker A) Exactly.

07:04 (Speaker E) I hate to say it, it's.

07:05 (Speaker A) Yeah, yeah, yeah.

07:06 (Speaker F) It's the lowest common.

07:08 (Speaker C) So maybe we don't do it. And if we have to in future, suddenly we find that people are quite.

07:13 (Speaker B) What's. So, James, what's the official engineers guidance in this area?

07:18 (Speaker H) That is something.

07:19 (Speaker D) I was wondering if we could add like a statement or something into this.

07:23 (Speaker A) Well, yeah, and this verbiage, the proposed verbiage does restrict parking on both sides of all speed humps. So you know that blanket statement and you know, if. If Reunion security, God forbid signs finds a vehicle parking on in that area, they can cite it and you know, progressive enforcement.

07:46 (Speaker I) This is a proposed amendment to like the rule.

07:50 (Speaker A) Yes. Yeah. The board is interested in restricting parking on both side of the speed humps as they've discussed for the past couple months. So this is probably proposed verbiage that would be incorporated into the rules. It was just easier to have this Separate for the board to review. Instead of embedding it and marking up the document.

08:08 (Speaker I) I would recommend too, that we put.

08:09 (Speaker E) Like a resolution formally revising the rule.

08:12 (Speaker A) We have a rule hearing scheduled next month. This is just an interim look to discuss our parking rules.

08:19 (Speaker C) Okay, so I probably jumped a gun. Go ahead.

08:22 (Speaker I) So I. I think we probably both have some modifications that we would recommend on this. And, you know, we can have those.

08:29 (Speaker A) Or if you could give them to me in advance, then I can finalize the language and present them.

08:34 (Speaker I) Yeah, just the traffic engineering guidelines. I would just in accordance with applicable regulations and law is something to that extent. So I'm not sure what the engineering guys. It's probably like the county code and UTs. That's probably the basis of the actual rules regarding.

08:53 (Speaker B) So. Right.

08:53 (Speaker A) So we'll clean up the language and, you know, make sure that district council is comfortable with the language embedded into the parking rules for presentation next month. The other things that you'll see next month that you're not reviewing today are the final phases of Reunion Village, where parking will be sequestered to one side of the roadway. Those maps are not yet ready for board review. But that. That's something that just district engineer will provide, you know, before the rule hearing. So today we're reviewing the language and then we're reviewing the map of Excitement Drive. So that is also included in your.

09:33 (Speaker B) Agenda packet before we get to Excitement Drive. Not to. Because this. This is called the one and done. Or for the ultimate. This is the ultimate hearing for parking. See, so. But John, the point you brought up was that. That situation where for deliveries and patriots. Right, right. The Amazon driver parked his vehicle on Reunion Boulevard and then went through one of the openings between the bushes to park. Because the address. The address is Reunion Boulevard.

10:16 (Speaker C) Right.

10:17 (Speaker B) Okay. That was. That could happen independent of. Of a humping in the area.

10:23 (Speaker A) Right.

10:24 (Speaker F) Oh, I wasn't even mentioning the hump.

10:25 (Speaker B) I know, I know. That's the reason why I'm. Because we kind of went past that. So.

10:28 (Speaker C) And even if you have no parking signs up there, they're still going to stop for that five minutes.

10:32 (Speaker B) And the thing is this. We. We've been living. We've been living. All major roadways, you know, the major arteries do not have signs on them because all, you know, again, usually there's no. Right, Right. So we want to address and acknowledge that and say we deal with it from a security standpoint from patrol. If they see it, they may, you know, tell the person, you can't stop here. You know, Kind of thing.

11:01 (Speaker G) You know, sometimes I've seen the security of the. There's people taking pictures or something. They'll put a security car there while they're doing their. I mean, the security when it happens, and it happens on the west side more than the east side for that. I mean, they're very good about it.

11:19 (Speaker B) So I just want to make clear we understand this, you know, the situation, but we're okay with it.

11:25 (Speaker A) Yes.

11:25 (Speaker B) Right. We're not going to come back four months from now and 2025.

11:29 (Speaker F) This is the only media we got planned.

11:32 (Speaker B) That's true.

11:32 (Speaker F) We're just not going to next.

11:33 (Speaker B) Well, that's right. I got to watch. Yeah. Which year? When they say by the end of the year, they say what year? You know, but.

11:39 (Speaker A) Okay, but along with this, that I.

11:41 (Speaker E) Tried to add real quick on our ride along with Alan and James, there was a discussion about intersections, about how close people can park to an intersection and I. E. Houston teen into excitement. There are cars and trucks one to two that will park on that far right. So many times as people are approaching the intersection, they have to go in the wrong lane and then hurry up. Hopefully nobody comes around because that's a very tight curve to turn right into Houston. So people tend to swing out anyway to turn into that lane. But you've got people in the wrong lane because people are parking so close.

12:16 (Speaker A) To the stop sign.

12:17 (Speaker E) So we talked about that, but I didn't. But I didn't really hear like what, what are like the laws of the.

12:22 (Speaker C) In will parking so close.

12:24 (Speaker D) We're working on. I've looked it up right now. Just I, I have it on my phone. I haven't had a chance to like go through it because we're having the same issue over on the other side. And I'm going to go with another issue this afternoon, same issue of people parking too close to the intersection. They're. They're looking at painting, painting the curve yellow.

12:46 (Speaker C) So I mean, I know SK State law is on the side of the stop sign. There has to. I think it's 30ft. There has to be one car length from the stop sign to allow people to go around, get stopped at the junction without obstruction from the other side.

13:03 (Speaker B) That's what I read.

13:05 (Speaker C) Double check, double check the distance. But I know.

13:08 (Speaker A) So, board members, your existing parking rules are also included in the agenda packet. And just as a point of reference, your existing parking rules. There's an umbrella that you have to park in accordance with state law and county ordinances.

13:21 (Speaker C) Correct.

13:23 (Speaker A) But there are some Specific state laws that are called out because they're frequently violated issues. And one of those is the number of feet from a stop sign. So on page 29, your parking rules already have language that vehicles shall not park within 30ft of the approach to a stop sign.

13:42 (Speaker G) That's when we looked it up last.

13:45 (Speaker B) But when it comes to the other side, marking the roadway to make it clear, especially you have people from other countries or from other jurisdictions may not be familiar with the 30 foot rule. We had a discussion about distance from a hydrant and all that kind of stuff. Should we be marking? I mean, where it's a safety issue, I think we have to seriously consider it where it's not a safety issue. And then you get the aesthetics of the environment issue. You may tend to go toward the aesthetic one and say, okay, we'll just go paint it yellow because it's right in front of someone's house. But when it's at an intersection, at a corner, there's really. There may be a corner of a lot there, but no one's really going to see it other than the person driving. So should we be painting intersections?

14:38 (Speaker C) It's interesting. I live in Patriots and I'm looking at that now when the one you've marked. But I can tell you that the junction between Fairview Circle and Bingside Loop on the other entrance there's up that side street, somebody's almost always parking right up to the stop sign, all the way street.

15:01 (Speaker F) And indifference to the concern about aesthetics or. In every city I've lived, every city, San Francisco, Los Angeles, New York, yellow has been used to tell people do not park here. And aesthetics has not played a part because safety overcomes it. So if someone has a house and they have a real hard time with that, I am sorry they can complain to us. But safety always has to win the issue. And having somebody smack into a cars.

15:26 (Speaker C) Part of that scene.

15:26 (Speaker B) Right. But most of the time the painting of an area for the 30ft at an intersection is not going to raise aesthetic issues. Generally people will notice it. It's like when Toho came in and painted all the hydrants silver. That was not high on anyone's priority list. And we said, what happened to the green? What happened to the yellow? Because it blended in more with the landscape. But that's the reason why they painted them silver. So at night they can see them. You know, fire department can easily see it. And you know, so now everybody accepts it. And you don't hear anybody saying anything about the fire hydrants of silver.

16:04 (Speaker F) You know, I get compliments on how great our fire hydrants are.

16:08 (Speaker B) They're chrome plated.

16:11 (Speaker C) So another question. So does the painting of the curved yellow have to be included in are.

16:22 (Speaker B) No.

16:23 (Speaker C) Here.

16:23 (Speaker I) No, that.

16:24 (Speaker A) That really doesn't have anything to do with the policies. It's more of an implementation of the parking rules.

16:29 (Speaker C) Okay.

16:30 (Speaker B) Right.

16:30 (Speaker A) So one thing that is for board review and discussion. The. The key area of concern for was the parking conditions on Excitement Drive.

16:38 (Speaker C) Well, that's why I'm saying so.

16:39 (Speaker A) Yeah.

16:40 (Speaker C) If it doesn't have to be included in this, we don't. We can kind of move on and go back and look at where we want those yellow lines to be because we don't have to do it before the next meeting.

16:49 (Speaker A) That's right.

16:49 (Speaker C) Include it in this package.

16:51 (Speaker A) That's right.

16:51 (Speaker C) Excellent.

16:52 (Speaker A) So.

16:53 (Speaker B) But. But on the same time, the flip of that, Trudy, is that somebody may bring up an item that we think we can handle administratively, but it turns out it has to be something that we notify the public of and therefore it has to be included in the hearing.

17:08 (Speaker C) Oh, I agree. That's why I was asking.

17:11 (Speaker B) Also, we're on the same page.

17:13 (Speaker C) We needed to raise it. Great. But it's not part of the package, so we can.

17:17 (Speaker B) You're right.

17:17 (Speaker C) Right. Excellent.

17:19 (Speaker A) So Starting on page 23 are some maps for board members to consider. Supervisor Davis met in the field with James and with Alan also to review the conditions on Excitement Drive and to get feedback from the district engineer on some suggested improvements movements. So he has prepared the diagrams that are presented in your agenda packet starting on page 23 and is highlighting some of the changes that the board might want to consider. James, would you like to walk the board through each diagram and explain what. What you're proposing with these maps?

17:57 (Speaker B) Sure.

17:58 (Speaker D) So I've mentioned this before. I think the second drive is very unique. The way in which in Reunion community it is, I would consider more of a main artery since it does have a gate at the end of it at the end of the day. But there's homes that are directly on Sack Drive. So it's. It's a unique situation. Specifically talking about this first map, this would be take care of. I think we've heard a number of.

18:33 (Speaker E) Times of people flip around parked cars.

18:37 (Speaker D) That are on this first section of Excitement Drive, just eliminating the last section.

18:45 (Speaker F) So tell us exactly what you're recommending.

18:47 (Speaker A) It is what you've got right now.

18:48 (Speaker F) It's like a little cloud circling.

18:53 (Speaker D) So yeah, the yellow is just a potential for. Just for up for discussion.

18:58 (Speaker G) Yeah, I. I've been thinking about this one more with heart, because I know there's. There's problems there, but I will tell you, the problems in my mind are much greater on the curve on Gathering Drive, where there are houses, you know, and there's, you know, houses facing that, and people park around that curve. Yesterday, coming back from the airport, my Uber driver, you know, who knows, reunion, got, you know, almost ran into someone because they were coming along, zipping along, and I, in good conscience, I cannot say, let's solve this with no parking on both sides without solving the other, because I think the other is much more dangerous.

19:49 (Speaker E) Are you talking about the painting on this S curve?

19:51 (Speaker G) Not the S curve. The S curve is.

19:53 (Speaker C) I think the painting will take.

19:55 (Speaker B) You're talking about opposite Watson one's tee boxes.

19:58 (Speaker G) It's this area.

20:01 (Speaker F) It's from sparkling corridor down to the.

20:03 (Speaker A) Pool, sparkling to the right.

20:05 (Speaker B) Oh, you're talking about clothing. Okay. Yeah.

20:07 (Speaker F) We're talking about the Hell's Kitchen turn.

20:10 (Speaker C) Oh, right.

20:10 (Speaker B) Well, the other one.

20:11 (Speaker G) That is a much more dangerous.

20:14 (Speaker B) Yeah, you can't see what's coming. You can't. You can't see what's coming from Tree.

20:19 (Speaker E) Right in the corner. We were there when that happened.

20:21 (Speaker B) Yeah. And you got houses on both sides of the street.

20:28 (Speaker A) Right.

20:30 (Speaker B) So we basically have no parking on the northbound. Let's just call it the north side, the left as you're entering it. The left side, no parking. So what are you thinking?

20:41 (Speaker G) Well, I'm thinking if you're going to treat excitement special, then you really have to think long and hard about gathering and whether so I can't see doing it to one without doing it to both.

20:56 (Speaker B) And what would. So. And what would we would. What would we be doing?

21:00 (Speaker G) We would be putting no parking signs on both sides of that street until you get to that gathering Gathering intersection.

21:08 (Speaker H) Just before the Beverly sand from Sparkling together.

21:14 (Speaker G) This is not going to be popular. And I know some of the people that have houses there.

21:18 (Speaker B) Oh, yeah, yeah, I know.

21:20 (Speaker G) But on the other hand, it is dangerous, and it is more dangerous. That is more dangerous than excitement.

21:29 (Speaker B) And it's exacerbated on trash days when the cans are out in the street.

21:33 (Speaker G) Exasperated.

21:34 (Speaker C) Every day because it's a contractor working.

21:36 (Speaker B) Yeah, Yeah.

21:36 (Speaker E) I. I think we just haven't spoke.

21:38 (Speaker A) About it, so we haven't discussed it.

21:40 (Speaker C) But I think that if you're going.

21:41 (Speaker G) To look at the safety of the.

21:43 (Speaker F) Whole, you know, community.

21:46 (Speaker A) My ultimate project is there consensus on the board for James to prepare a map that Prohibits parking on Spark Sparkling to gather in Loop. Based on Supervisor Whiskel's way's driving.

22:03 (Speaker C) I.

22:03 (Speaker E) Can see where that.

22:04 (Speaker B) What do you think, Alan?

22:06 (Speaker H) I don't disagree. It's a heavily congested area of traffic. I mean, for those of us that are here daily, you know, we kind of get used to just slowing down and looking well ahead and traffic. But both sides of the roads can.

22:18 (Speaker B) Be pretty congestive and they do have.

22:21 (Speaker E) Distracting because you have, you have a double lane that goes into a single and then you've got a crosswalk away which is the main.

22:27 (Speaker A) Yeah.

22:28 (Speaker E) And I think that's probably property on.

22:30 (Speaker F) One side and they bring in more than one or two cars. They're building their house. Of course, the garage has been converted to something so they only have room for two cars.

22:39 (Speaker E) So.

22:39 (Speaker F) So where they will park around the.

22:40 (Speaker C) Swimming car, that will be you. That will be. And a great point, but maybe that's okay.

22:45 (Speaker B) Yeah, no, no, your point's well taken here. And the thing is every, I'm pretty sure, yeah. Every one of those houses has a driveway and a garage around back.

22:57 (Speaker F) The ones on the left hand side do not. The ones on the right hand side do.

23:00 (Speaker C) Take a look at. Yeah.

23:05 (Speaker B) The area, the house is affected by this proposal.

23:09 (Speaker C) Yes. So the ones that have garages are.

23:10 (Speaker B) The ones that have garages.

23:12 (Speaker C) Yes.

23:12 (Speaker E) But they don't have the back.

23:14 (Speaker C) Yes. Because this is already no parking this side.

23:17 (Speaker B) When you, when you, if you make the turn on the sparkling, you can see there's an alley, there's an alleyway.

23:23 (Speaker F) But just on this side, not on this side.

23:26 (Speaker B) Yeah, but that's not the sidewalk.

23:27 (Speaker F) When you block off both sides of parking. The guys who have a car over here.

23:31 (Speaker B) The reason, the reason why I'm only addressing these houses because these other ones already don't have parking in front of.

23:37 (Speaker F) Them, but they park across the street. They don't park in front, they park, they take some of the spot.

23:41 (Speaker B) I don't think they do. I don't think they do. I think the houses, the houses, the people that occupy those four houses on the right hand side are the ones that park on the street.

23:51 (Speaker C) Park in front of the house.

23:53 (Speaker E) And what James brought up, we're going.

23:54 (Speaker B) To find out, aren't we, really quick.

23:57 (Speaker E) What James brought up on the approval of the homes is that it was expected that there were four parking spaces. Now granted, when they're rentals they block that off and not, you know, it's private, whatever. But that's not our problem.

24:07 (Speaker C) Yeah.

24:08 (Speaker E) The problem is what they need to do is put that back on home. If you're going to use that as square footage and 10 up what you have already been assigned as a parking space to not be that do as I did and add a parking spot in the front which you know there is that spot. That shouldn't become our problem and that's what I see and hear continuously is that they. They have made it our problem. Where we're trying to accept that as our problem and I think some of that needs to go back on the onus is that you were originally granted the forced parking spaces and you have shut down to it.

24:38 (Speaker B) I agree with that.

24:39 (Speaker C) Yep. Okay.

24:40 (Speaker A) Very well said. Thank you.

24:42 (Speaker B) Yeah, no, I.

24:43 (Speaker F) So do we need to have a motion on this or.

24:45 (Speaker A) No.

24:45 (Speaker B) That's why we're having a hearing.

24:47 (Speaker A) James, do you understand the extent of the no parking zones on sparkling.

24:50 (Speaker C) Okay.

24:51 (Speaker A) What other. What other changes would are. Is there any further discussion on the maps that James is presenting regarding the proposed changes for the.

25:00 (Speaker C) Let's continue on.

25:01 (Speaker B) Well we got to go back to the exact.

25:03 (Speaker C) Yeah, let's go back to where we were back to except excitement because I was okay with the section where the speed pump was. I was not okay with the rest of it. I just feel that we're causing aggravation.

25:20 (Speaker F) For no reason with the double parking.

25:22 (Speaker C) With this bit up here for the top bit. I was okay with this section blocking off that section with this because of the speed how. But I wasn't really on board Excitement.

25:35 (Speaker F) Drives being a whole.

25:36 (Speaker D) Yeah.

25:37 (Speaker E) To the point though I will say as was said by Alan is really excitement drive is. Was like you call it like a state road number whatever.

25:49 (Speaker H) No, it's just.

25:49 (Speaker B) It's one of your main.

25:55 (Speaker H) Excitement. So it's.

25:57 (Speaker E) It's a main truck multiple times a day. And see even as one truck had to hold up for you know the seven that truck vehicles that kept coming through and building up to come through and they kept having to wait and then somebody couldn't turn because it becomes quite a bogged down system when you don't have to drive it every day. I understand where it may not seem as important but it's considered a main artery. So we have main artery by your place. You're less with that. West has a main artery with their traditions. East does not is not being honored as a main artery. And so with that excitement and that is the purpose of that road. It was. It has a mixture of it so it does become fuzzy. But the truth of it is it's a Main artery all through east. All through east. And when you don't have to drive it, you don't see how it gets bogged down every time you drive.

26:48 (Speaker C) Then let me ask the question. If it's such a main artery, why is it that you're proposing no parking on both sides of the road, only at the front and the back. Why isn't it the whole excitement?

26:59 (Speaker E) Because we can't. Number one, there are up to the point there are parking slots back behind these homes that are not utilizing.

27:07 (Speaker C) I know, but I'm still asking the question. If that's your main artery, why is it that you're only doing both ants? Why is it not the whole of exam?

27:15 (Speaker E) Because it is a mixture becomes fuzzy where there is. It's a neighborhood. The main artery goes through a neighborhood. And we've discussed that with Colin and James. So unfortunately this part we can kind of protect a little bit.

27:25 (Speaker C) Yes.

27:26 (Speaker E) Down the main chute where it goes straights out of the exodus curve. We can't do anything about that. There's houses on both sides so you have to treat it as such and can only have parking on one side. But the areas that we can protect and make it the safer. I hate to see somebody hurt really bad. I mean it happened because everybody's on golf carts and bikes.

27:48 (Speaker C) I mean at the front end also. I wasn't kind of keen on that. But they do have, I should say they do actually have off road parking.

27:55 (Speaker B) Yes. The car street from their home terraces.

27:59 (Speaker C) So that helps them as well.

28:03 (Speaker F) So really miss only exit entrance for Liberty Block.

28:10 (Speaker C) I'm also trying to play a little bit of devil's advocate public possibly coming in and asking this, you know, so.

28:19 (Speaker B) So basically which, so you were proposing by this is that from as you leave Liberty Bluff as you're approaching Palmer one, you know, the big curve. Obviously there's no parking on either side of that.

28:39 (Speaker C) Yes.

28:39 (Speaker B) And it will continue through until you get to Gathering Drive.

28:44 (Speaker C) Yes.

28:45 (Speaker B) And so once you, when you're in the residential area, you have to be able to explain this to the public. Right. Believe me, we'll, we'll get an airflow probably if the, you know, thinking about something else when it comes to notification through the residential community of Liberty Bluff. Okay. We have uniformity with other community, with other communities within Reunion where there's parking on one side of the street. It's narrow. We have, we have issues but we have to have it so that emergency vehicles can get through. When you get to the S curve. Right. That, that's a dangerous area. And we obviously knocked out the parking on either side. And to have that concept continue for this one area that parallels was at Watson nine. Yeah, yeah. Is not. Especially with the humps there. Whatever. Isn't that it's not really deviating significantly. I think for public safety, for continuity, it makes sense.

30:07 (Speaker G) And it is. And I will say I have driven that way sometimes so that I have stuck.

30:13 (Speaker A) Seen that in the last. You know.

30:15 (Speaker B) Yeah.

30:16 (Speaker G) And it is a problem.

30:18 (Speaker E) It's not hard to see. You can drive once or twice and.

30:20 (Speaker A) You see it work.

30:21 (Speaker E) You see it.

30:22 (Speaker B) Right.

30:23 (Speaker E) And I appreciate that. And to the point of not trying. I don't, you know, I don't even know who lives on that. I'm not being dubious or anything like that. I'm looking for the safety and. And to the point of they are given four parking spaces, and even in that there are two. I mean, I have pictures of how nicely they have their two. And they can extend another one if it's a rental. That's just part of it. My kids have rentals. You know, there's charges that, you know, if you're going to use that extra square footage and whatever, that's a benefit to you. But that shouldn't be to the detriment of the community. So, you know, add another space.

30:56 (Speaker F) Then you're starting gathering dry and then bringing it all the way down until just past those curves, which makes kind of sense.

31:04 (Speaker B) Yeah. So it's contiguous.

31:07 (Speaker E) And multiple places to your point have outlets or however you like to put that. Where there's parking even just past the curve and then down on.

31:15 (Speaker A) You know, Houston has some.

31:16 (Speaker E) And excitement pass that have a few spots. And I keep monitoring areas that we have those places, and most of the time they aren't filled up, except for the longer chute of.

31:33 (Speaker A) And even if we own property there.

31:35 (Speaker F) I watched you get problems only when people bring in large trailers because they're working on something or because someone's driving too quickly. Okay, so let's just go back to.

31:45 (Speaker B) I.

31:45 (Speaker F) Okay, I would agree that. Let's make sense.

31:48 (Speaker B) Okay, so we're good with map one.

31:50 (Speaker C) Yep, done.

31:51 (Speaker A) Good.

31:51 (Speaker B) Map one. And we'll talk about the other improvements or whatever for the striping or whatever.

31:57 (Speaker C) Yeah.

31:57 (Speaker B) Separately.

31:59 (Speaker C) Okay.

32:01 (Speaker B) Okay. So now we're on the next map. Okay. What am I. What am I looking at here?

32:07 (Speaker C) This is Patriots Landing. And you're. I. You're saying that little piece because there's no.

32:14 (Speaker D) There are signs there. It's just small.

32:17 (Speaker C) Oh, okay. So. All right, fine. I was gonna Say I thought there were signs.

32:20 (Speaker A) Yeah.

32:21 (Speaker E) I wasn't sure it was blank.

32:23 (Speaker C) So that's fine.

32:24 (Speaker E) And. And there's also a blank on.

32:29 (Speaker B) Okay, so I can ignore that one.

32:31 (Speaker C) Yeah.

32:31 (Speaker A) There's another blank.

32:32 (Speaker E) They're actually park parking there. And that will be correct.

32:35 (Speaker F) That's from the gate.

32:37 (Speaker C) From the gate right down to.

32:41 (Speaker B) Okay, this is the hoteresis drag.

32:44 (Speaker C) So that's where the cbs.

32:46 (Speaker H) Yeah, yeah.

32:46 (Speaker C) All the way down.

32:48 (Speaker B) Okay. So we're on page 25.

32:50 (Speaker A) Yeah.

32:51 (Speaker B) And we're looking at what I call Terrace's row.

32:55 (Speaker F) Yeah. What's the purpose of.

32:57 (Speaker B) So what am I looking at?

32:58 (Speaker C) I don't know.

32:58 (Speaker F) What was the suggestion?

32:59 (Speaker D) This is continuity based. Everything else.

33:02 (Speaker B) Right.

33:02 (Speaker C) Here's your yellow line. So from all the way from the gate all the way down.

33:05 (Speaker B) Oh, so it's all.

33:06 (Speaker F) You're going to switch the no parking right hand side on the exit side.

33:10 (Speaker C) No parking.

33:11 (Speaker F) That's, that's so the side, the side is in front of the homes. No parking. And even though there's nothing on the left hand.

33:22 (Speaker D) There's parking on.

33:22 (Speaker C) There's, there's parking spaces.

33:24 (Speaker D) There's parking spaces.

33:25 (Speaker F) Okay. So just single side parking. You're sitting right.

33:28 (Speaker C) Okay.

33:28 (Speaker D) The same with those homes is it's such a small home at the end of the day.

33:36 (Speaker C) Yeah. And there's. There's actually parking spaces along the side of the road and there'll be some here kind of all the way down here. There's actually parking spaces on that this side of the road.

33:48 (Speaker B) Really?

33:49 (Speaker C) Yeah.

33:49 (Speaker B) Why don't I even notice.

33:55 (Speaker I) The terrace?

33:57 (Speaker E) So all along the street in front.

33:58 (Speaker C) Of these parking from there pretty much.

34:02 (Speaker E) All the way from Houston to the gate. There's already one side has parking but we just need to put no parking than on the other side because there's plenty of outlets.

34:10 (Speaker F) As long as there's plenty of parking one on the other side.

34:12 (Speaker C) Yeah.

34:12 (Speaker A) And there is.

34:15 (Speaker F) Discuss is whether or.

34:16 (Speaker A) Not.

34:18 (Speaker C) Get the old 5 gallon of.

34:20 (Speaker F) Yellow paint start so quick.

34:22 (Speaker C) Just a quick question. I know because I know there's parking on the other side. From the gate down to Corolla to Houston. Actually from so Corolla to Houston there's. Yes, there is. Because it's basically in front of the terraces there's slots. Okay.

34:35 (Speaker H) Everything on the terrace's side the gate has parking. Has parking available to anybody?

34:41 (Speaker C) Yes.

34:42 (Speaker F) All the way down, all the way.

34:43 (Speaker B) Down, all the way down.

34:45 (Speaker F) I, I, I know that.

34:46 (Speaker H) All the way down, all the way down till you get to, to the.

34:51 (Speaker F) Gate to the Gateway.

34:51 (Speaker H) Though not quite the gate there.

34:53 (Speaker F) There's parking right before you get to the gate.

34:57 (Speaker B) Yeah. Off to the side, which is a.

34:59 (Speaker C) Great way to go to cp.

35:05 (Speaker B) Okay.

35:06 (Speaker E) It's nice.

35:09 (Speaker H) Most people just park at the lift station and the terraces and cut them in bushes.

35:23 (Speaker C) Yeah. Mark out the parking on that side of the.

35:26 (Speaker B) Okay.

35:26 (Speaker C) All the way down. Okay.

35:27 (Speaker A) James, are you clear on.

35:28 (Speaker D) Yep, got it.

35:29 (Speaker C) Okay.

35:35 (Speaker B) What happened to my map?

35:41 (Speaker C) Okay, so.

35:42 (Speaker B) Yeah, so we're good.

35:45 (Speaker C) All right.

35:46 (Speaker A) Thank you for that discussion. And then following the proposed revisions are just a copy of your current parking rules. I put those in there just in case we needed to reference anything or reference the current maps during discussion. We don't need to review those. Those are again, just in there for reference.

36:05 (Speaker F) Will we be sending a notice out to the public specific.

36:07 (Speaker A) Yeah, I was going to mention that. It would make sense that we call out that we're considering additional. No parking zones on Sparkling. Exclusive. Excitement.

36:18 (Speaker B) It's on gathering. Yeah, it's gathering. It's gathering.

36:22 (Speaker A) Sparkling together.

36:23 (Speaker B) Sparkling.

36:24 (Speaker A) Okay.

36:24 (Speaker B) To gathering loop.

36:27 (Speaker F) But just be courteous just a little bit.

36:29 (Speaker A) Yeah. So just. Yeah. The more communication the better. And also down a little bit when.

36:35 (Speaker F) They find out about it.

36:36 (Speaker A) Yeah, yeah. And board members, before we move on to the next item, we did have a public comment comment period at the beginning of the meeting and we did not have any hands raised. But subsequent to starting the other agenda items, we did have Mr. Christopher Martin join the meeting. And earlier during the discussion. He did raise here. Yeah, he raised his hand. Would board members like to take any comments right now regarding the parking. I'm assuming this is about proposed parking rules. Would board members like to open up a public comment time? Okay, Mr. Martin, if you. Let me see. If you wanted to make a public comment to the board, you would just need to unmute on your side. I see that you lowered your hand. So if you no longer have a comment, you do not need to unmute and we will just. Okay, go ahead.

37:29 (Speaker J) I'll make the call. Can you hear me?

37:31 (Speaker A) Yeah, we are recording the meeting. If you could kindly just for the record, state your first name, last name and your property address.

37:39 (Speaker B) Of course.

37:40 (Speaker J) My name is Christopher Martin and I am at 1103 Watson Court.

37:47 (Speaker A) Thank you.

37:48 (Speaker J) My comment to the board and considering. I hear you speaking and considering the houses and where they can park and giving due diligence to ensure that there's ample parking for people. As you make this consideration and you think of the area between sparkling down to excitement on Gathering Drive and where there are the insets. Where basically the Road is the width of the road is shortened and then. And then expanded. And you were talking about the commercial drivers who are on throughout. You know, they park somewhere and they get out to get the delivery and they get back in. It's annoying. It is annoying. It can be. But patience, of course, course is key in the community. So I see it often. But it's a patient's item, you know, and you follow the rules of the road and give right away to the left side without encroaching. But I was going to bring up what I've seen a lot of lately is in those areas where the widening of the road down gathering is then shortened and then brought out again, there's a lot. There's these big black vans and I believe it's the lead. A lot of them are the leadbetter ones that are parking in that area to do the same kind of pickup and drop off off of the clientele that's using them. Is there any thought there? We don't need speed humps or anything down that road. But we, you know, as you are doing the painting to the curbs and such. Is there a better way to show those areas aren't an area to be to stop in?

39:30 (Speaker F) Actually seen that. And you do have to be courteous to go around quite far out to get around them. But they are. It's no different than your big truck. They're licensed vehicles.

39:41 (Speaker A) Are they loading and unloading?

39:43 (Speaker F) Yeah, they seem to have rent. They seem to. I don't know if they have kids or young men and women that are taking lessons that are staying in those houses. Some of them they'll pull in and the kids will. Or the people will walk out, get into the vans just like they do a car across from Heritage Crossings swimming pool or whatever.

40:00 (Speaker B) It's a homestead pool.

40:02 (Speaker E) Is lead better specifically?

40:04 (Speaker G) Yeah, yeah, it is light better.

40:09 (Speaker C) So are they picking up from houses?

40:12 (Speaker A) Yes.

40:13 (Speaker C) Maybe. Maybe just a friendly letter asking that when they pick up, could they pull their vans into the driveways or pull.

40:22 (Speaker G) Them into the sign they will pick up in the middle of the street.

40:25 (Speaker C) Yeah, that's what I mean. Just to ask them. Maybe. I don't think we can actually, I don't think you can do anything about it other than maybe just ask them to respect the. I mean my.

40:36 (Speaker A) If they're not parking, we don't have jurisdiction. Yeah, so they're not.

40:42 (Speaker G) But they're standing there a long time while all the kids come in.

40:46 (Speaker A) Yeah, no, I understand the concern and.

40:49 (Speaker F) You're right, there is no Driveway for the pull in without going around the backside. Probably feel uncomfortable because it is a large van to take it back there. So not everybody feels comfortable driving that.

40:59 (Speaker C) Yeah. I didn't realize. I thought they were talking about houses where the drives are in the front. No. See in the back then.

41:04 (Speaker B) No.

41:05 (Speaker H) It's the scenic twin exciting and sparkling on that side of the road. Loaded them.

41:09 (Speaker C) Yes. Okay.

41:10 (Speaker G) I think that it would be fine and Right.

41:12 (Speaker B) As.

41:17 (Speaker J) To the board members actually if they could pull up maybe 10ft into the area that is parking and not pick up in the condensed area of that would be a solution. I don't know if you've told them that before but that's why I was. If you're going to be painting some areas that may be an area to also make known it's not for it's not a parking area.

41:40 (Speaker F) Yeah, that is a good suggestion. Just it's well to start by the letter. Always starts it off.

41:44 (Speaker C) Yeah.

41:45 (Speaker F) You always go to the next.

41:46 (Speaker J) Yes sir.

41:46 (Speaker F) They don't listen but they may just have young people driving the vans also because they're going a short distance who aren't thinking about it because someone suggests.

41:53 (Speaker G) I think they're typically can be going to school.

41:57 (Speaker E) We know how much it'll take forever to get ready.

41:59 (Speaker B) Well, it's a good suggestion and we'll. We'll definitely follow up on it. While it doesn't directly relate to changing parking or road markings or whatever, it has more to do with behavior. We can have an impact on it by notifying them of what we observed and make the recommendation to pull up to an area that's more appropriate for loading and unloading the large vehicle. Yeah.

42:27 (Speaker C) And if we don't see a response that we can do maybe think of.

42:31 (Speaker B) Of course security could help us with the.

42:33 (Speaker C) Yes.

42:34 (Speaker E) I call it CC thinking. Common sense and courtesy thinking. But it seems to be.

42:41 (Speaker A) Thank you, Mr. Martin. Are there any other members of the public who would like to make a public comment? I have two attendees on Zoom. We also have attendees here. Any public comments regarding the proposed parking rules? All right, board members, if you're ready we can move on to the next agenda item.

43:01 (Speaker B) Sounds good.

43:02 (Speaker A) All right, board members, the next agenda item is considered. It's actually a review. We review your reviewed the proposed budget last month. The board members ultimately approved a proposed budget that contemplated a assessment increase for the maintenance fees for each of the units. The fees that the board approved in the proposed budget set a cap. Board members can choose to assess property up to the cap that you set you can go lower than that, but you cannot go above the cap that was set. Board members, what was reviewed for multifamily homes, the gross amount per unit per year proposed for fiscal year 2026 was $835.84. Again, these are annual assessments that are included on the property tax bill in the non ad valorem section. So that $836 is an annual fee. And the proposed fees for single family home for the maintenance fees was $1,114. So those were the fees that the board reviewed. Staff was asked to identify a way to reduce the proposed increase. And so included in your agenda packet on page 40 is another version of the budget. This one has a reduced assessment. And the way that that assessment was reduced was by not making a contribution to the RNM fund. Board members also have the ability to reduce some of your expense expenses in your field expenses or in the administration of the district. So this is an opportunity to review and discuss different strategies and, and different approaches that the board might want to take for budgeting for fiscal year 2026.

45:13 (Speaker B) Well, I took a pretty close look at actuals, you know, year to date and where we. Where we think we're going to end up for this year in connection with setting the level for the following year. And, and other than very small amounts, which would really be meaningless, I didn't see an area to really tweak on a line item basis. However, I think the position, the fact that we've been contributing to the RNM fund with, you know, hefty amounts for a number of years and that our balance is such that we can. Trying to think of the right word to use. Basically I'll just say not fund it for this year. And by knocking that out, because I think we had a proposed contribution of what, 20250 or something. 225.

46:19 (Speaker A) In the proposed budget.

46:21 (Speaker B) The one we approved. Approved, previously approved draft budget.

46:24 (Speaker A) The transfer out to the R M was proposed to be 400,000.

46:28 (Speaker B) Oh, it wasn't.

46:28 (Speaker A) And that was the amount that was in accordance with the reserve study.

46:33 (Speaker B) Right. But in 25, we put in what, nine.

46:39 (Speaker A) Your. Yeah, we put in. This district has put in 920,554 into your reserve fund this year.

46:47 (Speaker B) So with a. So I would say so with a balance of roughly3.3 million. I think we can. With, you know, forego. That's the word I wanted to use. Forego. The funding of the rnm. We've been taking a closer look at RNM expenditures. We've held back. I mean we basically have continually. We've got. We've been very conservative. I mean we actually have expended less than what we budgeted. So without, you know, overdoing it on trying to knock out a percent or two here and there on line items of true importance. Thank you. I think we can get the increase down to more palatable amount.

47:40 (Speaker G) I think that's a good idea. I do have a couple of questions though.

47:44 (Speaker B) Go ahead.

47:44 (Speaker G) And they're not big numbers as you said.

47:47 (Speaker B) Okay.

47:47 (Speaker G) But they were just questions. I didn't understand why our landscape contingency went up.

47:54 (Speaker A) Because of the age of the landscaping. There's been some areas that have been identified where there's now landscape voids, where dead shrubbery has been removed and there's areas that need complete redesign. Alan's actually.

48:10 (Speaker G) I understand completely.

48:11 (Speaker A) Yeah. And. And plants do have a useful life. Unfortunately. There's some significant areas where that plant life has reached the end of its life. Alan has actually reached out to the landscape service provider to get design proposals and to get numbers and that's what informed the budget. Linear Park.

48:31 (Speaker G) There's like some areas I go like.

48:33 (Speaker H) Well, that's one of the areas that's in this budget for next year as well as a complete redo for the entrance to those folks at Carriage Point.

48:41 (Speaker F) They show you.

48:42 (Speaker G) Yeah, I'm good with that. I'm probably going to be good with the next one. But I do have to ask the question.

48:48 (Speaker A) Yeah.

48:48 (Speaker G) So there was a twenty thousand dollar increase in security.

48:54 (Speaker A) So this amount is based on.

48:58 (Speaker C) All.

48:58 (Speaker A) Of the entrance gates that are staffed as part of the Master association agreement, as well as the entrance gates that are staffed with Reunion west poa.

49:11 (Speaker F) What a relatively new expense.

49:13 (Speaker A) Yeah, we. It was actually increased when Reunion Village gate was added, but we have not been billed for that yet to date. But we anticipate we would be billed in the future.

49:25 (Speaker C) Yeah.

49:26 (Speaker G) And then there's one that's just like. It just was. I'm like, what is this? So street lights is that Reunion Village.

49:35 (Speaker A) And that actually, I mean, in my opinion we can almost. Those are for the pool lights, right, Alan? Because all of the street lights are in electric.

49:44 (Speaker H) Yeah.

49:44 (Speaker A) Yeah.

49:45 (Speaker H) A lot of pool light repair and probably the near future.

49:49 (Speaker B) Don't.

49:49 (Speaker H) Shouldn't bring it up now.

49:50 (Speaker C) But one of the.

49:52 (Speaker H) One of the goals I'm looking at is we're going to have to end up hiring somebody to do a photometric study on our pools and switch those out to LED because we're currently using 400 watt minimum.

50:03 (Speaker F) Are you talking about the lights above?

50:06 (Speaker H) Yeah, that's a project that'll come up in the near future, if not.

50:10 (Speaker B) But that's going to yield savings.

50:11 (Speaker H) Yeah, yeah.

50:12 (Speaker A) Well, consumption savings.

50:14 (Speaker H) We're spending, you know, we're doing a lot of work. And you also remember we increased the hour by an extra hour a day by opening at 6 instead of 8.

50:25 (Speaker A) That's a little bit of a misnomer in the budget.

50:27 (Speaker C) That's fine.

50:28 (Speaker A) It does say street lights, but they're actually all pool light. So we can, we can fix that.

50:33 (Speaker F) Something to keep in mind when we.

50:34 (Speaker A) Start talking about, because they're. Yeah, they're not maintained like the street lights are. When the streetlights have an outage, you know, the utility service provider comes in and repairs it. But that's not the case with the pool lights.

50:46 (Speaker F) Something about not having money going into this fund. There are two areas that we never know when we're going to be called upon to spend money. They're both pretty close. One is that lovely staple. We may be asked to do some major changes because it's in such a horrible condition. And here we never know when all of a sudden we have to drop 250 to $400,000 to replace this. That we just don't know. So be aware that by not contributing to that fund, that fund is going to have to run and hoping that everything stays just fine for a couple of years until you start recontributing because you know you'll be spending some of that money down.

51:28 (Speaker B) Well, if you look at what we've spent money on, it has been. Things have been very controllable or predictable. And it's great when those kinds of events are the ones we deal with. Not like the floods in Texas or other catastrophic things that, you know, you really. You can predict or you can't predict. But if the fund was not at the level it's at, I wouldn't even have recommended that this is the approach that we take.

51:59 (Speaker F) And I'm not suggesting students, I'm just suggesting.

52:01 (Speaker B) No, no. But the thing is. So when it comes. You specifically made reference to this building in the stable. So it's kind of press the button. So the thing is this. I think we're controlling things inherited very judiciously. I believe we've already started. Tell me, where's the problem? Where are we with the lighting up?

52:22 (Speaker H) Okay, so just kind of a little historical perspective. This roof is relatively new.

52:28 (Speaker B) It's only a few years old.

52:30 (Speaker H) Recently the board approved the replacement of all The AC units, that's been done.

52:34 (Speaker B) Right.

52:34 (Speaker H) The wall coverings on the air walls have been done. The building's been painted and the architectural lighting is going to be. In my manager's report, they have the date of August 11th scheduled to come in at INF install all the architectural lighting features that this board approved at a previous meeting. So with the exception of carpet. Carpet, the cold kitchen in the back if we wanted something like that. Stables is a little different animal. I mean it's not in bad shape. It could use some paint. We've kind of been doing minimal work there.

53:08 (Speaker B) It hasn't just been maintaining it. So it doesn't. So it's not an eyesore and it's side clean.

53:13 (Speaker H) All the gunners and downspouts out. And you know, we're just doing some work on that. Just. But the stables is not in bad shape. It just needs. We spent some money on that.

53:23 (Speaker B) It was an ill, it was an ill conceived building. So I can basically say. Anyway, so I think our, our RNM fund is in good shape and we can, we can afford to. Well, what this really represents is we previously been kind of budgeting. I'm not saying it was on a strict five year cycle, but it seemed to be. We were so conservative because we were still growing. You know, you had Reunion Village coming up out of the ground. You had commercial activity coming up out of the ground that, you know, our denominator was increasing. So our unit costs were going down a little bit, but our revenue was going up. So we can afford to put good chunks into the RNM fund. And so rather than impose an increase this year, which would possibly potentially cover us for let's say two to three years down the road, we're kind of now going on a one year at a time approach. There may be some additional administrative costs involved in that, but I think it doesn't outweigh the impact on homeowners, on property owners. So when they see an increase. So by not putting anything into RNM for this year, this is knocked down to where the increase in O and M only is for a single family.

54:55 (Speaker A) Home, the increase would be $105 a year. So less than, you know, Right.

55:01 (Speaker B) So spread out over a year, what's $105? And when they see it on that bill, because the bill has debt service in there too, it looks even smaller. But I think without any, without underfunding anything that we're aware of, we still can achieve a modest increase and still be in sound financial shape.

55:25 (Speaker A) And board members, I Do want to clarify that the mailed notice is based on the proposed budget. It was approved in June, so that will include the assessment cap. It, you know, again, the board members can choose to do the lower number. You can't go higher than the cap. But the mailed notice does include the cap that was approved by the board.

55:44 (Speaker B) So it's kind of, if you look at it in a way, it's similar to the trim notice that we get on taxes where it says if no budget action is taken, this is what it's going to be if budget action is taken. And this is what it's going to be. Now, we didn't do that, but we did put in the high number. So now when the August meeting takes place, we can approve the. What we just discussed, the lower number. And if anybody else has any ideas or things that, you know, relative to the budget, then we have time between now and August to address them.

56:26 (Speaker C) Sure. Thought it would speak now and forever.

56:27 (Speaker B) Hold your peace kind of.

56:30 (Speaker A) Board members. You also noticed that this proposed budget had your actual spending updated through May. So that was one change. And then the other thing is that your actual numbers for the landscape Service Agreement starting October 1st is also funded in there. So that was another change between what you reviewed in June and what you're reviewing today. Any other discussion regarding your proposed budget? It sounds like there's consensus on the board to bring back a version of the budget that does not include the O and M contributions. So we will do that. Alrighty, board members, the next. If there's no further discussion, the next item on the agenda is the presentation of your audit for fiscal year 2026.

57:29 (Speaker C) Yes.

57:30 (Speaker A) Pardon me. On page 63, we have your fiscal year 2024 audit. This is an audit that was prepared by the DeBartolomeo firm. This is the first year that they've done the Reunion East CDD audit. They were recently selected for five years of auditing services. Board members, I think you're all aware we do have one newer board member. The The CDD is required to undergo an annual independent audit of all of the district's financial records. And that independent audit is due to be filed with the state of Florida, with the Auditor general's office by June 30 each calendar year. So the Reunion east audit was filed on June 30th. It's a voluminous audit with a lot of notes in it. But I always like to bring the board's attention to the letter to the board, Board of Supervisors, and to the report to management so you'll find the letter to the board of supervisors starting on page 98 of your agenda packet. And on page 98 you'll see that the letter is asserting that the district's financial records or in compliance with the auditor general for the state of Florida. And then Starting on page 99 is the management letter. This is reporting relative to the reporting requirements as well as any current findings or prior year findings. And I do want to bring the board's attention to a prior finding. This is a repeat finding that hearkens back to earlier definitions. Developer who defaulted on two bond series. Later it was decided to refund the bonds. And the bonds were separated between the, what was called the performing bonds that were attached to property and the non performing bonds that were not attached to property. So those non performing bonds have been in default since that time and they continue to be in default because those are in defense default. There is a finding on your audit now that restructuring was at the request of the bondholders. And I, I think that most board members are familiar with that scenario and understand that the repeat finding does assert that the district management staff, in coordination with district council and district engineer, that we are always looking to determine if there's any property within Reunion East CDD that's not currently being assessed debt, if that debt could be assigned to that property. And as you know, that's an ongoing consideration. I don't have anything else to bring to the board members attention, but I'm happy to answer any questions to the best of my ability.

01:00:24 (Speaker B) Well, I just wanted, without going back to the present previous audit, this particular audit at least impressed me with the level of detail and the, I think it's, you know, normally you, when you choose an auditor, you're doing it to get, you know, fresh set of eyes. You don't want to get too comfortable with using the same auditor. But I was really impressed with the level of detail. And I think the average person, without having an accounting knowledge, if they just read the narrative, not so much, you know, balance sheet or you know, net position and those kinds of things, but it really explains what the numbers mean. And when it came to the issue of the unexchanged bonds, because we've had questions, occasion, somebody new to the community, they look, they're saying what's this issue here? Or it's really, it's a clean audit. It's just the fact that we have this one issue. And the notes I thought were very extensive, more so than in the past. Not to say there was anything wrong with the Audits of the past, they just dug in a little bit deeper and provided a little more detail. So I was really pleased with it overall. And again, the fee that we did that they charge for this service is unbelievably low. Maybe if I was. Maybe if I was back in D.C. i'd say these guys are operating out of a garage or something because there's no way you can afford to operate. But it was very good. It was very good. So we need a proposal to.

01:02:13 (Speaker A) Because it's an independent audit, we just need a motion to accept the annual audit.

01:02:18 (Speaker C) Motion to accept.

01:02:19 (Speaker A) And a second second. All in favor of accepting your annual audit, say aye.

01:02:23 (Speaker B) Aye.

01:02:24 (Speaker A) Motion carries unanimously. Board members, the next agenda item is item number seven. This is consideration of proposal for amenity management services. This is related to electronic mail messaging system as well as facility rental management for seven Eagles Linear park and Heritage Crossings community center board members. On page 104 of your agenda packet is a proposal for amenity management services from governmental management services. This is work authorization with the scope of services for the electronic mail messaging system management starting on page 104. And rather than going line through, through line, you know, through the scope for electronic mail messaging, I will just hit the highlights and the key issues that I think board members will be interested in. This is proposing to have a electronic mail messaging system for electronic for Reunion east community development district. This gives the district the ability to unilaterally send out important messages to stakeholders such as maintenance notifications. For example, if there's going to be a road that's going to be striped when vehicles have to be off the road, if there's going to be an amenity that's closed for, you know, pool maintenance or some other extraordinary maintenance that that can be useful messaging. In addition to that, the messaging that we currently distribute through the master association could be distributed through the same electronic messaging system as well as, you know, if there's weather conditions that merit special storm preparedness or amenity closures, we have the ability to get that type of news out as well. So we would be promoting voluntary sign up with the electronic mail messaging system through all of the current systems that we utilize. The Facebook pages, the associations electronic mail. Also we currently gather release of liability forms each month from Reunion security who issues amenity access cards on behalf of the district. This is the amount for one month and we are going to add a line in here to gather email addresses. So this will be a good way to accumulate email addresses. Also, Chairman Greenstein has asked that I Reach out to, to the master association and see if they will be willing to export email addresses to a spreadsheet or other system that we can use. They may or may not be able to do that. We'll check and see. They may have some privacy guidelines that prohibit that, but it's certainly worth checking to see if they can do that. So those are the key ways that we would be populating the electronic mail messaging system. Any members of the public can sign up for CDD email. I think that answers the highlights for that. Are there any questions? Yeah. Yes.

01:05:19 (Speaker C) This is a. This will be kind of like that one way communication. So in other words, we'll send out a blast saying we're going to do construction of the roads. This isn't going to be. So now you're going to get 600 emails back asking you questions about the construction of the road. I'm thinking in terms of a lot of the emails blasts that we send out, it's sent out by a thing that says this is like an info system. Do not respond because nobody.

01:05:43 (Speaker A) I think that's a really good point. We actually prefer to get questions back from stakeholders. We have these electronic mail messaging systems for numerous communities in central Florida. It goes back to one main amenity management team and then they parse it out to either field services manager or district manager depending on the nature of the question. So it would be a two way system. They could reply to the system or.

01:06:09 (Speaker C) You know, my only concern is that we now end up with this rather burdensome amount of stuff coming.

01:06:16 (Speaker A) Yeah, we did.

01:06:18 (Speaker C) Unedated by loads of people just asking questions and bombarding and you know, I appreciate that.

01:06:24 (Speaker A) Yeah. But truly, if people do have questions, I want would rather answer their questions and be able to understand what the questions are because that can inform future messaging as well.

01:06:34 (Speaker C) That's fine. I just wanted.

01:06:35 (Speaker A) But I do appreciate you saying that. You know, we're proposing pricing for the, you know, this fiscal year based on what we've experienced with other districts and what we anticipate. If the conditions are vastly different, you know, I'll bring that to the board's attention.

01:06:50 (Speaker C) It's probably one of those we give it a run and then what. And see what happens. And if we decide that it's too much of a thing, then we can try and tailor it back or if it's not, then we're fine. Yeah, I agree. Okay, give it a try.

01:07:03 (Speaker F) The other question I have is if you do not get the response you expect from the master, each of the HOAs that are local. Mrs. Pappas with hers here, they all have a list. When I was on the board for Heritage Crossing the. That was 15, 18 years ago, we had everybody's email address and we did not have a limitation on sending things out to them. We were sharing that to make sure that they would know of new things happening. So I suspect that if A says, you know, we're limited, B, won't they want information to be sent? Now, we might not get it here. There might be some that don't have.

01:07:41 (Speaker G) An active hoa, but yeah, this must have been.

01:07:44 (Speaker C) Well, like Lando doesn't have their own hsa, especially the condominiums.

01:07:49 (Speaker B) Yeah, the condo associations do have that.

01:07:51 (Speaker F) But the condos have a lot of population.

01:07:52 (Speaker C) Oh, absolutely.

01:07:53 (Speaker F) You think about all.

01:07:54 (Speaker C) It's a good way to get it started. And then hopefully word of mouth, someone say, well, I didn't see that. Why didn't I get that? We have to sign up.

01:08:03 (Speaker A) The Facebook page. And then one other idea that was batted about during the Reunion west meeting was. Was to add a blurb to a newsletter for. Is it reunion Resort Club members?

01:08:15 (Speaker C) Yes.

01:08:16 (Speaker A) I don't recall the name of it, but I wrote it down. And I understand that Anthony Carl would be the one that we could submit, you know, a note to in order to link to the district's website.

01:08:26 (Speaker F) Well, Anthony worked with John.

01:08:27 (Speaker B) Right.

01:08:28 (Speaker F) John Kingsley.

01:08:30 (Speaker A) John would be the contact for the association. Was it called out and about stuff? Is it out and about? Is that.

01:08:37 (Speaker B) Yeah, it's called out and about membership. But again, I really wonder of the total because I'm trying to remember what they said. What'd they say? Membership at least something like that. Right. So it's about half. Well, you know, I mean we got. I think they're like 2700 units. Yeah. But we're going to build it. It'll build and I'm sure it's going to work.

01:09:04 (Speaker C) If we build it, they will come.

01:09:06 (Speaker B) Yeah, I actually have that free donut coffee day.

01:09:10 (Speaker F) You can give us your email to stop by here. With one person at the door giving out donuts, you get a lot more people coming.

01:09:16 (Speaker G) I think that this would be great.

01:09:18 (Speaker C) Yeah.

01:09:20 (Speaker A) Board members. Then the second part of the proposed services are regarding the facility rental management. That's starts on page 106. And this is really administration of the policies that the board has recently adopted regarding the use of Heritage Crossings Community center, seven Eagles and Linear Park. You'll see that this is including the administration, the scheduling, the reservations, the facility preparation and oversight, the Security coordination, as well as custodial coordination, the policy compliance and enforcement, and then communications and customer service, as well as the reporting and documentation provided to board members. This does not explicitly consider the marketing of the facility. So we will be doing some soft marketing. It's not explicitly part of the scope, but we do have staff who have a lot of experience with layout and design. So we will be creating some marketing. Marketing pieces as a supplement to this to do some soft marketing. If we're not getting the type of traction that board members want to see with increasing the number of inquiries and increasing the number of reservations, we can look at if we need to add some additional funding in order to really market the facility. Yes, sir.

01:10:43 (Speaker F) We haven't had many interests increases.

01:10:44 (Speaker A) I think all of the inquiry. I would say that to my knowledge, at least 90% and this information will be tracked as far as sourcing. But so far, about 90% of the inquiries that we have had have been from Reunion Resort Rentals. If they have an inquiry, like for example, from a church group or a family reunion where they don't want to utilize Reunion Resort K Catering, they often refer them to Heritage Crossings Community Center.

01:11:14 (Speaker C) Okay.

01:11:16 (Speaker A) So far that's been a majority. But we also have, you know, there earlier today, there was a. A citizen from Reunion west who's planning a private party for her family, and she heard about being able to use Heritage Crossings. So she, you know, secured her reservation with her payment. You know, just met me here. So. So we are. We are getting rental inquiries. We are getting payments. We've been. We've been kind of cobbling together, but we, you know, this is all effective October 1st.

01:11:48 (Speaker B) Yeah, it's in great. It's in great shape.

01:11:53 (Speaker C) Again, I think what kinds of people start to use. The word starts to get out and the more people can perhaps.

01:12:01 (Speaker A) Yeah. I think. Are we going to look at the price?

01:12:04 (Speaker B) Yeah. Look at the pricing. Because on the west side. Right. Of course, they don't have an amenity to manage.

01:12:11 (Speaker A) Yeah.

01:12:11 (Speaker B) And it was strictly mail.

01:12:13 (Speaker A) Yes. So. And board members. So the way that this works out, the, The. The total proposed annual fee for both sets of services would be $9,000. And how that technically breaks down is $600 of that, which be the electronic mail messaging service. And again, that's based on the scale that we have with our current system, the amenity management, because it's more specific to this and the creation. That would be the difference between the 600 or 8,400 a year, which ends up being $700 a month. For the amenity management.

01:12:54 (Speaker B) Now, as a starting point. Okay, I would say my initial reaction to it, okay, the number's hitting me a little on the hard side. And I know it's, you know, internal through your administration, but as long as we have an understanding that as long as the volume, and I think you kind of covered it in an indirect way, but as long as we're getting the kind of response and hopefully an enhanced response to where the 8,400 is a drop in the bucket. Okay. But, you know, we have to have multiple to not only recoup that cost, but hopefully accommodate, you know, absorb other expenses that we have in managing the facility. Then, you know. So I have no feel, personally, I have no idea what. How you came up with that number.

01:13:58 (Speaker A) Well, yeah, we have highly amenitized CDDs where I've personally been involved with overseeing the management of the rental programs. Unfortunately, with a lot of these special events, your clients are uptight amateurs who do not know how to hold a special event. So it's not like working with a wedding planner or a special events planner who has a keen understanding of what they're doing. So we're gearing up for that. The number of inquiries that you get based on versus the number of people who actually rent the facility, you know, we. We need to respond to them promptly, provide all the information, have staff available to meet with them at the site and interact with them. And we perceive that we put together this service in service to this district because it's important to this district.

01:14:58 (Speaker B) It's okay.

01:15:00 (Speaker G) Yeah, I. I will say I think it is. It seems like it might be high, but it's probably fair based on my experience with events planning.

01:15:12 (Speaker C) Because you.

01:15:14 (Speaker G) You can ask for a lot of people even when you're experienced at it. Yes, a lot of. A lot of different venues, you know, and.

01:15:23 (Speaker B) And travel time involved.

01:15:25 (Speaker A) Client wants to visit the site and walk through the site and talk about it before they make a rental decision. So there's a lot of upfront time.

01:15:33 (Speaker G) Investment, in particular with this site. I think this site is a little bit more problematic because there is no full kitchen. And you're gonna have to walk everyone through that.

01:15:47 (Speaker A) And the way that we've been presenting that space is that although there's no function catering kitchen, that that space is good for staging catering. So, you know, puff and stuff, you know, you know, caterers who are self refrigerators. It's still a very great space.

01:16:06 (Speaker F) Is this a service as you look at it? It seemed to me from past history that you can ramp it up. And your expenses don't go in line with the ramp up. So as you add more and more and more clients coming in, your expenses don't double. If the clients double, they might only go up 30%. You're trying to cover a basis and we're not nowhere near that volume of basis at this time.

01:16:29 (Speaker G) So they may not like go up for a while.

01:16:31 (Speaker C) Exactly.

01:16:32 (Speaker F) To me, nine grand is international basis. I wouldn't.

01:16:37 (Speaker G) They enjoyed using this. And you don't have any testimonials, right?

01:16:41 (Speaker C) Yeah, exactly.

01:16:42 (Speaker F) So.

01:16:43 (Speaker B) No.

01:16:43 (Speaker H) Well.

01:16:43 (Speaker A) And we don't have any tables other than. Yeah, I mean we're, we're, we're, we're hobbling through. Yes. The donation of chairs actually has excited some of the clients who have inquired. The lack of chairs and lack of tables has been a big deterrent so far. The district did budget for that as an expense in October. You're starting next fiscal year. So I mean that, that will help the appeal.

01:17:09 (Speaker B) This would be good because people can go on the website. Right. See pictures of the facility. Maybe when we have some event.

01:17:17 (Speaker G) Yeah, just the table thing. Can we rent tables?

01:17:24 (Speaker A) We have been offering that clients can rent their own tables and we've also offered table rental through Reunion Resort who's been really helpful with providing quotes for clients. But it is an add on expense. Whereas if we have tables and chairs here.

01:17:42 (Speaker B) Right.

01:17:42 (Speaker A) You know that.

01:17:43 (Speaker C) Yeah, I agree.

01:17:44 (Speaker B) One less thing for them to have to worry about.

01:17:46 (Speaker A) Yeah.

01:17:48 (Speaker F) Between now and October.

01:17:50 (Speaker C) Yeah.

01:17:51 (Speaker A) Yeah. Summertime's and it's really. It's not unusual for clients to want. Depending on the nature of the event, sometimes they'll want to wrap their own chairs. But the tables that are going to be covered with linen, they just will use, you know, whatever is in place because people won't see it anyway. So.

01:18:12 (Speaker B) Okay.

01:18:13 (Speaker A) So again, yeah. The way that breaks down. $7 700amonth for the facility rental management and then 50amonth for the electronic mail messages.

01:18:24 (Speaker B) Motion to approve.

01:18:24 (Speaker A) Yeah, we need a motion to, to approve the proposal. We have a motion from supervisor Driver and did I. Was that a second?

01:18:32 (Speaker F) Second.

01:18:33 (Speaker A) Okay, second from supervisor. Whisk away. All in favor of approval say aye. Aye. Motion carries unanimously. And Alan, would you like to present the proposal from FOS night for the options on striping Excitement drawing.

01:18:47 (Speaker H) So just a couple things. There are two options in here. One is for a double yellow line with reflective payment markers, RPMs from Radiant T, SH and Court. Or there's a 6 inch single yellow skip line which is skip, skip, Skip with the RPMs placed in between that.

01:19:10 (Speaker B) Right.

01:19:10 (Speaker H) However, after doing a little further research on there, I don't think we went. I went far enough. It went and stopped at teaching and missed that last little S curve till you get to approximately 7,638.

01:19:24 (Speaker C) Yeah.

01:19:25 (Speaker H) Which is where that parallel parking is on the right.

01:19:28 (Speaker C) Yes.

01:19:29 (Speaker H) So depending on which option the board would like to do, or if you'd like. I know we had a discussion on the west about doing a single yellow line. If that single yellow line will work, it may lower our cost altogether. Or it may just equal out the additional distance in going up towards past Teian, past the S curve. So we can do whatever you want as far as that goes. I do apologize. And I did miss that. I thought Titian was the. Or Titian was my cutoff and missed it by a couple of feet.

01:20:01 (Speaker F) So you're suggesting that we could just approve something in advance.

01:20:05 (Speaker C) 55.

01:20:06 (Speaker F) Not to exceed 5,500.

01:20:07 (Speaker H) Go to the single yellow line.

01:20:10 (Speaker F) It's $3,200.

01:20:11 (Speaker A) Great.

01:20:11 (Speaker F) If it's $4,800.

01:20:14 (Speaker H) And that'll take us all the way. As you know, when that's in compliance.

01:20:18 (Speaker G) With all, like, you know.

01:20:20 (Speaker H) Yeah.

01:20:25 (Speaker C) Florida traffic sandwiches.

01:20:27 (Speaker H) I believe the single yellow line was kind of the option they were looking at for a possible white marsh play modification.

01:20:34 (Speaker B) I don't think we need people on.

01:20:35 (Speaker C) The right side of the road, one down the middle so they know they're on the correct side of the road.

01:20:41 (Speaker A) Stay in your own lane.

01:20:43 (Speaker F) Okay.

01:20:43 (Speaker A) So is there a motion to approve or. Single lane not to exceed 5,500. We have a motion from supervisor Dryberg. Do we have a second?

01:20:51 (Speaker B) Second.

01:20:52 (Speaker A) We have a second from Supervisor Greenstein. Any further discussion? All in favor of approving the proposal, say aye.

01:20:59 (Speaker B) Aye.

01:21:00 (Speaker A) Motion carries unanimously. When we get the final form of proposal, there will be a legal agreement that goes with this. Because of the nature of the work. Board members, the next item on the agenda is consideration of a Revised fiscal year 2025 meeting schedule. During the joint meetings, there was discussion regarding scheduling joint meetings starting with the September meeting. So next month we have our respective meetings for the public hearings, which had already been noticed. So we, starting in November, will meet jointly with each respective board, taking actions on items that are pertinent to your own district. There was discussion during Reunion west, in consultation with. With staff, that maybe it might be better for the meetings to be done by 12:30 so that people can go have lunch. And thinking that the maximum meeting time might be about three hours starting at 9:30 might make more sense than starting at 10. So ultimately Reunion west adopted a schedule starting at 9:30 for September. So hopefully this board can see like kind of that 9:30 to 10, 12:30 schedule.

01:22:23 (Speaker G) My recollection was that we were going to try this out once to see if we liked it before we made any commitments to doing this.

01:22:33 (Speaker A) Okay. Well, absolutely. This board has the ability to adopt whatever meeting schedule you want to adopt for next fiscal year or to try it and see if it. If there are some efficiencies gained with the costs for, you know, legal and engineering and the, the services that are billed hourly. Is there some cost savings? Is there some efficiencies? I think the goal was to really get some of those efficiencies that you could get by merging, but without going through that lengthy legal process.

01:23:04 (Speaker G) I mean, I think we've just gone through the budget. I think the efficiency agencies we will. Vaccines are minimal.

01:23:11 (Speaker A) It's primarily in the administration costs, not in the field expenses.

01:23:15 (Speaker F) But it's not going to be 2 million bucks. It's not going to be 500,000 bucks. It's going to be maybe 8, 10,000.

01:23:23 (Speaker I) Yeah.

01:23:23 (Speaker A) And irrespective of the exact amount, I think the goal was for cost savings.

01:23:29 (Speaker B) No.

01:23:30 (Speaker A) Well, the joint meetings will be a more efficient use of the administration expenses as far as I'm concerned.

01:23:41 (Speaker B) I would not do this for that, for the money. You're doing it for wear and tear.

01:23:51 (Speaker G) Right. But I think that this is, to my mind, when we talked about this, this was very much a, let's see about this if this really works. Because I can see it also being a tremendous, like, you know, what are we, what are we sitting in this meeting doing?

01:24:10 (Speaker B) Well, let's go. I think we jumped. This is one of the things that happens when a subject is discussed first at the West. It's kind of like the development chamber. You know, it's in an embryonic stage and we ask a lot of detailed questions and ideas come up. Then we get to. It's packaged the presentation here for us. We don't get as much detail out up front before we get to the bottom line. So let's just take a step back, I think, and discuss the format of what we want to do. But before we do that, for purposes of this notice for this fiscal year for your September 11th meeting on page 111, what time is it starting?

01:24:53 (Speaker A) 9. So this, the revision.

01:24:56 (Speaker F) That's presuming we're saying, yes, let's do this.

01:25:06 (Speaker B) Well, I'm just trying to clarify this notice before we get into fiscal year 26. Okay. September 11th meeting. Because I wasn't clear clear myself. Okay. I thought we were discussing FY26 going.

01:25:21 (Speaker A) Forward, and I'm so sorry. So, board members, included in your agenda packet, item number nine is consideration of the revised fiscal year 2025 meeting schedule. And it's on page 111. We're already at our July date. And then in your August date, we have your public hearing for your budget as well as your public hearing for your rule hearings. So we didn't want to schedule joint meetings those days, but the next available date to see if there was some efficiency and some best use to board members time and understanding of what's happening happening in reunion in a holistic way. Our first time that we could meet together was September 11th. And it was thought that board members might not want to work all the way through lunch. And that might be a little bit. People start to get a little hangry by the afternoon without having a break. So maybe, you know, if we kept it to three hours, 9:30 to 12:30, that might be a good time frame for board members to think about. So this is a time for board members to think.

01:26:23 (Speaker C) So at this point in time, we're just talking about the September meeting.

01:26:27 (Speaker A) Yeah. So page 111.

01:26:30 (Speaker E) Yeah, I say tender one.

01:26:31 (Speaker C) I.

01:26:31 (Speaker E) That's one thing coming so brilliant.

01:26:33 (Speaker A) 10.

01:26:33 (Speaker E) It's was a compromise, but going at 9:30 really goes for us.

01:26:39 (Speaker B) It's. It's a sacrifice. Hear me, It's a sacrifice for a lot of people. I say a lot. But first for a number of people. Okay. And say Kristen is in Jacksonville now. Okay. So she was willing. Let's just say. Well, I'll say it. She was willing to be here at 9:30 and she committed to being here at 9:30 for the west, you know, for the west group that discussed this, this item. We're all on property. I would have preferred personally, 10 o'. Clock. But I had members of the board who liked 9:30, who wanted basically and were hoping, were hoping that we could actually get it probably done in two and a half hours.

01:27:26 (Speaker A) Alan wanted to start at 8, right?

01:27:28 (Speaker B) Yeah. Alan was saying it's 6:30 in the morning. Here's the format that we really thought about every month. And of course this is for the September 11 meeting. But the whole, you know, if you.

01:27:40 (Speaker G) Choose one, it may end up being more than one. So you have to be very careful.

01:27:45 (Speaker B) Well, no, no, no, no. The thing was this. There was discussion. There was discussion at the west meeting about the schedule going forward into FY26, am I correct?

01:27:57 (Speaker A) That's right.

01:27:58 (Speaker B) Right. And it's because we have to get the notice out.

01:28:01 (Speaker C) Yeah.

01:28:02 (Speaker B) What 60 day notice?

01:28:03 (Speaker A) Well, yeah, just from administratively, we oftentimes roll out the meeting schedules positively.

01:28:10 (Speaker F) Thinking about this, the east side is saying, wait a minute, I don't like this idea.

01:28:13 (Speaker B) Okay, well, let me just tell you what the format, what the approach is going to be administrative. Okay. Every month when you pull agendas together for each district, you're going to see GMS is going to see common items. Right. So both boards will be at the meeting. It's basically a joint concurrent meeting. Okay. It's technically, it's not a workshop. It's technically two separate meetings that happen to be occurring at the same time. So you basically have full east, full west at the meeting. And the votes will have to take place East, west. There isn't like 10 people. So seven out of 10 makes it pass. It's still, it's still three out of five for each meeting. But the point is the discussion will occur once. It'd be full detail. Everybody hears it at the same time time. And it's for only those items that are basically would normally have been on separate agendas, but they will be on the one. It'll be considered a joint item. And then I would think the vast majority, the vast majority of the stuff we go over are repeated on the other. You know, they're on both, they're on both board agendas. Would it be the truly unique stuff will then be addressed if it's separately by the east, separately by the West. We didn't talk about which one would go first or anything like that. But the whole idea is that by doing the common stuff together, even though it takes separate votes from each board and if there's a big difference in opinion between east and west, neither part they're probably, I'm hypothesizing now, I would think there wouldn't be any action taken on it. We're not going to stand firm and say, oh well, the west said yes, the east says no and that's where we're going to walk away. It's like when you say 10 o' clock and 9:30. If they agree to 9:30, I'm going to accommodate 9:30. I'm going to try to accommodate 9:30.

01:30:26 (Speaker G) I am willing to go along with this once, but I have some serious doubts having had a lot of time.

01:30:33 (Speaker C) Now to think about it.

01:30:35 (Speaker B) Well, September 11th is going to be a very interesting that's going to be our, our test run and we chose September 11th. Yeah, well that's the way the calendar works. I know. I hate that every time we look at that date I think in 911.

01:30:49 (Speaker E) I, I am actually for combining. I think there's a lot of benefits. I feel like we can learn more from each other. I think we do need to be conscientious of efficiencies and things like that. I have no qualms about that. I am actually for that. I have some things though with the 10 o' clock we've adjusted the time much earlier than. And I don't need to explain but I will say for my purposes I prefer the 10 o'.

01:31:15 (Speaker A) Clock.

01:31:15 (Speaker E) I understand and I don't like this going forward. I have my own reasons. I don't need to share.

01:31:20 (Speaker B) That's right.

01:31:21 (Speaker E) It's not sleep in so.

01:31:23 (Speaker A) But no, we. I understand the commitments.

01:31:26 (Speaker C) Yeah.

01:31:26 (Speaker A) So for the. I think right now one thing that the chairman is expressing is just for the One meeting on September 11th is the board willing to consider 9:30 for the start time just for that one meeting, not making any decisions for any future meeting, understanding that there's a strong preference to start 10 or thereafter in the future. But just for that one meeting is there a willingness to meet at 9:30?

01:31:53 (Speaker B) And quite honestly I didn't realize you got 10 and I didn't realize. I didn't realize that the 9:30. I thought it was for the future. I didn't realize it was for September 11th. I'm totally honest here, you know.

01:32:12 (Speaker F) And what was the big deal on the west side that they needed at.

01:32:15 (Speaker B) 9:30 we got people thinking there would be three hours.

01:32:18 (Speaker A) Yeah, yeah. In order to allow people to go.

01:32:21 (Speaker B) Have lunch or they only want to kill their morning and not morning and afternoon like today to say basically because I started 11 and we're through let's say at three. That's the day.

01:32:31 (Speaker A) Yeah.

01:32:31 (Speaker B) Right. Before and after 7:30 in the morning I'm looking through stuff. I mean whatever it is, it is. But so this is a one shot. Let's look at it as a one shot deal. And so how would we. Okay. What would we have to do? It's only an administrative thing here, right?

01:32:48 (Speaker A) Yeah.

01:32:48 (Speaker B) So if we were to go back, if we were to try to stick with the 10 here when was already.

01:32:53 (Speaker A) Agreed we would take. We would just bring it back to west next month.

01:32:57 (Speaker B) Oh that's true. We do have time.

01:32:58 (Speaker C) Yeah, we have time.

01:32:59 (Speaker B) We have time. Okay.

01:33:01 (Speaker A) So. So if the court is not willing to meet at 9:30 on September 11th, then what we would do is you could approve 10:00am and then we'd bring back to west next month.

01:33:12 (Speaker B) Okay.

01:33:12 (Speaker A) But I think that's probably actually a very good indicator that there's some benefit of discussing things jointly. Jointly.

01:33:20 (Speaker B) Because if we discuss it jointly, kind of item notice. But it's practical. It's practical.

01:33:28 (Speaker A) Yeah.

01:33:28 (Speaker B) Okay. So as far as far as availability goes, is everybody okay? But as far as I know, they'd be able to make a 10 o' clock meeting.

01:33:36 (Speaker E) I'll go with 9:30 for this one time. I just don't want to.

01:33:38 (Speaker A) You just got 10.

01:33:40 (Speaker B) I just. We just caved it.

01:33:41 (Speaker E) I'm just saying.

01:33:42 (Speaker B) I know. I appreciate your willingness to.

01:33:47 (Speaker A) Administratively. The most efficient thing is if this board is willing to adopt the revised meeting schedule with meeting September 11th at 9:30, understanding that this board does not want to meet at 9:30 again, it. But. But if the board is not willing to do that and prefers 10, then what I can do next month is go back to west and have them amend their amended schedule. Okay. This is the first time I've heard 9:30 before. So it just came up this morning.

01:34:16 (Speaker B) That's both of us. It just came up at the meeting. It just came up at the meeting.

01:34:23 (Speaker A) So what? It's. It's up to the board.

01:34:29 (Speaker C) We can. If you're okay with that one time for nine. I'm okay.

01:34:34 (Speaker B) Yeah. We're just doing this for September and to avoid any further discussion, confusion, whatever. But that. It does illustrate the fact that joint things are best discussed.

01:34:45 (Speaker A) There's some efficiencies there. Yeah. So is there a motion to adopt the amended meeting, scheduled meeting September 11th at 9:30 said.

01:34:54 (Speaker B) Motion made.

01:34:54 (Speaker A) Do we have a second?

01:34:55 (Speaker C) Second.

01:34:57 (Speaker A) Any further discussion? All in favor.

01:35:02 (Speaker B) Reluctant, opposed?

01:35:03 (Speaker A) Okay, that was. Motion carries unanimously.

01:35:06 (Speaker G) For the one meeting.

01:35:08 (Speaker A) For the one meeting. And it might make sense. Typically our firm has found that administratively it's best to bring back the annual meeting schedule when we present the budget. But in this case it might make more sense to wait and present those in September. So that way I can get feedback from both boards and both boards can kind of discuss moving forward how you want to handle meetings. Is there any objection to waiting until September to adopt your meeting schedule for the next fiscal year? There's no objection to that. We'll just do that one month.

01:35:43 (Speaker E) All right.

01:35:43 (Speaker A) Sounds good. Board members, the next item on the agenda are staff reports. And first we have attorneys report with.

01:35:49 (Speaker F) Kristen just to say one question about.

01:35:51 (Speaker A) Oh, sure, sure.

01:35:52 (Speaker F) As we haven't experienced the wonders of the September meeting of a complaint room. Why would we have that discussion? Why wouldn't we wait until after it had a combined.

01:36:03 (Speaker A) Because there will be a combined meeting that day. And I can make that one of the last items.

01:36:08 (Speaker B) Also, we need. It's a notice period. I mean, you have to put out a notice, public notice, which we have time.

01:36:14 (Speaker A) If you adopt a meeting schedule in September, we still have time.

01:36:18 (Speaker C) But you know what?

01:36:18 (Speaker G) I think that this board needs to think about it long and hard by themselves without a joint meeting.

01:36:24 (Speaker A) And so next month, if the board wants to add this as a discussion item, you do that.

01:36:29 (Speaker G) You try this meeting out, and then you have the discussion. You don't have the discussion. And then try this meeting out.

01:36:36 (Speaker B) Thank you.

01:36:38 (Speaker F) Or in October would be a nice. After you've had two.

01:36:42 (Speaker B) I'm missing something.

01:36:44 (Speaker F) There's no rush.

01:36:45 (Speaker B) Maybe I'm missing something.

01:36:46 (Speaker A) We do need to adopt.

01:36:50 (Speaker C) Let me just raise my hand here. So we adopt a schedule which is maybe the same one that we have every year, and then if we decide to change it, we can change it. We don't have to. You know, we do it.

01:37:02 (Speaker B) We're doing it now.

01:37:03 (Speaker C) It's not yet. So if you want, we can say we're not willing to adopt a combined schedule for the whole of next year. Let's go to the old schedule. And then if we want to change it to combined when.

01:37:13 (Speaker G) A great idea.

01:37:14 (Speaker C) We should still do that. We can still do that. Actually, it's not set in stone.

01:37:18 (Speaker F) We can do that right now.

01:37:19 (Speaker C) Not written on the hazard.

01:37:21 (Speaker A) So is there a direction from the board to bring back your meeting schedule next month based on your regular existing meeting schedule? Meeting the second Thursday of the month at 1:00pm yes.

01:37:31 (Speaker C) Okay. Yes, we can do that. And then if in the future we decide for changing it, we just put in another notice to say it's changed.

01:37:38 (Speaker A) Exactly.

01:37:40 (Speaker C) Great idea.

01:37:42 (Speaker B) If that makes everybody happy. I will not.

01:37:45 (Speaker A) Yeah. And your meeting schedule can be amended at any duly noticed board meeting. So I. I appreciate you bringing that up, Super Hops. That's a good point. That it can change at any time. If this board thinks there's been.

01:37:56 (Speaker C) That's something we have to duke out today.

01:37:58 (Speaker B) Hopefully you're gonna have such a great experience on September 11th. I better bring a great idea.

01:38:07 (Speaker C) December. Maybe we can even say then, well, hey, we're putting out a different notice.

01:38:10 (Speaker B) But for now, we won't force anybody prematurely.

01:38:14 (Speaker C) Yeah. Okay.

01:38:16 (Speaker A) All right, board members, the next. If we're Are board Members ready to move on to staff reports. If we're ready to move on to staff reports, Kristen's report is first.

01:38:26 (Speaker C) Okay, great.

01:38:27 (Speaker E) Thank you.

01:38:27 (Speaker I) All right, so a couple things. The cell tower will play rolling.

01:38:32 (Speaker A) Saw the.

01:38:32 (Speaker I) I forwarded the response that I received from Roar about the 24 hour notice and just the status of their project. So if you have any questions on it, let me know, but I'll keep you updated on the progress there. And actually, good news. We just received a response right about five minutes before this meeting started from Bond Council on the stables.

01:38:55 (Speaker C) Really?

01:38:56 (Speaker I) Yes.

01:38:56 (Speaker A) Wow.

01:38:57 (Speaker I) So the Bond council had requested backup documentation on the total costs that were provided. And James has looked through and just basically determined that these are probably hard copies that are like in storage. And so Alan, thank you for volunteering. You have he agreed to basically look through some of the hard documents to see or allow James to go with him and look through some hard documents in storage to see if they can locate what Bond Council is asking for. But I had reached out to her just to try to get any information that she can provide for this board meeting and just I did express the frustration that this board feels about the amount of time that it's taking. So on the, you know, her response, basically because I was kind of asking the question, do you need the cost? We're having some issues. Can you provide something to us before she did say if the stable spending is more than the amount that was provided to them. You know, so for example, if we don't find the cost and it turns out that the costs are actually greater than the amounts that Steven James provided, that could cause a need for remedial action which would involve paying down through a special redemption or causing the defeasance of a portion of the bonds allocable to the stables, so that not more than 5% of the bond issue would be allocable to private use. So, you know, the concept of defeasance is my understanding. I haven't read the actual trust indenture what she's facing.

01:40:27 (Speaker G) You've got to talk in English. So sorry.

01:40:29 (Speaker I) Well, I just got this five minutes ago.

01:40:31 (Speaker C) So I'm.

01:40:31 (Speaker A) This is.

01:40:32 (Speaker I) I'm gonna have to follow up with her on, you know, what exactly she's describing here. But I think she's basically saying that it, if she doesn't have the detail, the documentation as to the cost and it turns out to be greater than the numbers that were provided, that the bondholders have some remedials, they have some remedies under the contracts. And so you know, there could be penalties for the cbd. So you know, they could put like defeasance. Just generally speaking involves like title of the property going into to potentially taking defeats of taking the title of the property and security for the difference and then requiring like a special redemption which.

01:41:14 (Speaker B) Means like so we're not going to let that happen.

01:41:18 (Speaker G) Can I try to see if I understand this? If the what is in the bond right now that's assigned to the stable.

01:41:26 (Speaker C) Right.

01:41:27 (Speaker G) Is more than what we could get out of the stage.

01:41:31 (Speaker I) No less than basically she, she asked for documentation to back up the total amounts that Stephen James provided, which is.

01:41:41 (Speaker B) How much we spent, how much the developer spent to construct the state.

01:41:46 (Speaker C) Right.

01:41:46 (Speaker I) So for example, when there's a bond issuance and the CDD is going to requisition, so pay out bond funds. There's requisition report that's done at least today. You know, these, this was from the 2002 bond, which is part of the reason why it's taken some time here. So but when, whenever there's a requisition. So the payout of bond funds for the project, which the stables was part of the project. Usually there's invoices attached saying the paint costed $2,000, the siding costed 3,000, the Survey XYZ. So it goes through how, you know, how they're computing the total that we're asking. The developer's asking maybe $800,000. There's some backup documentation for that. She's asking to see copies of that. But this is back from 2002. That's where I'm saying James had determined, look, we don't have. It doesn't appear on the file that he has in front of him that he can look at those.

01:42:43 (Speaker G) When do we have liability?

01:42:46 (Speaker I) She's saying that. So James and Steve came up with two numbers and two bond issuances. She's saying if it turned out that the actual totals that were spent on the stables are more than what we quoted her, then the bondholders, they have rights. Just like a bank. If, you know, if you, you're, you know, they have rights, there's a penalty for the cdd. So we would be subject to that. So she, I think her point is try to find the backup documentation. You know, be very sure of the numbers that you provided.

01:43:20 (Speaker E) Because if they're wrong and it's later.

01:43:22 (Speaker I) Discovered there are some remedies available to the bondholders and penalties.

01:43:28 (Speaker B) We're not going to let it get, we're not going to Let it go.

01:43:32 (Speaker I) I think Alan and James, they're going to be working between now and you know, hopefully the next meeting on finding you know, know anything that they can to back up that the numbers that were provided. But she did provide a spreadsheet too. Like I said, we'll have to call her to get clarity. You just got it but it goes through. It says reunion each 2002 non qualified use. And then it says DSRF which may be debt service reserve fund used for fees. It says I'm going to just use the front two number. You know, front two or three. So these are approximate approximately 89,000. Then she's got a line item for remedial expenditure account 932,000. She's got a line item for 2002 A stables minimum 600K which is I believe the, the total one of the totals you provided. And then it says 2002 B stables minimum 818,000. So she's totaled that out to promote approximately 2.44 million. Then she's got another section there that says reunion needs 2002 total spendable proceeds looks like approximately $50 million. 5% of that total is approximately $2.5 million. And then the mark she has a line item margin remaining after non qualified use is known is approximately 68,000. So again I will get clarity on what all these numbers represent. But I do see two numbers there. It looks like a total there approximately 2.5 million. So the, you know, the bottom line is that maybe how much, how much needs to be redeemed of the bonds for the stables. But I will certainly get some clarity on that from her. And then also if James can do the backup, you know, look for that back.

01:45:19 (Speaker F) So James finds that we spent to actually 2.6 million. There'll be $100,000 differential between that and the 2.5 million.

01:45:29 (Speaker I) Well I, so he, he. They confirmed 600,000 in 8.

01:45:34 (Speaker C) Eight hundred and eighteen.

01:45:35 (Speaker I) So that was approximately 1.4.

01:45:39 (Speaker A) Right.

01:45:39 (Speaker F) So so they come up with 1.5. It's the differential is what you're saying.

01:45:43 (Speaker I) Yeah. So she's just saying look, if, if those numbers, when you find all the documents, if then if they actually spent more then the bondholders could have some.

01:45:53 (Speaker B) Remedy there because they'll say we will find it.

01:45:55 (Speaker F) I'm just walking through what the understanding is, but we're kind of getting, trying to get English again and getting what the remedies are. Remedy one is they can ask for a title. Remedy two, they can ask you to pay it down. So you're back in your right.

01:46:07 (Speaker C) I mean. Yes, yes, exactly one or two, the.

01:46:11 (Speaker F) Number came out like, oh, Jesus, you spent $7 million on that? Okay, that's a whole different world. But if it's 100 grand, as we were saying, we do have some contingency funds that may have to be used on the property.

01:46:25 (Speaker B) Okay, I think this is all premature. I'm just going to call this way I see it, we just got that information in. You have to have to give yourself time to evaluate it and see exactly what it means. All I know is what we. And correct me if I'm wrong, but our preliminary review, and I'll throw it out, I mean the primary review from what we felt invoices, the information that we can find was well under that number. It was.

01:46:56 (Speaker A) Are you talking about the appraisal?

01:46:59 (Speaker B) No. Am I confusing it with the appraisal? Did we, did we ever. Well, I scre you this question then and then we're going to get off this topic. But did we ever conclude, even at a summary level, what it costs to build the stables?

01:47:18 (Speaker A) Yes, we have that information. Yes.

01:47:20 (Speaker B) Right. And isn't that number, do you have.

01:47:23 (Speaker A) That number in front of me?

01:47:24 (Speaker B) That number starts with a 1.1point. Yeah, like 1.4. Right. Okay. So the fact that they're coming out saying that it's more in the 2 million, 2.4 million dollar range, I don't know what they're even looking at. I don't know if we feel from a, from our invoice, you know, project put the shovel in the ground standpoint, it was only a million and a half then. Now we have to inquire as to where they're getting these numbers from.

01:47:54 (Speaker I) Well, and that's why, that's why we hired this, because this is going to take into account the interest too. So there's.

01:48:01 (Speaker C) Yeah.

01:48:01 (Speaker B) And of course there's been, and again that's been serviced for 20 some odd years. So you know, from those numbers, I mean the amortization schedule would show much lower numbers. But, but that's besides the point.

01:48:13 (Speaker C) Right.

01:48:13 (Speaker I) But yeah, you're going to take a little more digging.

01:48:17 (Speaker B) But I'm glad, I'm glad you, you're going back to them, force them to give you something. Even though we were trying to understand it. It's, it's a response, it's a preliminary response. So hopefully by next meeting we'll know exactly what we're dealing with.

01:48:34 (Speaker I) More detail and then really any backup.

01:48:38 (Speaker E) So James is really the one that you have. You have to come with these documents to provide to you. But I mean what's the accessibility ability to get that completed?

01:48:47 (Speaker C) So it's like hard copies, right?

01:48:51 (Speaker A) It was. Yeah. The engine. It was not the current engineering firm. It was a different firm. It was not the current district management firm. It was. You know, they're. These are very old records and everyone is subject to what was provided because.

01:49:07 (Speaker E) It's been 20, almost 25 years. I'm just trying to.

01:49:11 (Speaker C) Okay, okay.

01:49:16 (Speaker B) Let's. Let's. Let's focus on the agenda please.

01:49:19 (Speaker C) Okay.

01:49:20 (Speaker I) And so that's the update on the stables.

01:49:22 (Speaker G) But otherwise I'm gonna forage through the documentation.

01:49:28 (Speaker I) Okay, so then that's the update on that. The license agreement for the mailbox. Yes, that is in process. But I don't think I have any other updates for you. There's nothing else that has come them across my desk in the past, you know, since the last board meeting.

01:49:42 (Speaker E) So that's all.

01:49:43 (Speaker I) That's all I have. Unless you have any questions for me.

01:49:46 (Speaker A) There's no questions for Kristen. We'll do engineers updates with James.

01:49:50 (Speaker D) Do not have any updates.

01:49:58 (Speaker A) I. I'll have a little update under action items. I do have some additional information and James and I discuss us have been in discussion and we'll schedule a call soon. But I'll update the board or if you want, I'd be happy to update you now. Well, just, you know, just trying to. Yeah. So James. James provided some preliminary thoughts. Board members have discussed thoughts about either improving the the conditions at that intersection for access to the mailbox kiosk or relocating it. I did reach out to the developer to get the contact name for the person at the post office who would approve that. So I am going to do the preliminary communication with that person and then report findings to James because that will establish a parameter on feasibility. If there's no other questions for James, we want to move on to field managers updates us a few things.

01:50:56 (Speaker H) We did install a new air conditioner in the main guard house. And finally after 20 years and hopefully they're nice and comfortable. We've been doing a lot of pool umbrellas, trying to work with security after hours to make sure when these storms roll through here we can go ahead and get them closed as quickly as possible. I know they're busy. We had a lighting timer for the landscape lights and stuff in Seven Eagles Linear park and a couple of lights replaced. We have heated replacement heritage crossing pool B. Put new rollers on the sliding gas door at the main guard house. We've received all of our new pool permits for this next year. So we've got all those in. We cleaned the gunners and downspouts at the stables. The lighting, architectural lighting. We touched baseline earlier. Scheduled right now for, I believe It's a Monday, August 11th. And something came up about parking in Reunion Village with Lennar Homes and their construction group that they were kind of blocking some of the roads and impeding access. I sent an email over to a couple of folks and said they will get with staff immediately to try to limit parking to one side to help with, you know, emergency vehicles, people trying to drive between Reunion proper and Reunion Village. So that's something that I put into the works with that during the previous time of the meeting. So that's kind of just a brief synopsis of some projects that we've done. As far as the action items list, we had to get with the utility and the gate folks, as it states in the action items list, we have one meter installed on the west. They're trying to schedule a time to get the utility out to make the modifications to the transformer to power up the west. Once they do that, then, you know, the only thing we're still waiting on is with Sarah, nit and Lumen to make sure we get our Internet placed at both those locations. So that's something else we're working on with that. Other than that, I think things are going pretty well and answer any questions you folks might have or if I miss something, I apologize.

01:53:08 (Speaker F) Sarah give you any idea as to what timing it might be?

01:53:12 (Speaker H) You know, I'm having. And it's not just me, it's a lot of people. The utilities for some reason are extremely slow in responding. I've been trying to power up some lights in Kissimmee by the turnpike for the last four months. You know, we ran all new feed, did a jack and bore, did everything. But ouc's being a pain. They're not. It's not a high priority for them. We have everything ready to go. This transformer needs an additional block so they can power up the services that are at the gate on the east side. And we gave them the check, we paid for the work. We're just waiting for them to come out and do the work. So thank you. I do apologize for.

01:53:54 (Speaker A) For that.

01:53:56 (Speaker H) Unfortunately, it is out of my hands.

01:53:58 (Speaker B) That's it. You carry it as long as you. As far as you can.

01:54:01 (Speaker H) We'll just keep pestering.

01:54:03 (Speaker A) Are there any questions for Allen or the actions items list? If there's no questions, we'll move on to approval of the check register. Board members, your check register for June 1st through June 30th is on page 122. You'll see the total amount for the item. Items out of your general fund as well as your RNM fund are $505,713.81. Immediately following the summary is a detailed register. It was brought to my attention there was one invoice that was coded to Reunion east that we need to recode to Reunion west, which was for the road marking conditions into the golf club on the Reunion west side. So we'll, we'll make that correction. So the motion would be to approve the register as discussed.

01:54:56 (Speaker F) So motion.

01:54:57 (Speaker A) And a second second. All in favor of approval of the check register, say aye. Opposed? Motion carries unanimously. And board members, we have your unaudited financials through the end of May that include your combined balance sheet on page 140. The General Fund, the unassigned balance is near the bottom of that first column. Those are the monies in your general fund account in order to operate the district until tax revenues are received next November, December. Then we also have your current adopted budget with your pro rated revenues or expenses as well as your actuals to date. If there's any questions, I'm happy to answer those. Your financials are provided for informational purposes only. No board action is required. And then I do want to draw your attention to the replacement and maintenance plan. This is updated each month before publication in the agenda packet. Alan already mentioned the date that the lighting system approved by the board is going to be installed in August. Tentatively, this facility will be closed for maintenance August 11th. And then he's also expecting to receive the radar display signs that show the speed limit and the speed of the vehicles. So those are expected to be received and installed in August as well. We do have some projects that are in process that we're expecting to be completed before the end of the fiscal year. The key project being the gate access and the electrical work. So we are anticipating that expense to be incurred, incurred out of your RNM fund. The other thing is we have not yet received the final bill from the vendor for paving. I have reached out to the district engineer, but we are expecting to, you know, make that payment once that bill has been received. So just, just so you're aware of a couple of items that will be hitting your RM fund we anticipate before the end of the fiscal year. There's no questions, no board action is required. We did provide a copy of the Reunion Security report. It was provided by Victor's team and Victor Vargas is here. If board members have any questions for Victor or if Victor, you have anything further to report to the board. Any questions? If there's no questions, is there any other business or supervisor. We do have a supervisor request regarding the future treeline care and potential new.

01:57:56 (Speaker B) 15 seconds before we get to that.

01:57:58 (Speaker C) Okay.

01:57:58 (Speaker B) Okay. We deferred refurbishment of fountain number two. Allah Assess pool. What can we do to. I don't know how anybody sits next to it. I mean, it's pretty scuzzy looking. Okay. Just calling it the way I see it. I love what we did for the front one, the one in the back. Short of true refurbishment. Harry, homeowner type of thinking. Okay. Is there any way. Could anything be gained by power washing it, by blasting it, by doing something to make it look a little more.

01:58:46 (Speaker C) Can I put a chlorine tablet in the water?

01:58:48 (Speaker B) Yeah, once in a while.

01:58:49 (Speaker H) We have chlorine in one of the.

01:58:51 (Speaker B) Boxes, but it's about as brown as brown can get.

01:58:56 (Speaker H) Earlier this week.

01:58:57 (Speaker B) Oh, interesting. Okay.

01:58:58 (Speaker H) We refilled it with the water and it's the well water. The well water is brown.

01:59:06 (Speaker B) Yeah.

01:59:06 (Speaker G) If you've gotten it on your cars, you'll.

01:59:10 (Speaker H) The only thing I might suggest is, you know, I'm really hoping that we can move that new fountain forward come October when the new budget gets in is to just. We've kept it empty for a while.

01:59:21 (Speaker F) Just clean it and leave it empty.

01:59:24 (Speaker H) Because there's no way. Once I put the water in and there's no filtration, that other fountain is quite.

01:59:30 (Speaker B) It's beautiful.

01:59:31 (Speaker F) How much was that fountain? Approx.

01:59:33 (Speaker H) 63,000.

01:59:35 (Speaker A) That was much less.

01:59:35 (Speaker F) I think it was 3,000.

01:59:38 (Speaker C) I know. You just said. Wasn't that a couple of. We didn't spend that on the front, John.

01:59:42 (Speaker H) I think we had a option to install a brand new fountain which was in excess of 140. 50 grand.

01:59:50 (Speaker A) Yeah.

01:59:50 (Speaker H) So we took that number, split it half and did the reefer. But I'm gonna drain it again and we'll see if we can't run a garden hose for the Seven Eagles, fill it with clean water. Because the well water is just.

02:00:05 (Speaker B) But, but the actual bowls.

02:00:07 (Speaker H) The bowls.

02:00:07 (Speaker A) We would.

02:00:08 (Speaker H) I. I don't know what we can do.

02:00:09 (Speaker B) Has anybody ever tried to clean it?

02:00:12 (Speaker H) Yeah, we've tried putting different products on it, tried to clean it.

02:00:15 (Speaker B) Nothing happened. Okay. End of discussion. Okay, that's fine.

02:00:18 (Speaker C) When we.

02:00:19 (Speaker H) When the board approves my new fountain.

02:00:21 (Speaker A) For next year, we're going to get.

02:00:24 (Speaker H) All new centerpieces because.

02:00:25 (Speaker B) Of course. Yeah, I know. Right. On the other one, we did that. That. That perfected it, but it looked really good. Okay, thank you.

02:00:36 (Speaker H) Yes, sir.

02:00:36 (Speaker B) Okay.

02:00:37 (Speaker H) And that was more than 15 seconds.

02:00:39 (Speaker B) I know it was. Okay.

02:00:42 (Speaker C) Okay.

02:00:44 (Speaker B) Supervisor's request.

02:00:45 (Speaker A) Yes, this was actually requested by Supervisor Davis. Would you like to present this item? Sure.

02:00:50 (Speaker E) I'll try to be very brief.

02:00:52 (Speaker C) We all want to go.

02:00:53 (Speaker E) This just needs a lot more meat around it.

02:00:57 (Speaker A) But just in some of the conversations.

02:00:59 (Speaker E) Thankfully, with Allen and arborist that he brought up did right along. Just trying to look more into, you know, five, 10, 15, 20 years down the road. There's costs up front, but all the root damage that we have from present sidewalks, the roads. There's a lot of things that go into this that dovetail, so bear with me. So there's laws that we have to have these types of trees because of the deforestation that we have across Florida, blah, blah, blah. There is very close proximity with our sidewalks and our roads, so everything kind of plays out into it. We've got the HOA taking care of the trees or not taking care of the trees. I did read somewhere over the last year where we're supposed to keep the candidate piece. I don't know, at 12 or 14 or something like that. Somewhere in. And it seems like more Covid time frame, some of that growth got kind of out of control, but we don't have some of that still being maintained. But that also helps to keep those roots down to a little bit more manageable growth. So we have a lot of things playing into this. But there's also talking to the arborist.

02:02:09 (Speaker A) There's.

02:02:10 (Speaker E) There's tree injections, very expensive. I'm not saying go down that road, but there's also maybe even when these are new plants, and that's whether it's a new home or even as some of these outgrow themselves or die or whatever going forward. He said if you just come and just have one tree done at a time, there's also a decrease in cost. Obviously, when you have multiple plantings, maybe that's something to. To look at saying every quarter or every. Something where this has to be done, but. But if you have a new home or whatever, that there's some barrier that you can put into the hole for the planting, so it kind of manages some of that. And maybe this could be something on the homeowner for a new home versus also when we have dead trees or whatever, and we just say, hey, it's going to. To cost maybe you know, I don't know what the magic number is. $400 on top of that planting to manage some of that. And we're looking at this being helpful down the road, say, in 10 years.

02:03:02 (Speaker F) I hear all what you're saying, but I'm not quite sure. Are you saying the issue is the roots of the tree hurting the road and the sidewalk? Correct.

02:03:11 (Speaker C) Okay.

02:03:12 (Speaker F) And you're suggesting that there are alternatives to what we're doing or supplemental things that try to reduce that risk rather than paying the sidewalk replacements every three to five years.

02:03:21 (Speaker E) Right. And is that a true return on investment? You know, I think there's more things to look into if this is something that you think might be worthwhile to investigate and have more knowledge about. But these are just things that I've learned up to this point where we're trying to. Because it's not only that we replace it with the cost. So much like when we first moved here. Excitement. Even those established homes back in 05 and 06, it was a desert through there because they had been taken out for different reasons. And it just. The canopy gets missing. So you don't have that wonderful shade. You don't have the look of the.

02:03:57 (Speaker A) Community, blah, blah, blah.

02:03:59 (Speaker E) So it has. There has multiple facets that kind of come into this situation. So it's just a thought.

02:04:06 (Speaker F) Do we know how many trees we have on the east side or the website.

02:04:09 (Speaker H) Does a bunch count?

02:04:11 (Speaker C) Well, can I.

02:04:12 (Speaker G) Are all the trees on the. Or is it. It's just the trees on our. That are on our property are ours.

02:04:22 (Speaker H) The trees between the sidewalk and curb in front of a single family home are the responsibility of the HOA right. To maintain.

02:04:30 (Speaker F) Not the CD Right.

02:04:32 (Speaker H) The CBD could have left. Look at an investment into the trees and their right of ways that we maintain.

02:04:39 (Speaker G) Right.

02:04:39 (Speaker F) Okay.

02:04:41 (Speaker H) There are some. What Ms. Davis is referring to as a product called a bio barrier. And basically you do a trench yad and you put that down there and then you fill it back in. And then the injections are growth regulators to try to keep the tree from maturing faster, which I know Yellowstone is familiar with. Growth regulators as well.

02:05:03 (Speaker C) Wait a minute. So. But I'm just gonna go one step back. So you're saying that the trees between the sidewalk and the road in that strip.

02:05:14 (Speaker B) Yeah.

02:05:15 (Speaker C) Those trees belong to the HoA that are in front of the home.

02:05:19 (Speaker H) The trees are the responsibility of the.

02:05:22 (Speaker C) HoA to maintain the trees. We, for an example, would be along Reunion Boulevards.

02:05:28 (Speaker H) Yes.

02:05:29 (Speaker C) In those spaces where there's no homes. Thank you.

02:05:31 (Speaker A) Okay.

02:05:32 (Speaker C) I just wanted to make.

02:05:33 (Speaker B) No, no, no.

02:05:34 (Speaker C) That's right. I just. I was just trying to clear the weeds there.

02:05:37 (Speaker H) But those streets between the sidewalk and curb on Reunion Boulevard with the homes that face from Patriots Landing, those are ours. We maintain them. Yes, but if you were to go to inside.

02:05:49 (Speaker C) Correct.

02:05:50 (Speaker H) Davis Homes or anybody else's home.

02:05:53 (Speaker C) Yeah, that's right. I just.

02:05:54 (Speaker H) Sidewalking the curb.

02:05:55 (Speaker C) Okay, perfect. Thank you. I just wanted to make sure. I understand.

02:06:00 (Speaker F) That are in the circle.

02:06:01 (Speaker H) I'm sorry, sir.

02:06:02 (Speaker F) The signature three palms that are in the circle. Those are cdd.

02:06:07 (Speaker C) Yeah.

02:06:07 (Speaker H) And there used to be six at one time there were six.

02:06:12 (Speaker F) We got it down to the three strongest.

02:06:14 (Speaker H) Yeah, we're.

02:06:17 (Speaker F) I want to add that to contingency.

02:06:20 (Speaker C) Well, that's right.

02:06:21 (Speaker A) I just.

02:06:21 (Speaker C) I just wanted to make sure I understood.

02:06:23 (Speaker F) So it's not that many trees in.

02:06:24 (Speaker C) My head where you were talking.

02:06:26 (Speaker H) We have trees. But I know that when I met with Ms. Davis and Mike Provincher, who used to be within Biotree, we did a complete review of the community. There's some things that might be able to get done. We have so many mature trees.

02:06:42 (Speaker B) Yeah.

02:06:42 (Speaker F) But back up a sec. I think we were the only worried.

02:06:45 (Speaker H) About what procedures we own.

02:06:47 (Speaker F) Not the other guys. I don't really.

02:06:48 (Speaker C) Yeah.

02:06:48 (Speaker F) We can get to the HOA and say, hey guys, how about you?

02:06:51 (Speaker C) Anyway, that's your share.

02:06:53 (Speaker H) That was part of our conversation.

02:06:54 (Speaker C) Yeah.

02:06:55 (Speaker E) And it was a conversation of policy.

02:06:57 (Speaker A) Like.

02:06:57 (Speaker E) Right. Of what we can do. Like maybe as someone is a new homeowner or going forward, that this is. This benefit may be something that's more 10 years down the road, but where do you start?

02:07:06 (Speaker A) And.

02:07:07 (Speaker E) And so. But no matter what tree, it's still affecting the CDD and our pocketbook. And that is the whole impetus of me looking into this to see is there something of a return on investment that maybe as time goes on, that can be realized more as time goes on. And if you don't start now, you're not going to have those benefits later. So. Yeah, that's the. The of end of it is really the cost savings and the disruption of the roads and the sidewalks and the aesthetics of the shade and.

02:07:40 (Speaker G) And there are things that we can't control.

02:07:42 (Speaker E) Correct, correct. So, you know, and it would be different avenues. It could be a discussion with HOA so we can have a partnership. It could be also with. As a new requirement as part of the. Whatever is having a barrier for the homeowner for that new home that now has to have a tree.

02:08:00 (Speaker H) Yeah. Makes the most sense when you.

02:08:03 (Speaker A) Yeah.

02:08:04 (Speaker B) On these sides, 3 to 4 inches.

02:08:06 (Speaker H) Around barrier in at the time it's planted.

02:08:10 (Speaker B) That's it. We're 90% built down from. There's more vacant. There's more, you know, maybe on the west side there's more opportunity for a new home build to have the barrier. But right now, immediately on Gathering Drive parallel to Watson one. Okay. So it's between sparkling and grained. You got at least two or three places where you have major root intrusion into the roadway. So the blacktop is buckled. Okay. So when are we fixing it?

02:08:48 (Speaker H) What are we.

02:08:50 (Speaker B) When are we. Okay, it's the roadway. It's ours. Yeah. Right. And I try to avoid hitting it except when a car is coming from the other direction. Okay. But still it's an eyesore. It's water's getting in there and all that stuff. So that's immediately. We probably have roadway and we identified it. I'm sure when we did the. The review right. There was no reason to pave that section of roadway because it didn't need it. It just has a couple of areas that have had eruption of the. Of the roadway surface because of it. So that stuff we got to fix. But the, you know, again, the things that are within our jurisdiction we can control. But the biggest problem and the biggest damage is unfortunately is in residential areas is on gathering my street. I can tell you my sidewalk has been shaved down multiple times. I don't think it's going to get to a point where we're not going to be able to shave it anymore and we're going to have to rip it out and put it in concrete. Right.

02:09:57 (Speaker C) That's the thing taking. I like Diane's point that says if we take action, it can be about new homes. But it also can then going forward, say eventually a tree is going to be taken down or blown down by a storm. So if we have something already in place, this is when you replace that. You will replace it with a containing box. So we need to those kind of things.

02:10:22 (Speaker G) Some trees we want to take down.

02:10:24 (Speaker F) Before they do anything.

02:10:26 (Speaker B) Exactly.

02:10:27 (Speaker F) Back up a second. If it comes down to the store, I can see what we have away.

02:10:32 (Speaker C) Like to do that.

02:10:33 (Speaker F) They're not our trees to take, but.

02:10:35 (Speaker G) We have trees that are.

02:10:39 (Speaker C) Yes, but then we. This is where we have to go and talk to the master association and the master architecture review board that proves new homes. Right. To get them to agree to put into their policies that when they plant those trees, this is how they will be planted. And Any replacement placement tree will have to have this containment box or.

02:11:00 (Speaker B) Oh, maybe there's. Of the species that don't evade. I mean, who ever decided to do. I mean, you know.

02:11:07 (Speaker A) Well, there's usually tree ordinances with the county, so.

02:11:11 (Speaker C) So that's what I mean.

02:11:13 (Speaker B) This documentation supposed to be 30ft away.

02:11:17 (Speaker C) From a house, but I agree with.

02:11:18 (Speaker B) And they're planting them 10ft away.

02:11:20 (Speaker C) We got to take action.

02:11:21 (Speaker H) At some point in time.

02:11:22 (Speaker C) There's this. We start playing magnolia too. Oh, God. I have. I have two of those.

02:11:28 (Speaker E) So the point being. So maybe we can wrap this up is. Do you find this beneficial to put more time.

02:11:34 (Speaker B) Oh, it's. It's a real issue.

02:11:36 (Speaker G) Absolutely.

02:11:37 (Speaker C) Yes. I think it's.

02:11:40 (Speaker H) No, no, don't apologize.

02:11:42 (Speaker F) I mean.

02:11:43 (Speaker A) And really the key is it's just to determine that. No, just kidding.

02:11:48 (Speaker B) You bring it up the register back there.

02:11:53 (Speaker A) So at this time, board members just want to inquire with the association and with the architectural review, their willingness to implement new guidelines regarding tree guards.

02:12:06 (Speaker E) Yes, I think that. And we talked a little bit about tree selection. I'm not saying there's a wide opportunity there, but I'd like to review it.

02:12:12 (Speaker A) Okay. Are you still on the architectural review?

02:12:15 (Speaker B) I am thankfully off.

02:12:17 (Speaker A) Is there a board member who would want to take that on or.

02:12:20 (Speaker E) Well, I think I'm kind of.

02:12:23 (Speaker B) Absolutely. No. We need passionate people on issues like this because you're initially going to be met with a lot of resistance. They're going to say, show me a problem. I can show you again the street. Now we'll fix the street. But the first time those roots get into so many. Someone's sewer line, drain line or supply line or irrigation. I mean, I know I've had a broken irrigation line. I had the geyser because it hit a main irrigation line, but they were.

02:12:55 (Speaker F) Planted too close over this time frame. Just repairing the cement work on the sidewalks.

02:13:01 (Speaker B) Well, I know I did not do a thorough review of every single roadway, you know, but I noticed because I'm always going up that road. There's three spots and they're pretty. Pretty major.

02:13:16 (Speaker E) You know, I would also pre assess. That's the discussion I'm going to have is that we have someone go through and look at these trees possibly. I mean, I know there's cost and that has to be approval, but it's just a discussion to see what's important.

02:13:28 (Speaker A) That looks like so. And then the other issue was in areas where there does need to be just right away, it probably cut in patches right in Those areas and then in those can, when that work is being done, to simultaneously do a tree guard or somehow treat the trees that are. The roots are increasing.

02:13:49 (Speaker B) Definitely got to do something to remediate it from. Prevent it from happening again. Otherwise you're just buying time.

02:13:55 (Speaker A) Yeah. Because the district can control that on the district side.

02:13:58 (Speaker B) Yeah.

02:13:59 (Speaker E) I mean maybe there's some point ones that we can talk about.

02:14:03 (Speaker A) It's. It's.

02:14:04 (Speaker E) It's like 100 per inch and that's the diameter of the tree. And unless there's something on a very pristine area that you don't want us.

02:14:13 (Speaker C) Yeah.

02:14:20 (Speaker A) Yeah. So. So just to summarize, the Supervisor Davis will be interacting with the association and with the architectural review regarding their willingness to implement tree guards and report back at a future board meeting or any other.

02:14:34 (Speaker B) I mean, you know.

02:14:35 (Speaker A) Yeah. And the species of trees that would be compliant with Osceola codes. And then for Allen, as there's consideration of road repairs that the trees nearby are treated in that same matter with the tree guard.

02:14:47 (Speaker C) Do we want.

02:14:48 (Speaker A) Want this on the action item list?

02:14:50 (Speaker C) I would.

02:14:52 (Speaker A) It's up.

02:14:54 (Speaker B) Diane brought it to our attention. She wants it on the action item. I agree. Otherwise we're going to lose sight of it. So. Okay, let's put it on there.

02:15:02 (Speaker C) We'll add that.

02:15:03 (Speaker B) It'll make my wife very happy.

02:15:06 (Speaker F) Well, that's important.

02:15:08 (Speaker H) I have one other thing that just came up. I apologize emailing with Fosnite. They're telling me that the county code says we can't have a single yellow line in the center line.

02:15:18 (Speaker A) Oh, okay.

02:15:19 (Speaker H) We have to be a single skip.

02:15:21 (Speaker C) Oh.

02:15:22 (Speaker H) Or a double yellow.

02:15:23 (Speaker C) Okay. All right.

02:15:24 (Speaker F) So will you come back and let us know?

02:15:26 (Speaker H) I would. Well, he's letting you know right now. Right here.

02:15:33 (Speaker C) I prefer the double.

02:15:34 (Speaker E) Yeah. The single skip means you can pass and that's.

02:15:36 (Speaker A) That would bother.

02:15:37 (Speaker C) Yeah.

02:15:38 (Speaker E) I'm concerned that people.

02:15:39 (Speaker B) And interpret that the reason why you need a joint. Because this would be a joint item right on the front. Boom. Everybody hears it and makes a decision at the same time. We were always. And this is editorial comment here, but generally speaking, I felt placed in a semi awkward position by having to present what occurred on the west side to east side supervisors and kind of convince them to go in the same direction. And that's not fair. You should be able to discuss it from the ground up, just like they were able to. But they were scheduled. That was another reason why the joint concept came up. So that would be an example. Oh, no. That's the rule.

02:16:30 (Speaker A) Right. So so board members, I do think we need to go back to that action, because the the action was to approve enough to exceed 5,500 for a single proposal. You want to bring back proposal next month. Okay. So we'll just leave that as is.

02:16:46 (Speaker B) Okay.

02:16:46 (Speaker H) I want to get clarification from the engineer because it also affects direction we received from the Westboard.

02:16:53 (Speaker C) Okay.

02:16:53 (Speaker H) So you just get clarification on all.

02:16:56 (Speaker I) Of that and bring it back next month.

02:16:58 (Speaker H) And we'll bring it back next month.

02:17:00 (Speaker B) The simplest things simple to me, it's.

02:17:04 (Speaker H) Like somebody put the rules.

02:17:05 (Speaker A) Is there any other supervisor requests? Motion to adjourn.

02:17:09 (Speaker C) Motion to adjourn.

02:17:10 (Speaker A) All in favor of adjourning, say II. Motion carries unanimously. Thank you. Members of the public who hung in there least.

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