Transcript

>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

>>>>>>>>>>>>> **GAT BEGINNING OF FILE** >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

CDD NAME: **Reunion West**

START AND END TIME OF THE CDD MEETING FILE: **December 12, 2024 at 11:00 AM  
 December 12, 2024 at 01:00 PM**

AUDIO FILE NAME, FILE SIZE: **RW\_121224.MP3  
 110333147**

DATE AUDIO FILE SUBMITTED TO THE GAT SYSTEM: **December 16, 2024 at 03:48 PM**

DATE AUDIO FILE COMPLETED BY THE GAT SYSTEM: **December 16, 2024 at 03:49 PM  
 01:31 ELAPSED TIME**

MEETING AGENDA: **Peace Creek Community Development District 219 E. Livingston St., Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526 December 10, 2024 Board of Supervisors Meeting Peace Creek Community Development District Board of Supervisors Meeting NOTES 1. Roll Call Adam Morgan Kayla Word Carrie Dazzo Steve Green Rob Bonin (Zoom) Jill Burns, District Manager Tricia Adams, District Manager Grace Kobitter, District Counsel Allen Bailey, Field Services Brian Hunter, District Engineer (on Zoom) Steve Stanford, Greenberg Traurig, Bond Counsel 2. Public Comment Period – no members of the public present 3. Organizational Matters A. Administration of Oath of Office to Newly Elected Board Member Steve Greene after the November 5, 2024 Landowners’ Election 4. Approval of Minutes of the November 5, 2024 Landowners’ Meeting & November 12, 2024 Board of Supervisors Meeting AM, KW - AIF 5. Presentation and Approval of Supplemental Engineer’s Report for Assessment Area Two Bonds dated December 10, 2024 AM, CD - AIF 6. Presentation and Approval of Second Supplemental Methodology Report for Assessment Area Two dated December 10, 2024 AM, SG - AIF 7. Consideration of Resolution 2025-04 Delegation Resolution (Series 2025, Assessment Area Two) AM, SG - AIF 8. Consideration of Series 2025 (Assessment Area Two) Ancillary Financing Documents AM, KW - AIF A. True-Up Agreement B. Collateral Assignment Agreement C. Acquisition Agreement D. Completion Agreement E. Declaration of Consent F. Consideration of Resolution 2025-05 Supplemental Delegation Assessment Resolution AM, CD - AIF 9. Consideration of Underwriter Services Engagement Letter for Series 2025 Bonds from FMS AM, SG - AIF 10. Consideration of Quit Claim Deeds & Special Warranty Deed for Peace Creek Reserve (completes Phase 1, 2 & 3) AM, SG - AIF 11. Staff Reports A. Attorney - none B. Engineer - none C. Field Manager’s Report D. District Manager’s Report i. Discussion Regarding Street Parking – ban overnight parking of commercial vehicles on CDD roads, no inoperable/abandoned vehicles – bring back to next meeting Motion to publish street parking rules Feb 11, 2025 at 10:30 am AM, SG - AIF ii. Approval of Check Register AM, KW - AIF iii. Balance Sheet & Income Statement E. Project Development Update i. Status of Property Conveyance - completed ii. Status of Permit Transfers 12. Other Business 13. Supervisors Requests and Audience Comments 14. Adjournment AM, KW - AIF Sam – set PH for parking rules at February 11 meeting Grace – draft Parking Rules with no overnight commercial vehicles and no abandoned/inoperable vehciles**

00:00 (Speaker A) Scared of their running back at.

00:01 (Speaker B) Because he's the front runner for the Heisman.

00:04 (Speaker A) Oh, I didn't know that.

00:05 (Speaker C) Yeah.

00:05 (Speaker A) I mean, the guy is. He could break Barry Sanders record this year. Oh, wow.

00:10 (Speaker D) So it's like, he's really good, but.

00:13 (Speaker E) We're better against the run.

00:14 (Speaker B) Yeah.

00:15 (Speaker D) We're not as good against the pass. So I'm like, we could be okay against him.

00:18 (Speaker E) We'll see.

00:19 (Speaker B) Yeah. Next Saturday.

00:20 (Speaker A) Not this Saturday, but. Wow.

00:22 (Speaker D) Yeah.

00:23 (Speaker F) It'll be exciting, though.

00:24 (Speaker D) I'm glad we finally get a shot.

00:26 (Speaker A) It is good. Is that what. It's Saturday?

00:28 (Speaker B) Huh?

00:28 (Speaker A) Next Saturday. So we got a table set up for us.

00:52 (Speaker G) I read in there that there was a listener on Zoom that couldn't hear you were thinking about a new table configuration.

01:10 (Speaker A) Always.

01:10 (Speaker E) Yeah. All right. That's nice. Thank you. That wasn't sarcastic at all. I'm gonna leave this here in case Sharon comes in.

01:34 (Speaker B) Yeah.

01:35 (Speaker G) With all the traveling, Gene and I are thinking about going to smaller iPads because they take up less room.

01:42 (Speaker C) This is standard GI issues. Yeah, I think.

01:46 (Speaker A) I don't know. I like the big ones for the movies, like, for watching the plane.

01:51 (Speaker G) Oh, okay.

01:52 (Speaker B) Yeah.

01:53 (Speaker E) Mr. Chairman, it's 11:01. Are you ready for me to call the meeting to order? Good morning.

01:59 (Speaker F) We're calling to order the Reunion West.

02:01 (Speaker E) Community Development District Board of Supervisors meeting. It is Thursday, December 12, 2024.

02:08 (Speaker F) It is 11:01am and we are at.

02:11 (Speaker E) Heritage Crossings in Reunion. The first item is roll call. Graham Staley?

02:17 (Speaker B) Here.

02:17 (Speaker F) Bill Witcher.

02:18 (Speaker C) Here.

02:19 (Speaker E) Mark Greenstein.

02:20 (Speaker C) Here.

02:20 (Speaker E) Mike Berry.

02:21 (Speaker C) Here.

02:21 (Speaker E) Let the record show we have four board members in attendance and we do have a forum. The next item on the agenda is a public comment period. This is an opportunity for any members of the public to make a statement to the Board of Supervisors.

02:35 (Speaker F) Is there anyone here who would like.

02:36 (Speaker E) To make a statement to the Board of Supervisors, Board members? We have no attendees on Zoom at this time, so we will move to the next agenda item or organizational matters. We are welcoming back to the board with a new term that started November 19th, Grand Staley. And also, if Sharon Harley does attend today's meeting, she may be coming in just a few minutes later. If she does attend. She also started a new term November 19th. Speaking of Sharon, because there's a new term that started, we do need to administer the oath of office. For the record, the oath of office has already been administered to Mr. Scaley, and we will go ahead and take care of the oath of office for Sharon Harley. Right now, I have right in front of you your form. And if you just want to raise your right hand, I. State your name.

03:35 (Speaker H) Do I need to stand? No. Okay. Hi, Sharon Harley.

03:39 (Speaker E) And then I'll read the oath and you just swear. A citizen of the state of Florida and of the United States of America and being employed by or an officer of the Reunion West Community Development District and a recipient of public funds as such employee or officer, do hereby solemnly swear that I will support the constitution of the United States and of the state of Florida.

03:58 (Speaker H) I do.

03:58 (Speaker F) All right.

03:59 (Speaker E) And if I can just get your signature right there. And I am a Florida notary and duly authorized to administer the oath. So I'll take care of that bottom portion. So both board members have now been sworn in for the four year term which expires in November 2028. Board members, as you likely recall, anytime that there is an appointment to the board or an election following the election or the appointment, we are required to reorganize as officers. Included in your agenda packet is Resolution 2025 02. If you want to review this in your iPads, the electronic copy is on page six. And board members, you have several ways that you can reorganize as officers. The positions are chairperson, Vice chairperson. Remaining board members serve as assistant secretaries. We do have members of the district district management team serving as secretary, treasurer, assistant secretaries and assistant treasurers for the purpose of attesting the chairman's signature and processing district's financial records. So any action that the board takes, we would ask that George Flint is elected as secretary. Tricia Adams myself is elected as assistant secretary. Jill Burns is elected as treasurer. Kate Costa is elected as assistant treasurer. And Daring Mossing Senior is elected as assistant treasurer with the other positions such as chairperson and vice chairperson. Currently, Graham Staley has been serving as chairperson. Sharon Harley has been serving as vice chairperson. The remaining board members have been serving as assistant secretaries. The board members can choose to take the positions one by one. The board can take the positions of officers as a slate. You can make it as simple as making a motion to elect the same slate of officers. So this item is ready for board discussion.

06:09 (Speaker G) I move to keep the remaining officers in their current position second for the purpose.

06:17 (Speaker F) Any discussion before we call the question?

06:20 (Speaker E) All right. We have a motion in a second to keep the same slate of officers and adopt Resolution 202502 with Graham Stanley as chairperson, Sharon Hurley as vice chairperson, the remaining board members serving as assistant secretaries, and the staff members serving the positions that I recently stated. All in favor say aye.

06:39 (Speaker G) Aye.

06:40 (Speaker A) Aye.

06:42 (Speaker E) Opposed. Motion carries. Unanimously.

06:46 (Speaker B) Thank you for the confidence. I think there is some merit in revolving the chairmanship occasionally, but I appreciate the confidence and happy to serve for a couple of years.

06:58 (Speaker G) Thank you.

06:59 (Speaker C) We fully believe in terms.

07:04 (Speaker E) Of board members, the next agenda item is item number four. This is approval of the minutes.

07:12 (Speaker B) Later, we have two ladies front of us, Oa Zolado and Grace Montanez. Exactly. As we all know as board members, Ola's retiring. She's for some number of years been serving as the manager for the Reunion West Encore neighbourhood poa. But more importantly, first, she's been the major liaison with the poa. And you've done a brilliant job in that respect. So thank you for that. Grace, you've got a tough act to follow, but we welcome you to that position. And good luck with everything. And if you ever need anything, you've got the staff and the board you can come to. If you want a shoulder to cry on, if you want help with anything. Good luck with everything and all the best.

07:56 (Speaker F) It's been my pleasure to work with all of you. Thank you so much for your welcome. Number one, you have been very welcoming and very responsive. I cannot. I couldn't ask for a better team to work with on our CDD issues. Thank you so much, everybody.

08:10 (Speaker H) Happy retirement.

08:13 (Speaker C) Congratulations.

08:18 (Speaker E) All right, moving back to the agenda, item number four is approval of the.

08:23 (Speaker F) Minutes from November 4th.

08:25 (Speaker E) Excuse me, November 14th. This item has been drafted up and included in your agenda packet on page eight. The meeting minutes have been reviewed by district council and also by district manager. If there are any corrections from board members, we can take those now. And I'm receiving some. I'm receiving some corrections from Supervisor Greenstein on page 9 of 12. There was something that was misnoted in the meeting that we can just remove.

08:58 (Speaker C) That statement or I think it may have been Alan who was reach out.

09:04 (Speaker E) Okay, so it was Mr. Shearer.

09:07 (Speaker C) Coordination on the paving.

09:08 (Speaker E) Yeah. We can eliminate the sentence without changing any other corrections from board members.

09:16 (Speaker I) Yes.

09:17 (Speaker B) On page six of 12. Is it six? Yes, page six of 12, about half a dozen lines from the bottom, there's a sentence that says. Mrs. I just need to make sure we actually said this. The board made it clear that they did not want traffic enforcement within the community unless there was a need for it. I think that sounds. That doesn't sound quite right. It's too extreme to say we don't want traffic enforcement.

09:44 (Speaker E) How about the board expected standard traffic.

09:47 (Speaker B) That's what I thought we said.

09:48 (Speaker E) Yeah, the board expected standard traffic.

09:54 (Speaker B) Just want what we're owed basically because we pay our taxes. And we'll talk about this more. But that sounded a bit too hard. Unless anybody disagrees. That sounded a little bit too hard. Yeah.

10:05 (Speaker E) The board expected standard traffic enforcement within the community, period.

10:12 (Speaker A) Is that accurate? I don't think it is.

10:17 (Speaker F) Well, that's my recollection is that the board making that sentiment that they expected.

10:24 (Speaker E) And the way that the statement reads it softens the tone to an expectation tone.

10:31 (Speaker B) Do you think we did? Do you think we.

10:34 (Speaker A) No, I don't think we. I don't know if we have to put anything in around this personally, but.

10:39 (Speaker E) We do not want enhanced traffic enforcement in the community.

10:44 (Speaker B) We talked about the fact that everything's going well with God traffic signals. We've got radar, we've got speed bumps going in.

10:50 (Speaker E) Right.

10:51 (Speaker B) That's the conversation we had.

10:53 (Speaker A) Right.

10:54 (Speaker B) And that's okay. But that's not the case.

10:57 (Speaker C) I think I'm in the middle of this one.

10:59 (Speaker B) Yeah.

10:59 (Speaker C) If you know. Because it revolved around things we were talking about in this area. And I think the gist of what we were trying to say is we would look for enhanced. When we use the word enhanced at the time traffic enforcement on an as needed basis. There was. We weren't saying when. We wanted to make it clear that when it is needed, which is what Graham said, we'd be open to considering it. But that's kind of what.

11:36 (Speaker A) So if we add the word did not want enhanced. Enhanced.

11:39 (Speaker E) Enhanced was drawn.

11:41 (Speaker A) Yeah. Maybe that's what that would make me feel better.

11:43 (Speaker B) Yeah.

11:43 (Speaker A) Yeah.

11:44 (Speaker E) I think is synonymous with the sentiment that was expressed.

11:48 (Speaker F) Unless. Does that make sense?

11:50 (Speaker C) That's exactly what was stated.

11:52 (Speaker B) No.

11:52 (Speaker A) Well, you're saying more positive. We want standard. I'm not sure that's true. I'm not sure that's true. But I'm okay if we say we do not want enhanced traffic enforcement.

12:08 (Speaker E) Okay. The board did not want enhanced traffic enforcement within the community unless there was a need for.

12:13 (Speaker A) Because we want standard enforcement. Then you might. That says okay, then we should sign that agreement we were having talking about and stuff like that, you know. But that's what to me. That lead. That statement leads me that way where this. I don't think we want that. So.

12:30 (Speaker B) So we're happy with we did not want enhanced trafficking for. Are we okay with that?

12:34 (Speaker F) Unless there was a need for it.

12:35 (Speaker B) Unless there's a need for it. I'm sure we're going to talk about this again in a minute.

12:41 (Speaker E) Are there any other minute corrections?

12:44 (Speaker A) I do have one. On the following page. Page 7 of 12 in the middle there mentions a sentence around in the middle there, around myself. And I did not recall feeling we should go in this direction of the one pager thing.

13:05 (Speaker E) Should not go in this direction.

13:07 (Speaker A) Well, no, I don't think we. I think we could be silent on it. I think my main point at that point in the meeting was I think we were having a discussion around do we need to do something, if nothing from a liability purpose perspective? And I was trying to say we've already done a number of things from a liability perspective perspective. We've done the flashing signs, we've done the speed bumps and things like that. So I wasn't as concerned personally as from a liability perspective. So anyway, so I would just take that out.

13:41 (Speaker E) You omitted where it starts at felt up through the comma. So Mr. Berry questioned if there was a problem as they were increasing the safety of the roads and finishing that.

13:52 (Speaker A) Yeah, I think we can put something in there says, I think we've done a number of things that have agree.

13:57 (Speaker B) With that because I highlighted that. I wasn't sure if that's what Mike had said sometimes.

14:02 (Speaker E) Right. It can drop the word like not and it changes the meaning. So we'll just omit that portion of the sentence. Any other corrections?

14:12 (Speaker B) I think there may be just a factual thing on page eight, five lines down, it said Mr. Shear explained the blue signs refer to a private gated community with private votes. And most signs in the Encore Union section were green. Is that.

14:30 (Speaker I) They're blue.

14:31 (Speaker F) In our community, they're blue.

14:33 (Speaker I) All of our signs in the rest of the union, they're green.

14:35 (Speaker B) Most signs in the Encore Reunion section were green.

14:39 (Speaker E) So we'll say either blue or just.

14:40 (Speaker F) Say they're all blue.

14:44 (Speaker B) Yes. Yeah, we'll just change that.

14:45 (Speaker C) Yeah, you have to change green and blue.

14:47 (Speaker B) That's all. Okay, good. That's. That's. I think that's it. Just get through the end of it. That's all I had. Thank you. Sure.

14:57 (Speaker E) Any other corrections from board members? Is there a motion to approve the meeting?

15:02 (Speaker C) Minutes as of motion made.

15:04 (Speaker A) I'll second.

15:05 (Speaker B) Second.

15:05 (Speaker E) And all in favor of approval say aye.

15:08 (Speaker G) Aye.

15:10 (Speaker F) Opposed.

15:11 (Speaker E) Motion carries unanimously. The next item on the agenda is a proposal for street signs from Fosnite, Stripe and line. At this point, I think that this is being presented more for informational purposes as we have not yet gotten a disposition from the sheriff's office the requirement.

15:37 (Speaker F) And if they will or will not.

15:40 (Speaker E) Enforce traffic irrespective of the sign color. But board members did ask for this information to come back. So Alan gathered the information and is here to present that to the board.

15:50 (Speaker I) Yeah, so it's pretty self explanatory, obviously. Far as showed up at the last meeting and voiced some concerns with the sheriff's office over the COVID of the sign. So we reached out to Fosnite, who does the majority, if not all the signs that we've asked him to, along with flex stakes and decorative poles, in order to change out all the signs in the Encore Reunion west neighborhood, both sides of Old Lake Wilson Road. Included in your agenda package is a proposal for $18,400 to remove, manufacture and install all the signage on every street corridor within Encore, Union west and board members.

16:33 (Speaker E) I will just say there has been formal communication not only from district Manager but also from district council to the sheriff's office seeking clarification on whether they will or will not enforce irrespective of the sign color. We have not yet received a reply on that. So we stand ready if indeed they insist that the sign color is changed to bring this back to the board. But I don't know that staff would recommend you take action on this today.

17:04 (Speaker B) Right.

17:05 (Speaker F) And we can, we can come back to this proposal too, after we go through the acknowledgement that's in the agenda. So I can give your direction on which way we want to approach this.

17:14 (Speaker H) We have green in main Reunion, right? Yeah. Green is standard and they still sometimes refuse to enforce stuff in here. So I think they're colorblind anyway.

17:24 (Speaker E) That's such a good. Because they're blanketing Reunion under the same guise of not coming in to enforce traffic.

17:32 (Speaker H) And there's the signs. Agree.

17:34 (Speaker E) Yeah, the signs are green.

17:35 (Speaker F) Exactly.

17:35 (Speaker C) And where we did have a few blue signs like White Marsh. Yeah, yeah, White Marsh and Traditions and Golden Bear Tradition right around the Bearsden area. Again, I think there's a connection with Encore managing the project. Somehow those signs came up blue. We flipped them to green. The only comment I'm going to make. I'm accustomed to a detailed proposal.

18:03 (Speaker I) And this is each one you like, sir?

18:06 (Speaker C) Well, it doesn't break it down. I'd like to know how they came up with this 18,000 proposed, you know, removal. There's fabrication, there's installation. We have pricing from them on other sewing related jobs. So I would think it would be in line, but I can't evaluate if I had to because it's just a top line number.

18:34 (Speaker H) I think it's a lot of money that won't guarantee a better reaction from law enforcement anyway.

18:39 (Speaker B) Yeah, we need to wait in case they have a place they want to tweak this way. So I think I would agree with recommendation. We just get the extra detail, Work in progress, get the detail. But that's just pause until we get sign off on the show. Everyone happy with that?

18:55 (Speaker C) Yep.

18:58 (Speaker E) Board members, as you're aware, traffic calming has been top of mind for board members based on feedback from stakeholders within the Reunion environment. As a result of that, the board members did want to prioritize the radar display signs. These are digital signs that help drivers or bring drivers attention the speed that their vehicle is traveling relative to the speed limit. These signs also gather data and Alan Shearer has been working to get a proposal to put in front of the board. And this is based on the board's request request that the digital signs have the ability to provide the data efficiently so that you can see vehicle counts, average speed of vehicles. Basically have a speed study at your disposal based on the location of these signs. Board members, you did set aside funding in your capital reserve fund for this project. Alan, did you have anything to bring to the board's intention as they consider this proposal from Universal Signs?

20:06 (Speaker I) Yeah, a couple things. Universal Signs and Accessories has provided the original signs that we have. So we reached back out to them, they provided us a quote, the main two main changes in the sign. One is the face will be yellow, which is what we purchased from the Encore neighborhood. And the signs will be cloud based, which means, as you know, we talked several months back about having to go to each sign that's Bluetooth controlled and having to take the computer to go to each sign to download the data. We won't have to do that going forward. As Trish mentioned, we did allocate funding for signs. We allocated $67,531 in the budget, in the capital budget for this year. And as you can see the price, we got a bunch of other stuff removed. They had these big poles and the bases and all the other stuff that we don't need because basically using street signs that are existing and telephone or street light poles and you can see the price is 34,009, 1220. And these will be allocated between both CDDs. And I believe this same proposal is on the east agenda for consideration as well.

21:14 (Speaker B) So we have I think five, or is it six on the west side?

21:19 (Speaker I) There's actually four on the west side, two on Grand Traverse and the remaining six are spread out mostly two on Reunion Boulevard, two on Excitement Drive, one on Houston, which we recently relocated. And I Forget where the fourth one is or the sixth one is. But there's 10 total currently on both sides, 4 and 6.

21:48 (Speaker C) So the cost is allocated based upon the CD split based upon location of the signs.

21:56 (Speaker B) Correct.

21:56 (Speaker C) That's just one issue.

22:00 (Speaker F) Good point.

22:02 (Speaker E) And Ellen also inferred a good point. I think all board members are aware that these signs are portable. So if we have concerns about a particular location or if, for example, one of the speed tables is nearby where there's a sign that currently is installed, that sign can be relocated where needed.

22:21 (Speaker B) They're portable.

22:22 (Speaker I) So what Trish means by that, on the original proposal that we used when we were going through the budget process, it had like an 8 inch pole that's probably 18 foot tall. Okay. If we put that pole in the ground, it's a fixed location because we're placing them basically on the street lights. Right. That, like Trish said, we put the speed bump on traditional boulevard. I don't need that sign there anymore. We can move it elsewhere where there may be a speed problem. Because right now it's mounted on a streetlight on traditional boulevard, on grand traverse, on excitement drive, on reunion Boulevard. So we just, you know, Chet's team, Barry construction, does this for us. They'll come out, remove it, we'll affix it to a different pole in a different level. As you know, past supervisor Mr. Goldstein thought there was a problem on Houston. So we relocated one of these signs to a streetlight in Houston, and that's where it's at currently. And we're monitoring the speed there.

23:23 (Speaker B) So we can just move it from.

23:24 (Speaker I) Spot to spot instead of. Once you put that giant hole in the ground, that's money we don't need to spend, in my opinion. And we can just, you know, ouc and has not given us any indication that we can't continue putting them on the street light. So it's a good thing for us. Saves us a bunch of money.

23:42 (Speaker C) So they're just strapped to the pole?

23:43 (Speaker I) Correct.

23:44 (Speaker C) Perfect.

23:45 (Speaker I) There's a big, big strap goes around there. You tighten it up, Everything's good. Solar panels the same way. And then like I said, these are cloud based. So I can sit in the office, I can sit in the house. You could do it if you wanted it. You can look at what's going on real time. Not that you want Mark.

24:02 (Speaker A) So Grant will be doing that?

24:05 (Speaker B) No, Graham.

24:09 (Speaker I) It's very easy to operate. The reports are readily available and they're, you know, we just download them. We can send them right out if something comes up.

24:17 (Speaker B) Seems A lot of money. But everything seems to cost a lot of money these days.

24:20 (Speaker D) I mean.

24:20 (Speaker B) Oh yeah.

24:21 (Speaker H) Are we putting speed bumps in on.

24:23 (Speaker B) No, we're not seriously paying by credit card.

24:26 (Speaker I) So what they do is we'll place the order, we'll give them. There is a just an unknown right now which is the shipping cost depending on what the freight line we're having shipped to our office in Orlando. We'll have to go get them, bring them back out. We won't charge you to do that, right? We'll just get them. We'll bring them back, but they'll ship them to our office and that's kind of whatever that is.

24:46 (Speaker B) So do we have a service contract on these? Are there any just a one year.

24:52 (Speaker I) Warranty on all the product And I can tell you right now the ones that we have that are Bluetooth. How long have we had those up there? About eight years.

25:02 (Speaker E) I'm not aware of any districts that have had any problems with those science.

25:07 (Speaker B) Yeah.

25:14 (Speaker F) Property zone.

25:17 (Speaker E) Well, they ship it fob we just.

25:19 (Speaker F) We take. They ship it to us.

25:21 (Speaker E) They're not going to be on site installing.

25:23 (Speaker I) No, we're installed. So they ship them to us and then they send us an invoice and we pay the invoice.

25:29 (Speaker B) So it's the same supply that we used before.

25:31 (Speaker I) Yes sir.

25:33 (Speaker B) I mean we could go out and get two or three other quotes but if you know, I recommend we go for this.

25:40 (Speaker A) Yeah, I think this is a very cost effective way. I was really happy with that last set of data that you got us and I think that was very helpful to understand where potential problems could be or not whether or not and we can move it around. So I think this is a really cost effective way to help with the safety of the roads here.

25:58 (Speaker I) And I see a lot of county municipalities and stuff are installing these more and more now for the same reason, you know, Lake Shore boulevards and high traffic areas. So it's crazy.

26:15 (Speaker B) Approve this and getting fixed up.

26:17 (Speaker E) We have a motion and a second. All in favor of approval of the approval for radar display sign say aye.

26:26 (Speaker I) Opposed?

26:28 (Speaker E) Motion carries unanimously. Board members, the next agenda item is item number seven. You may recall reviewing a similar and similar other than the date last year. This is a property appraiser agreement with Osceola County Property appraiser's office. Between the property appraiser's office and Reunion west ced. As you were aware, Florida has very broad public records laws. However, there are some exemptions for certain classifications of citizens such as judges, law enforcement officers etc. They can go through a process whereby they request that the public records are exempt from disclosure. What this agreement is saying is that those records that Osceola county holds exempt from disclosure. The district will hold those same records exempt.

27:21 (Speaker F) So, for example, when we get the.

27:23 (Speaker E) Tax rule from the county, we're not. We're not disclosing public records. They're holding exempt. The only difference between last year is the date. This is a agreement for January 1, 2025, to December 31, 2025. And staff does recommend approval.

27:46 (Speaker F) Do we have a motion to approve? Do we have a motion to approve?

27:49 (Speaker E) Do we have a second?

27:50 (Speaker G) Second.

27:50 (Speaker F) We have a second.

27:51 (Speaker E) All in favor of approval, say aye.

27:53 (Speaker C) Aye.

27:54 (Speaker E) Motion carries unanimously. And item number eight. This is an item that board members have been discussing for actually several months. District council has been working on a acknowledgement of Osceola County Sheriff's Office traffic control jurisdiction.

28:13 (Speaker F) Would you like to present this to the board? Sure. Okay. Thank you.

28:16 (Speaker E) All right.

28:17 (Speaker F) Good morning, board. So we'll call. Last month, we talked about either like a letter from the CDD was just an idea or some acknowledgement in writing from the CDD that Osceola County Sheriff's Department has jurisdiction over the roads within the CDD's boundary. You'll recall that I asked him today, the council at the sheriff's office, and he expressed concern about confirming jurisdiction of their officers to write tickets and perform traffic enforcement on roads within the CD's boundary. And he mentioned that they can be challenged, which could lead to an issue of challenge of probable cause. If the officer writes a ticket or charges someone criminally. There could be an issue of probable cause if they don't have confirmation of jurisdiction to be there writing tickets and first place. And that can result in personal liability of the officers, according to him. And so this has prompted our attention. You know, as Tricia mentioned, this has been going on for several months. And the board had previously talked about, you know, the fact that one of the concerns we have is that obviously the service has been provided for decades without an agreement being in place. And then also all the residents are paying taxes, and there's some residents concerned.

29:44 (Speaker E) That they are paying for this service.

29:45 (Speaker F) Why are we having to enter into another agreement? So I have reached out and confirmed that we're trying to confirm in writing with the county if it's their position that an agreement under Chapter 316 is required in order for them to provide traffic enforcement services, not enhancement. We don't disagree on that. Advanced services. There's a section that you have to have a separate agreement for. We have no objection to that. We're just talking about the basic traffic enforcement services. And that is what I have not gotten a confirmation of. And I've expressed the concern that residents have said, we're already paying taxes for this. What's the difference here? So this is one idea from my perspective as legal counsel. If we're being told by individuals that the sheriff's office is saying we're not going to provide these services, or if the sheriff's office confirms we're not going to provide these traffic enforcement services without an agreement being entered into by the cdd, then I am concerned from a liability perspective. If there is an accident, I would need to see the CDD dragged into that under an argument such as negligence, meaning that we were on notice that there was an agreement required, the CD refused to draft to sign that agreement. And then there could be an argument made by someone that's injured that their damages could have been reduced if the CD had entered into an agreement because there would have potentially been more traffic enforcement, traffic enforcement services. I have not gotten that confirmation yet from the sheriff's office, but it has that idea as floated around out that they're not going to provide the service. We've spoken to or at the last meeting who expressed that that was sheriff's office expressed to her. We've gotten that back from different officers too. So in an effort to try to limit the CDD's liability exposure, but really not get into the ins and outs, if we thought, why don't we put together some type of letter or acknowledgement that we can at least send over to the sheriff's office and say here in the interim, we hadn't heard back from you with confirmation on this, or, you know, you were going to check the agreement. We haven't heard back from you yet. But in the interim, the board has adopted an acknowledgement just to confirm that the county does have jurisdiction for. To exercise basically just exercise jurisdiction over the district's roadway since the adoption of the CDD ordinance. And so this is the language that you've seen that's in the actual acknowledgement in paragraph 2, paragraph 3, it says, the district hereby acknowledges and consents to the continued jurisdiction by the sheriff's office, including traffic control jurisdiction over the district's roadways. And then in past conversations, there was also a concern in the prior draft.

32:25 (Speaker E) Of the agreement too, there was concern.

32:28 (Speaker F) That an argument could be made that the sheriff's office has some obligation to maintain or repair the Road. And so trying to make it crystal clear to them. Also, the district acknowledges and agrees that the sheriff's office has no duty or obligation to maintain, repair, restore the district's roadways or traffic signage on those roadways. So that's the acknowledgement that you have in your agenda today. What we could do, one idea is if the board approves this is I can write back to the sheriff's counsel and just basically say again, haven't heard back from you. With that confirmation, you're going to look at that agreement. However, in the interim, the board has adopted this acknowledgement to address your concerns about any obligation of the sheriff's office to make repairs or maintain the roadways and then also try to confirm that you do have jurisdiction on these CBD roadways. I would also put in there that the board plans to change the sign color if that's the direction. Direction we're going, and then to please contact us to discuss further.

33:35 (Speaker G) So my initial question, and maybe I have forgotten, but you have traffic enforcement and you have enhanced traffic enforcement. And I never knew there were two different types of traffic enforcement in the first place. I would assume if traffic enforcement, the officers that come on property are going to need to follow the rules and regulations that have been established for roadways. And there isn't a difference between standard traffic enforcement and advanced. What is the difference?

34:05 (Speaker E) Let me just explain. With enhanced traffic enforcement and the application, the practical application for that, there are times where you might need to hire a law enforcement officer on an hourly basis. If you're hiring a law enforcement officer on an hourly basis, that's extraordinary to their regular position, that's considered enhanced traffic enforcement. So if we hired somebody to come in for 20 hours a week, those 20 hours would be enhanced traffic enforcement. Whereas the routine patrol that's expected for any public roadway within Osceola county is just standard traffic enforcement with no expenses incurred.

34:46 (Speaker D) Yeah.

34:47 (Speaker G) It's just that they will enforce even under the standard protocol without them being contracted with for a special event. They're going to enforce all of the roadway laws and regulations.

34:57 (Speaker E) Yeah, they're compelled to enforce all laws for state of Florida.

35:01 (Speaker H) So like Encore. Encore dubious over busy holidays.

35:05 (Speaker F) And that's our position, that's our argument, that's our understanding of what has been completed or you know, over two decades since the CDD was established. And that's what we tried to communicate to them. But recently, within the past couple of years, we've gotten pushback and sheriff's office saying we have to enter into this agreement for us to provide traffic enforcement services, which this agreement misspelled out in the statutes. The legislature did not implement it.

35:32 (Speaker G) Yeah, I do remember all of that and all the discussions that we've had around this particular topic. And we still have an issue that's out there that in one manner or another is going to get addressed. Whether it's. We address it by what we decide to do here or whether it's addressed after there is a problem and situation within the community.

35:53 (Speaker F) And just one clarification, too, that I noticed. I misspoke. This acknowledgement references the district's roadways. We're just talking about the district roadways, not all of the roadways within this CBD boundary. That's an important.

36:06 (Speaker C) So, Chris, you pulled this together. I think it states the case that we're making. I think we've handled it. You've handled it administratively for a pretty long period of time because of the lack of responsiveness or whatever. This shows our commitment to the issue. I recommend that we adopting, you know, this, I guess, as a policy. What would you refer to this acknowledgment?

36:38 (Speaker F) Just an acknowledgement of the CDD that.

36:42 (Speaker C) It documents, memorializes opposition on the matter and, you know, send it over to Transom, as we used to say, and let him respond administratively. And the only administrative issue I think we have is the issue of the color of the signs, because the more we talk, the more, you know, it just keeps going and going because they don't seem to be willing to tie it with a nice ribbon like we're trying to do. This kind of forces their hand. They cannot control our adopting, you know, putting this document.

37:23 (Speaker B) I agree. We've asked. If we sign this, we're asking them to do their job, for which we're paying taxes. If they choose not to reply to you, we could ask them again. As long as we've done that, I think we're discharging our responsibility.

37:39 (Speaker C) Absolutely. I'm going to recommend the same thing at the east meeting.

37:42 (Speaker F) Their council may come back in response to my email and say, I see this. Thank you for sending it over.

37:48 (Speaker I) But.

37:48 (Speaker F) But our position is going to be that you gotta sign that agreement as well, and then we bring that back to court. But I think right now, at least, this is. We can send this. We've got it on the record. You have raised a jurisdiction issue because there's a soft. Except Keith mentioned the gate as well. The gate is an issue. If the gate was removed, then we tried to express that it's a soft gate. So we can start with this. If he says, well, you didn't address the gate here, we'll come back to the board. But at least we're taking a step to try to protect the seat.

38:17 (Speaker E) Because there's statements being made that you.

38:19 (Speaker F) Have to have the agreement in place.

38:20 (Speaker C) To me, this is not an administrative document. It's a policy document or a statement from the board. You get into the administrative part. Once we see what administrative concerns they have.

38:36 (Speaker B) Let's be clear. As I read it, we're not so actively write this down. So I understood it. We're not requesting enforcement. We're just saying that acknowledging.

38:48 (Speaker F) Yes, let's go through. So the first warehouse clause is that the district was established by the adoption of the ordinance number. And that was in 2001. And then it was expanded. So the boundary of the district was expanded by the adoption of another ordinance. And then the second where essence is the district desires to acknowledge the jurisdiction of oscillating county sheriff's office including the office's draft of control jurisdiction over the district's roadway since the adoption of the ordinance. Whereas the district desires to consent to the continued exercise of jurisdiction by the sheriff's office, including traffic control jurisdiction over the district's runways. Obviously we don't necessarily need this from our perspective, but we're just confirming this because there's been an issue raised in all jurisdiction. So we're hoping to resolve that by just acknowledging yes, the sheriff's office, you have jurisdiction. We put it in writing. We approved it.

39:40 (Speaker E) Board meeting.

39:41 (Speaker F) And you have a binding on writing for my cpp. So hopefully that resolves it.

39:45 (Speaker B) Discussion.

39:48 (Speaker C) We are good.

39:49 (Speaker B) Are you okay, Mike? I know you got some reservations about this.

39:53 (Speaker A) Yeah, I'm fine. I think it's okay. But I would think we wouldn't do the other agreement.

40:04 (Speaker B) The other agreement was like 25 pages long.

40:08 (Speaker F) It was 10 to 20 pages. I can't recall the exact amount of pages.

40:14 (Speaker B) But I think. I think we'll find that some members of the community would want us to go further than this.

40:20 (Speaker E) Some probably less.

40:21 (Speaker F) And it's difficult to balance it in my whole. And I. I hear that. I understand the concerns involved but I'm just concerned about the liability of the cd. That's all of the stakeholders within the CDD boundary could be forced to bear the brunt of a liability issue. So if there's a judgment against CD or something forbid it's everyone. Oh my boy. So that's my concern is because keeps coming up that we, you know, I'd like us. I Think it's in the best interest of the city that we do respond in some way.

40:59 (Speaker B) Obviously, if the east has a different view, we'll have to regroup because we can't have two different. Two different recommendations. But Mark can carry the message over.

41:08 (Speaker F) And just to also understand the CPE does not have police powers. So we really. All we have is working and towing rules and that's all authorized to enforce. We don't have any police powers. That's all preempted by the statute. So we really don't have any traffic control jurisdiction ourselves here.

41:27 (Speaker B) Correct me if I'm wrong, but if we don't do something as limited as this, by acknowledging jurisdiction, we're essentially saying we don't want any trafficking force. That's the way. I think.

41:38 (Speaker F) I think an argument could be made. Yes, I think an argument could be made that we basically were on notice that the sheriff's office was looking for an agreement to be signed by the Cuba. We didn't do that. So this. We're trying to acknowledge this also. Sheriff's office has jurisdiction.

41:57 (Speaker H) Just for clarification, we're not expecting them to come in all the time, but we're expecting them to come in when requested or if they want to.

42:06 (Speaker B) If they want to, yeah, if they want.

42:08 (Speaker C) Occasionally you see, come through. But there isn't any major presence here because there aren't a lot of issues here. I guess they decide how they utilize their workforce and prioritize need. This is step one. I consider from my background. This is policy. This is not procedural. This is not respond to any of the who, what, when, where, why how questions. That's not an administrative procedural document which we may or may not ever see in our lifetime.

42:43 (Speaker H) It just seems to me that the biggest problem is lack of awareness.

42:46 (Speaker C) We need to put this in place.

42:48 (Speaker H) Within the department, within the department of law enforcement. That's what's really creating the issue on all levels.

42:56 (Speaker F) And they have said the issue with the gate is that one time it was. They allegedly get through. Allegedly. And so we tried to address that and confirm that it's a self gate. We can't restrict the public from entering. We've gone through those things. But we can try this. We can send this over and see what the response is and then we'll take it one step at a time. You know, I'm not authorized take your direction. So this is one step.

43:20 (Speaker H) I agree with Mike. I wouldn't want it to do a complete 360. And it's like SWAT in here all the Time.

43:27 (Speaker A) Yeah.

43:28 (Speaker C) And again, I'm the chair, but again, 105. But I'm going to recommend the east meeting that we adopt the same document. And if there are any changes or any concerns that seriously affect this document, then I will make that note. They will know, and we can amend it or whatever it is. Subsequent meeting. But I would recommend that we make a motion to adopt and approve the acknowledgment and consent document relative to Supervisor Greenstein.

44:02 (Speaker A) Do we have a second? Just before we get.

44:05 (Speaker E) For the purpose of discussion, can we have a second?

44:07 (Speaker A) No.

44:08 (Speaker F) For the purpose of discussion, do we have a second?

44:11 (Speaker E) Do we have a second? Then we can discuss before we follow the question.

44:14 (Speaker H) Second.

44:15 (Speaker E) All right.

44:15 (Speaker H) No, you can discuss.

44:16 (Speaker E) Okay.

44:18 (Speaker A) No, but this is really just putting in writing what is true today. This is nothing more than just the way it is today. Right. That's the way I look at it. We're not. Huh?

44:37 (Speaker E) Yeah.

44:37 (Speaker C) And as far as this document goes, I expect this to be a statement.

44:40 (Speaker A) We're just staying, you know.

44:42 (Speaker C) In other words, when you do something today, it's good until amended or good until it changes. It's good. Yes, it's good. It's good.

44:49 (Speaker A) I mean, this is not groundbreaking stuff here. We're just acknowledging what is true today, which I find.

45:01 (Speaker F) The county has jurisdiction, shares office jurisdiction.

45:05 (Speaker H) Can I just put a sign up saying that?

45:07 (Speaker A) What's that?

45:09 (Speaker H) That the county has jurisdiction to enter. I mean, if that's the problem, that they can't accept that they do have jurisdiction to enter, I'll put a sign off.

45:19 (Speaker A) Why can't we just put a sign off?

45:22 (Speaker F) Because the gates give their parents a date. It's private, and so they don't have that.

45:26 (Speaker H) I'm understanding that. And that's why I'm saying if there was a sign by the gate saying that they have jurisdiction to enter, how could they argue then that they can't?

45:35 (Speaker B) Well, I think we have to. If they don't reply, we end up sending it again. At that point, I will ask for a meeting with the council, saying, why won't you reply to our council's letters? It'll take months probably, to get them to reply. But as Mike rightly said, all we're saying is we acknowledge that what's happening today is what we want to happen in the future. That's all we're saying. We're not asking for them to come in and park on the top of Grand Traverse and watch for people coming over the bridge at high speed. We're not asking them to do Any of that. If we chose to do that, that's a separate agreement we would have with them, and we would have to pay for them to come in and do some specific speed testing or parking or whatever. But they probably take. We've got better things to do because they've got a security team here who will call us if they need us. That's probably a practical approach they're taking. They know Victor calls them if you need them. If there's a disruption somewhere, they're here in a flash, aren't they? They're not hesitating, making a deal. They come straight away. If there's a. If you call them and there's an.

46:34 (Speaker F) Issue, they have been here daily.

46:46 (Speaker G) You read through the security reports. They're on a regular basis.

46:50 (Speaker B) I think Mark summarized it well over the transit, we're saying you've got the authority to do your job, basically for which we're paying already. So here you are. If they don't sign it, we'll send it again. We might send it a third time. We'll keep trying. So we're demonstrating, we're trying to be responsible for.

47:07 (Speaker C) And this shows to the community what our position is. I'm sure if we scour 20 years of CDD meetings or whatever, we'd find DOC statements beyond just the immediate past that address this issue. But there's nothing in writing. This is the first time. You wouldn't think there'd be a need for it?

47:27 (Speaker A) No.

47:27 (Speaker C) Right. It's like saying you're in the middle of Osceola, Pope Wine Road, and there's a traffic accident or there's some other activity you would want law enforcement to investigate. And yet we got discussions have occurred over time, whether it's in reputable sources or questionable sources that question all these kinds of basic things. So all we're doing is putting our understanding of their jurisdiction in our community in writing. It doesn't give any of the details, doesn't commit resources. It doesn't have a dollar amount attached to it. It's simply a policy statement. And that's why I recommend we approve.

48:09 (Speaker B) And I think you did a good job putting together on one page. You didn't quite achieve that objective.

48:14 (Speaker C) Yeah.

48:15 (Speaker A) You need to squeeze in the smaller five.

48:18 (Speaker B) Smaller five?

48:27 (Speaker E) Our board members finished with discussion and ready for me to call a question. All right. We have a motion from Supervisor Greenstein and a second from Supervisor Harley to approve the acknowledgement with Osceola Sheriff's, Austin, the county Sheriff's office. All in favor say aye.

48:45 (Speaker A) Aye.

48:46 (Speaker E) Opposed Motion carries unanimously.

48:52 (Speaker F) One other comment about the message that I'm going to send to the sheriff's office.

48:56 (Speaker B) Okay.

48:57 (Speaker E) And then you should go right into attorney.

48:59 (Speaker F) Okay. I was actually just showing how I applied a recorded plaque because when I was looking through our documents about this issue, I did pull up a few of the plaids. I have them handy. And I noticed that one of the plat notes says the aforementioned street shall be subject to the jurisdiction of Osceola county in establishing speed limits and traffic control devices deemed necessary and appropriate by Osceola County. And this made me think of what you previously just approved that Allen presented regarding. Okay. I wonder, because I'm already reaching out. I also just put in there, you know, pursuant to this black note, it says that you're. You have some. That the CDD streets are subject to the jurisdiction the county establishing speed limits of traffic control devices. I just note that in my email and say the board did also approve this. Please let us know if you have any objection within.

50:01 (Speaker E) Traffic calming is. Is not traffic enforcement.

50:05 (Speaker F) It's a traffic control device. It's not. It is not. It's traffic calming.

50:10 (Speaker E) It's not a traffic control device. It's not a.

50:13 (Speaker F) It's not enforceable.

50:16 (Speaker E) Enforceable with its citation if they're not obeying the radar display sign. Just a reminder to drivers.

50:23 (Speaker B) Discussion. Could I suggest we don't do that. Why don't we keep it dead vanilla?

50:27 (Speaker F) Okay.

50:28 (Speaker B) Dead vanilla. It's a terrible expression. Keep it simple vanilla. And just let this go over the transit two pages and let them deal with it.

50:37 (Speaker A) Yeah.

50:37 (Speaker B) If we throw all that other stuff in, they'll start asking questions about speed bumps.

50:41 (Speaker C) That's procedural. That you don't want any of that.

50:43 (Speaker F) Okay.

50:43 (Speaker B) Yeah.

50:44 (Speaker F) No, my, my intent was that I didn't want them to come and look at that and say, look, if they were, you know, we had your jurisdiction, you would have had some say in these things, something like that, to make that type of argument, if you know what I mean.

50:55 (Speaker E) But that's fine. Utilizing the great artist play signs for a decade.

50:59 (Speaker F) I just noticed that plaid notes. And that's different than skink signs or.

51:04 (Speaker E) Stop signs, which are enforceable with citations.

51:07 (Speaker B) Let's just give them something that's easy to agree with. Ought to be easy for them to agree with. We complicate it, they might find a reason not to agree with. That's all I'm saying. Okay. If everyone else is happy with that. I just think simplicity sometimes works. Yes, that's it. Kiss, kiss. Keep it simple.

51:31 (Speaker E) Under Attorney's report. Board members, we do have the review of the Eastman agreement for the playground with Reunion West Property Owners Association. Kristen and her team have been working on finalizing the form of the easement agreement.

51:46 (Speaker F) And then if you had anything else.

51:47 (Speaker E) To present to the board, we can.

51:48 (Speaker I) Do that under attorney's report also.

51:50 (Speaker F) Okay.

51:51 (Speaker E) The form of easement agreement is on page 33. Absolutely. Okay.

51:56 (Speaker F) So the board has already seen the first version of this draft, but I wanted to bring it back just so we can go through the final version and make sure the board is comfortable with this. It acknowledges that the CDD will get permission from the POA to install and construct a playground. And then in paragraph two, it states that after construction of the playground is completed, the CDD will get written notice to the poa and then afterwards, the CDD is not responsible for maintaining, operating or installing any other improvements on the property, including landscaping improvements. And then also the responsibility to ensure this document or this playground is the poas and not the cdds. However, the CDD at some point in the future by modification of this agreement, can elect to undertake those things, such as maintain the playground, maintain landscaping there, add this playground to the city's insurance, etc. The CD does not have an obligation to do any of those things under these terms. Okay, so the CD is paying for the playground. They're going to install the playground. But these terms say that after we get Miller said it's installed, that will then be the POA's responsibility to maintain it insured, etc in the future. And that neither of the parties can materially alter the playground without one another's consent. If the POA's development plans change and they want to move that playground, the CDD has to agree on the new location. And then the POA would be responsible for paying the CDD to move the location of the playground as well under paragraph 2, paragraph 3 and 4, talk about damage and identity. So if the POA, if a POA contractor was at the playground and broke a piece or something like that, the CDD could put the P a notice of that and they would be responsible for making that repair within 20 days of the CD's notice. If they fail to do that, then.

53:56 (Speaker E) The CDE can make the repairs at.

53:59 (Speaker F) The cost of the poa, which we don't anticipate will ever be an issue. But this is just our standard language that we have. And then maybe most importantly, we've got an acknowledgement that the playground must remain open to the public. So you'll see that spelled out in paragraph five.

54:15 (Speaker B) Kristen.

54:15 (Speaker F) Yes. This is the first time I'm hearing this. My understanding. Grandma could be. I could be wrong. Was that the CD was going to pay for the playground, install the playground and maintain the pit.

54:29 (Speaker E) Okay.

54:30 (Speaker F) Grant, that was. I believe that was our discussion.

54:33 (Speaker B) I honestly can't remember. I was going to ask, really, is that. I thought we were having paid for it. I thought we would have maintained it, but not the landscaping or the fence or anything.

54:44 (Speaker E) Okay.

54:45 (Speaker F) And that. That's actually exactly why I wanted to bring this back. Because I was drafting it. I thought the same thing is.

54:53 (Speaker I) And the fence would be included because it's important. It's part of the landscape on the track. Would stay with the poa.

55:01 (Speaker B) Want someone else coming along with that, trying to adjust things. The track.

55:05 (Speaker E) It's.

55:06 (Speaker F) It's on response.

55:07 (Speaker I) It's yours. But the playground defense.

55:10 (Speaker F) Yes.

55:11 (Speaker E) Yeah.

55:11 (Speaker F) Because our understanding was that the city was going to pay for the playground, install it and maintain it. And obviously it will be open to everyone. Big Reunion, little reunion, the whole game. Because. And the public needs to remain also.

55:23 (Speaker B) Open to the public. That's a question. Because I wasn't. I think we should maintain it.

55:30 (Speaker F) You want to maintain.

55:32 (Speaker B) I think we should for safety reasons. That way we know who's messing around with it. If something breaks, you don't want some amateur coming along and try to fix the swings or something.

55:42 (Speaker I) I would just compare that to what was done when we got the easement agreement with the Reunion East Kingwood folks in order to construct the one by Houston. So it's on their property, but we're maintaining the equipment.

55:55 (Speaker E) We're also insuring it.

55:56 (Speaker I) And we're insuring it. Thank you. So the insurance, the maintenance of all the improvements would fall to the cdb. The landscaping and everything would stay with the poa. And that's the way it is on the east.

56:09 (Speaker B) Moving to meet you.

56:10 (Speaker E) So we're maintaining the playground.

56:11 (Speaker F) You're proposing maintaining the playground and then maintenance of landscaping on the track or the poa.

56:17 (Speaker I) All the perimeter enhancements.

56:19 (Speaker F) That's up.

56:20 (Speaker I) It's.

56:20 (Speaker F) It's really up to the board. How do you want to handle it?

56:22 (Speaker E) This is why I brought it back.

56:23 (Speaker F) Because when I was drafted as a con.

56:25 (Speaker E) And Alan's recommendations are based on keeping it parallel with the easement agreement and reunion.

56:32 (Speaker H) I agree with Alan.

56:37 (Speaker F) And then there's a fence around underground.

56:39 (Speaker B) Yes.

56:40 (Speaker H) Yeah. That's part of the big.

56:42 (Speaker I) Yeah. Now the east is. The east is a little different because it's just open space. There is no fence. There's a fence around the dog park, and we maintain the fence and all the improvements in the dog park on the east. So the fence is part of the proposal from the contractor.

57:00 (Speaker F) Okay, that's what I was just looking for.

57:02 (Speaker I) Yes, ma'am.

57:03 (Speaker E) Okay.

57:03 (Speaker F) So we're going to maintain that fence in perpetuity and maintain the playground. When the life of the playground Expires in 20 years, if that playground needs to be repaired or restricted, if it.

57:17 (Speaker H) Needs review, like renewing that, something that comes before the board, and I guess that the board at that time decides whether or not they want to renew it.

57:27 (Speaker F) So we'll write something in here that we don't have an obligation to replace it after the life of the playground has expired. Something like that.

57:36 (Speaker B) That's probably the right way to go.

57:38 (Speaker I) If that makes sense.

57:41 (Speaker H) Yeah.

57:42 (Speaker E) No obligation.

57:43 (Speaker B) Yeah.

57:43 (Speaker I) Let me know how that works out.

57:47 (Speaker F) Yeah.

57:47 (Speaker A) If we don't put it in writing.

57:50 (Speaker F) If we don't put it in writing, then 20 years later there's issues and you're gonna pay.

57:56 (Speaker B) You know, I think when you go to the POA with it, we're looking for consistency with what we've done elsewhere. That's always been my argument with the POA chairman is we're just looking for consistency across the cdd. So. So let's just check what we've got with Kingwood and make sure we're consistent. Obviously, these two guys, lady and guy, know everything about those easements, so let's just be consistent.

58:18 (Speaker F) And we probably should have that agreement signed by the POA board before the construction begins.

58:24 (Speaker E) It will be.

58:24 (Speaker I) Yeah, right.

58:26 (Speaker F) We're not going to go. We're not going to.

58:28 (Speaker I) We're just going to tell you. We're going to make the decision. You live with it.

58:34 (Speaker E) Okay, great.

58:35 (Speaker F) So I've got your direction on that. I don't have any other updates for the board today, unless you have any questions for me. Any questions?

58:44 (Speaker B) All right.

58:45 (Speaker E) Under engineers report, James Curley is here and he's going to provide board members with an update on the status of your pavement project.

58:52 (Speaker B) Yeah.

58:53 (Speaker D) So paving will be done today. The paving or finishing of the last little piece they're supposed to be done yesterday got chased off by the rain. So paving is done today. Speed tables and restriping will be completed from the 17th to the 23rd with a break for the weekend. And then we'll be done with this project as a whole. You know, I'm in the process of kind of writing a debrief right now of the entire project and what future Work is going to happen. So we can have this and hold it for when we're doing this. Four or five neck four or five years down the road. We can remember kind of what went well, what didn't go well, how we can improve it. Requirements we're going to have for the next go around of this. Because at the end of the day, we've learned this is the first time we've done this. So we've learned a lot through this process and what we need to mention and require for the next process for the next time.

59:48 (Speaker G) So I have a question. Just really more of a technical question. So they've resurfaced. They're going to put in the speed tables. Do they have to remill that again when they put the speed table in so that it adheres properly or they use some sort of adhesive?

01:00:03 (Speaker D) I believe they're going to. They should remill it is what the way I was explained. Or they're going to put a. What they have to do is when they do mill, they put a tack layer down. It's basically a liquid adhesive for asphalt. So they're either gonna. They need to rough it up and they need to retack it. So they might just scratch the surface of it. And that's how they're gonna install the speed tables. But that's gonna be a whole other crew that comes in outside of this major paving crew.

01:00:34 (Speaker B) You said earlier, before the meeting started, the tables are 12ft wide.

01:00:40 (Speaker D) The tables are full width and they're very long too.

01:00:43 (Speaker C) So.

01:00:43 (Speaker D) So it's a more. Instead of being a hump, it's a gradual up and down to, you know, as a. Mainly a reminder of slowdown. And there will be signage pre each side of the table. Again, I know there's been concerns of cars and lower spoiler cars on the property. That was considered when we're designing these and picking what speed table we're going to pick. So that's where we're at with that right now.

01:01:20 (Speaker B) Just love to think about this, but 12ft, when you put them on residential streets, there's a good chance you might be blocking driveways or something. But obviously you'll think about that.

01:01:33 (Speaker D) That's. That's what I'm reviewing Monday is. And Matt are going to right now have already done it once and we've kind of. We know what we drew on the back. We went out in the field and we kind of looked and we said, oh, well, this needs to be adjusted this way or that way. Me and Matt are Going to do the same thing. We're going to restake everything to make sure that crew is ready to go on Tuesday, exactly where it needs to be. And he's give his insight on the locations at this point.

01:02:01 (Speaker H) Does this. Will this call as much disruption as when they're doing the road safety? I'm just conscious of the dates that it's being done.

01:02:11 (Speaker D) Since it is one crew and this is going to be a much smaller crew than what's out there right now. You have a full milling crew and you have a full paving crew out there right now. This is part of the thing that we've. Something that I've learned from this of where traffic needs to be shut down. It's going to be one crew that's going to be jumping around quite a bit. So they should. It shouldn't be a full day of. We're going to shut this down. They're going to install. From what I understand, they're going to install all the tables within two days.

01:02:41 (Speaker G) So how many tables again?

01:02:43 (Speaker D) I think it's 12.

01:02:45 (Speaker B) I believe it was 12.

01:02:46 (Speaker D) 10 or 12. I don't have the drawings in front of me.

01:02:51 (Speaker B) The issue is can you drive on the paving? You can drive straight on it. You can drive on the straight away. So it should be relatively quick.

01:02:59 (Speaker C) Yeah, but the point about residential roads definitely need to factor in the length of it, the need for a long. On a main thoroughfare like Tradition Boulevard, Reunion Boulevard. No question you want that. But in a residential area, could I.

01:03:17 (Speaker B) Suggest if when you're looking at it, you have concern. You've got two chairmen who live here.

01:03:23 (Speaker C) We'll be very happy to go.

01:03:24 (Speaker B) Yeah. Just give us a bell and we can always find a way separately. Separately talking to each other outside this building.

01:03:33 (Speaker C) I'll wear my east hat and you'll wear your west hat.

01:03:36 (Speaker B) You're not allowed to talk because you sit on this border.

01:03:40 (Speaker G) And then they're gonna be back when for the stripes.

01:03:43 (Speaker D) They'll be done by the 23rd.

01:03:45 (Speaker G) By the 23rd.

01:03:45 (Speaker D) So 17th is 23rd. They're going to drop the speed table crew and then the restriping crew will.

01:03:51 (Speaker F) Come in right up.

01:03:52 (Speaker G) So just a quick question again. So when it comes to restriping and stop bars and crosswalks or whatever you want to call. They're doing all of the neighborhood, even those streets that haven't been repaired.

01:04:03 (Speaker B) Yes.

01:04:04 (Speaker D) There have been specific areas that have been in the bid documents that were recognized as needing restriping anyway. So that would be all those areas will be Taken care of what was in the bid documents. So it might not be everything. But there were specifically areas that were recognized that we need to restrict this.

01:04:25 (Speaker B) And when they're re striping. Is that when they put the. I'm not sure what you call them in the US the cat size back in the reflectors? So.

01:04:36 (Speaker I) They're not.

01:04:37 (Speaker D) They're not putting the RPMs back in some areas. They're not putting them back.

01:04:43 (Speaker B) Is that a problem? I don't think it's gonna be a.

01:04:46 (Speaker D) Problem because there's rpm.

01:04:47 (Speaker B) I know.

01:04:47 (Speaker D) I think I know what you're talking about. There's RPMs already. So there's two sets of RPMs.

01:04:52 (Speaker B) And I said mill one set out.

01:04:57 (Speaker C) Doesn't the marker identify the existence of a hydrant? The location of a hydrant?

01:05:03 (Speaker D) If the hydrant RPM was removed, they will have to put that back. Yes.

01:05:07 (Speaker C) Because TOHO came in and repainted all the hydrants. And silver metallic reflective. You see it from a mile away. Color, which is good at night. A little bit of a shock to the system when they first did it because it doesn't blend in with landscape. But I only noticed the reflective marker in the roadway when it was in line in alignment with a hydrant. So is there a requirement to have that? Yes.

01:05:38 (Speaker I) Yes.

01:05:38 (Speaker D) Yes.

01:05:39 (Speaker C) Okay.

01:05:40 (Speaker I) We installed about 70 of them about a year and a half ago because all of them had been knocked off. So we purchased them directly and we installed them on behalf of the district. So whatever. They have to have. The blue reflector.

01:05:56 (Speaker B) Yes. I think it'd be useful next meeting once it's all over, if you feel comfortable sharing your learnings with us. Because there were a few.

01:06:04 (Speaker D) Yeah, no, definitely.

01:06:06 (Speaker B) For sure.

01:06:07 (Speaker A) Out of interest, I had a question because you were mentioning that these speed bumps are almost like a reminder. I forget the word you use, but. Which kind of took me back a little bit. Like I would have thought if say somebody's going 45 miles an hour and it was ignoring the speed bump, that that car would really go.

01:06:33 (Speaker D) Oh, I mean, yes, they're gonna be. They're gonna be there. It's not gonna be as jarring as say, like the six foot or the six inch little ones that you find in parking lots or the little plastic ones. But it's gonna be more like the crosswalks that you drive over with an up. It's flat and down. They're a little bit longer.

01:06:55 (Speaker B) So it's four inches high. Correct. Yeah. You'll notice that if you're doing 30 miles an hour, you'll notice that people.

01:07:02 (Speaker C) Are definitely gonna have to slow down or they're gonna be semi launched. And I would think a sports car could possibly bottom.

01:07:10 (Speaker D) You're gonna bounce.

01:07:11 (Speaker A) That's good. That's what I want.

01:07:14 (Speaker G) No, it needs to be noticeable, right?

01:07:16 (Speaker B) It'll be noticeable but it's not going.

01:07:18 (Speaker D) To be as jarring as a little 6 inch like that kind of motion.

01:07:23 (Speaker H) I can't wait for those. What do they call those cars?

01:07:25 (Speaker G) They all drive slingshots.

01:07:28 (Speaker H) I can't wait for them.

01:07:31 (Speaker C) They don't have much of a frame. They're all tire in the back.

01:07:34 (Speaker B) If they come at ground traverse, they'll go over the one outside my house, take off and land in your front door. It'll be interesting to say the least. There's a lot of mixed support. Very enthusiastic. Not enthusiastic. Okay, very good. Any more comments on the paving?

01:07:57 (Speaker D) That's all.

01:07:59 (Speaker E) Did you have anything else for the board?

01:08:01 (Speaker A) I do not.

01:08:02 (Speaker E) Any questions for James on any other matters? Moving on to field manager updates.

01:08:08 (Speaker I) Yeah, so just a few things in the field field. We've done some minor sidewalk repairs that need to be done mostly in encore. We have a few more in there. I was in there the other day so we'll be doing some sidewalk grinding and replacing. We've got some ongoing irrigation repairs. Also on the encore Reunion west portion of old Lake Wilson Road. There's some heavy landscape and some of the black aluminum fence got damaged. We missed it. Our appointed. That was from Hurricane Milton. So we're in there right now making some repairs to that. The pressure washing we've held off and I'll touch base on this with the east as well. We held off on the pressure washing into the asphalt and I also spoke with Matt. We're not going to chlorinate anything. We normally do a chlorine bath, a small percentage of chlorine water bath on the curbing and he's asked us not to do that. So we're just going to clean the curbs. We're going to leave the cool off and we'll try to tackle that on the next go round to make sure we're not damaging the asphalt itself. It's not a lot of chlorine but he did ask that we not do that. So other than that I think everything's going well on the west as far as the field goes and I can try to answer any questions you might have. Oh, we didn't improve these lights on the monuments. We took out the 15 watt and.

01:09:27 (Speaker B) Put in 35 watt. The Desert Mountain on. Still isn't on.

01:09:31 (Speaker A) Yeah, it's not working.

01:09:32 (Speaker B) It's not working. Really. The Castle Pines is good. The Eagle Estates is good, but yeah, Desert Mountain. Yeah.

01:09:38 (Speaker A) You can, you can tell how bright the Castle Pines is now, but you can't see it. There's nothing.

01:09:42 (Speaker B) Legends corner. To be honest, I've not been out that late at night.

01:09:45 (Speaker I) Yeah, I've come in at 6:40 in.

01:09:49 (Speaker J) The morning and they all look.

01:09:53 (Speaker A) I haven't seen one in a couple weeks.

01:09:54 (Speaker B) They look at the multi. And also, don't forget, keep it on.

01:10:00 (Speaker I) Your list of White Marsh, Vikings, park and Stripe.

01:10:04 (Speaker B) I got it.

01:10:05 (Speaker C) One thing I wanted to bring up James Allen. James, on the paving project, I noticed it's more on the east side than on the west side, but I'm sure we have the same thing on the west side. In the crosswalks we have the pave of the brick. There's some areas where they got kind of picked. They act, you know, spill over. I don't know if it takes a petroleum distillate of some kind.

01:10:30 (Speaker I) Yeah.

01:10:30 (Speaker C) So who's responsible for cleaning the cross? You know where we have pavers?

01:10:37 (Speaker I) Yeah. I'm sure James and I will get together once it's all done. We'll review especially all the concrete, the curb gutters, the crosswalks, the brake pavers. Anything that has tack on it, they're going to have to come back in and remove it. I'm not going to pressure wash it.

01:10:56 (Speaker C) For them and it probably won't come over.

01:10:58 (Speaker I) Pressure wash. They'll have to come in and clean.

01:11:01 (Speaker B) All that off still.

01:11:02 (Speaker H) Can I ask a question about trash cans? Because a lot of the authority that the HOA had to enforce rules on trash cans being left out and that has been taken away from them. What about when trash cans are actually being left out and they're on the roadside? Because technically they're on an area that we control and they are. It's an obstruction. Do we have any jurisdiction on that to tell owners to put them.

01:11:34 (Speaker E) I think that's a legal question. Or you're asking legally, do we have any rights to remove trash cans or to relocate trash cans? Or is that the question?

01:11:42 (Speaker B) Yeah.

01:11:43 (Speaker H) Well, it always used to be that the HOA sort of monitored it quite strictly, didn't they? To make sure that trash cans weren't left out all the time. And now those. A lot of the power that they had has been taken away from them.

01:11:57 (Speaker G) I didn't know that.

01:11:58 (Speaker H) Yeah, it has. So they can't enforce it now.

01:12:01 (Speaker A) They mentioned this at the fine in.

01:12:04 (Speaker H) And everything, they can't do that. But when you're driving around now, quite often you notice that they're leaving trash cans out and they're leaving them out in the road.

01:12:12 (Speaker C) You know, I think it was a driver that really didn't know how to operate the truck because normally they're kind of half in the street and half on the driveway pan. But last week they were 25% of the way into the roadway and they were definitely a traffic hazard. But it did not seem. Well, we'll see what happens on Wednesday.

01:12:32 (Speaker H) It just seems that this Wednesday's pickup.

01:12:35 (Speaker C) Was okay, which was yesterday, actually. Right. Yesterday's pickup was okay. But the week before the can. That's why you're commenting on it. The cans were.

01:12:45 (Speaker H) And I think there's like, there's some offenders with home, you know, properties as well that are just. They're not being taken back in after.

01:12:52 (Speaker A) At the HOA meeting that we had a couple months ago or so now, Anthony Carl mentioned that starting. I think it's beginning next year that they're gonna have a service that follows the trash trucks and will take the cans and pull them up to the house.

01:13:12 (Speaker H) Like concierge service.

01:13:14 (Speaker B) Yeah.

01:13:14 (Speaker A) And then so that will start and so that should really help the whole problem.

01:13:19 (Speaker H) Oh, yeah.

01:13:20 (Speaker A) And I heard. I don't know if it's true or not, but then somebody else told me that they're actually going to clean our trash cans once a month too. So.

01:13:28 (Speaker B) We'll see.

01:13:29 (Speaker C) That's. That's cutting edge, I must admit.

01:13:31 (Speaker E) I was going to say, I mean.

01:13:33 (Speaker F) The city roadways are the districts. So we could send a letter or something like that and say you've got rules and you can't. Inflation, property, it's. I don't know how effective that's going to be.

01:13:45 (Speaker H) It's probably messy and lengthy and you're dealing with different people a lot of the time as well.

01:13:50 (Speaker F) We don't have any findings.

01:13:51 (Speaker H) People need to.

01:13:52 (Speaker F) So you can spend time on.

01:13:56 (Speaker H) If Kingwood are going to do that, if they're going to do that, that.

01:14:00 (Speaker E) Will solve the issue further.

01:14:02 (Speaker F) If they can progress it and come.

01:14:03 (Speaker C) Up with ideas, the master steps up, as they say they're going to, then I would say we don't have a problem. But we'll have to see.

01:14:11 (Speaker H) Hopefully that gets impossible quicker than the lagoon.

01:14:16 (Speaker E) Any other question.

01:14:20 (Speaker I) And as far as the action items list, you know, get that Eastman agreement, the only thing we really have on the west is the playground. And once that's been finalized and approved. We'll go ahead and get everything issued and I'll try to come up with a timeline by the next meeting as to when they're gonna get permitting and break ground and start the project and obviously communicate with the P. Del.

01:14:43 (Speaker E) Board members. One other update on the action item list. This week I was contacted by the county representative for the old Lake Wilson Road improvement project. They stated they're now at 30% design. The project is going to be expedited compared to what was presented to the board previously for a couple of reasons. One reason is the because the Central Florida expressway the moving i4 forward project. They're taking over a portion of the improvements as part of the moving i4 forward project and that's an expedited road project. So the county is trying to keep up with the timing. They're at 30% design right now. They do anticipate bringing a presentation to this board sometime in 202025 and I think it'll be probably the second quarter of 2025 it sounded like but they're. They're about 30% design. There are some changes and there will be some impact tie into Reunion sidewalks. And just to bring this back to the top of the board members attention at one time the county discussed when they did their presentation earlier they discussed that they would need some right of way acquisition from the district and the district at that time was interested in improving one of the exits from Reunion West Encore neighborhood which is now an exit only and making that an entrance exit and doing a kind of a quick flow at the time that the project was design so that that conversation.

01:16:30 (Speaker F) Is still in play and will be.

01:16:32 (Speaker E) Presented to the board in 2025. So just a mini update on that old Lake Wilson Road improvement project. If there's no questions on the action item list, we'll move on to the next agenda item which is the check register board members.

01:16:48 (Speaker F) Included on page 51 is a summary.

01:16:51 (Speaker E) Of invoices from November 1 to November 30, 2024. The total amount is $388,840.57. This includes items from both your general fund as well as your RM fund. Immediately following the summary is a detailed register. Happy to answer any questions. Should there be any.

01:17:20 (Speaker B) Recommend, we approve the checklist.

01:17:23 (Speaker E) All in favor of approval say aye.

01:17:27 (Speaker F) Opposed?

01:17:28 (Speaker E) Motion carries unanimously. Good Board members, the next item on the agenda is presentation of your unaudited financials. These are included in your agenda packet on page 58. On page 59 is your combined balance sheet board Members, this is the first month of the new fiscal year and as always, we monitor your unassigned balance.

01:17:54 (Speaker F) In your general fund.

01:17:56 (Speaker E) Those are the monies to operate the.

01:17:58 (Speaker F) District until your tax revenue starts to come in.

01:18:02 (Speaker E) And then on page 60, you'll see your new budget. Your fiscal year 2025 budget is now cruising here your adopted budget and then the actual spending so you can see any variance. Happy to answer any questions, should there be any. These unaudited financials are presented for informational.

01:18:23 (Speaker B) Purposes only on physical page 63. Halfway down there's a section Heritage Crossing Community Centre, which we budgeted for. It was the extra cost. But I feel this isn't just Heritage Crossing, is it? Isn't this the Terraces as well? And some homestead custodial services?

01:18:48 (Speaker E) No.

01:18:49 (Speaker I) So.

01:18:51 (Speaker E) A couple.

01:18:52 (Speaker F) There's two issues.

01:18:53 (Speaker E) You're exactly right. Reunion east we've made the decision to parse out the Heritage Crossing Community center direct expenses for utilities, etc. In order to get our arms around the cost and the impact of the budget. At the same time that the district took over management of Heritage Crossings Community center, we also had bid out custodial services. And we have a new custodial service provider who services many of the pool amenities at Reunion eased.

01:19:26 (Speaker B) So the new item for 2025 versus 2024 is just this building. The other expenses of the custodial services were already in the 2004 cost base.

01:19:38 (Speaker E) That's correct.

01:19:38 (Speaker B) Okay, good. Okay, I'm missing the final score. Okay, so we'll come to that later when we talk about the long range plan. Thank you.

01:19:46 (Speaker E) Absolutely. If there's no questions, I do have an update on the replacement and maintenance plan. This is something that Alan and I review each month. Included on page 74 is your project list and the status of the different RM projects that the board has approved or tentatively approved. There's quite a few things in process right now. And then you'll see the item that was noted to be presented in December was included in the agenda today. And then we expect to have two proposals for the Reunion east board in February.

01:20:29 (Speaker B) People may not have noticed, but this is not actually the budget. The budget is a sidewalk of 300,000 which we've now taken off and deferred. So that's important. Again, when we come to the long range plan, it'll explain something that I put into that plan. We've also got another saving straight away on the radar signs as well, presumably.

01:20:50 (Speaker E) Well, just for the record, the radar display line item was kind of signage replacement and radar speed Display aggregated together.

01:21:00 (Speaker F) Because typically we do need to have some.

01:21:05 (Speaker E) Funding in there for if signs.

01:21:07 (Speaker F) Are needed to be replaced. And then the next item that I.

01:21:16 (Speaker E) Do want to draw board members attention.

01:21:18 (Speaker F) To is on page 76.

01:21:22 (Speaker E) During last month's Reunion east board meeting, the board was a little bit frustrated with the ability to, you know, openly communicate with residents outside of the meeting because of sunshine laws. They would, from time to time they would see disparaging remarks about the CDD and felt a little bit of frustration. So in an effort to communicate about what the CDD has accomplished in the recent months and what the CDD is planning for 2025, they ask that I just put together a simple letter to residents. And so there is a draft included in the agenda packet. This isn't watermark draft, but this is a draft. And this is ready for board member review, feedback and comments. And I think some board members might be reading it right now.

01:22:17 (Speaker F) So I'll.

01:22:18 (Speaker G) I read through it this morning. I think this is a great little piece to put out to all of the residents and even the non residents around here and get an understanding as far as what's going on. I actually thought you were doing it because wasn't there some new obligation at the end of the year, the beginning of every year that you had to.

01:22:39 (Speaker E) This is the first year that we had to adopt district goals and objectives, education goals and objectives. This is extraordinary to that effort, but it's keeping in line with that spirit of communication.

01:22:51 (Speaker C) It definitely. Well, this was a long time coming, quite honestly. I don't know if it's because we're modest, because we assume that people see what's going on and, you know, whether this really focuses on, to me, and it's excellent, by the way, for a first draft, the enhancements. You know, there's so much in O and M that goes on behind the scenes to keep everything, as Tricia pointed out, in tip top condition, but I just had a couple.

01:23:27 (Speaker E) Yeah, absolutely. I'm happy to take edits under separate cover or during the meeting.

01:23:32 (Speaker F) It's really.

01:23:32 (Speaker C) Well, let me get some clarification. They'll be quick. Okay, so in the paragraph where we talk about the playground nearby Liberty, I would just change it to In Liberty, we talked about the gate houses at Sinclair Road, Spine Road and Reunion Boulevard were replaced. Was it the roof that was replaced?

01:23:55 (Speaker E) Oh, sorry. Good point. Yeah.

01:23:56 (Speaker C) So now I don't know if we did. We did other renovations. We painted.

01:24:02 (Speaker E) That's on here.

01:24:04 (Speaker C) Right. So if you want to just, you know, clarify that it Was, you know, roof and other renovations or whatever, you know, whether you want to say they were refurbished, I don't know.

01:24:17 (Speaker B) Yeah.

01:24:17 (Speaker C) When it came to the fountain, say the seven equals fountain near Gathering Drive was completely refurbished to include a new filtration and lighting system. It's sad to think that the water in that fountain is probably cleaner and purer than water. A lot of people drink in this world. That's a sad part. That's a sad part.

01:24:41 (Speaker A) Have you drank any of that water?

01:24:43 (Speaker C) No. When you look at it, it's the cleanest. I mean, it's amazing. I would not have a problem if a child was injured and needed, you know, some wet whatever, I would use it. Okay. And then the only other thing is when we talk about a resident only access control system and gates is scheduled to be on Spine Road between Reunion Village and Tradition Boulevard. I would just put in Perenn's Davenport Creek Bridge.

01:25:13 (Speaker I) Got it.

01:25:14 (Speaker C) I have all those, but I love it. I think this is what we need to do. And hopefully others who serve this community might look at it and say, well, that's nice. Or maybe they'll respond in a more positive way. But this is what we're doing.

01:25:34 (Speaker B) It's very good. Can I just suggest one thing in that last sentence?

01:25:38 (Speaker E) Yes.

01:25:38 (Speaker B) Because people, I get frustrated because people, I reach out to them saying, please contact me so I can better understand your concern. And no one ever does. So in the interest of trying to make it easier for people. When it says, board members and staff stand ready, could we. Board members and staff whose contact details are available on the website stand ready to. They may still not do it, but I use private messenger because they post something on Facebook, I use private messenger to say, please call me and we can go through this. No one ever does. It's rare. I say one out of ten. So everything we can do, anything we can do to point them in the right direction. Thank you.

01:26:21 (Speaker E) I made that edit. What else? Looks great. All right. If board members have any comments, if you can kindly send those to me by the end of the day and we'll wrap this up and get it distributed to the associations in order to send out to all of the property owners and residents of Reunion.

01:26:39 (Speaker F) Get that out this week.

01:26:44 (Speaker E) Let's see. Security report. Victor Vargas, Union Security is here.

01:26:56 (Speaker J) Everything is going well, man.

01:26:58 (Speaker E) Great month.

01:26:59 (Speaker J) It's a little busy. We got a classic weekend, got some challenges. It was not that bad. How people make it sound on Facebook. Inside our community, we have six houses in total. They were staying on two areas Pretty much it was a Murfield. We having some challenges in there, but.

01:27:19 (Speaker B) It was under control pretty much.

01:27:20 (Speaker J) And I know one of the residents has been posting a lot of related stuff about security, things like that on Facebook and it's pretty challenging for this specific home. It's a big home and the house they have to 30 people and all the no parking signs is in front of that specific home. And then the only parking space from that specific home is across. And that specific homeowners have approximately five to six vehicles. So they park there. He don't move the vehicle there. You also have trash cans in there. So making it hard for the guests across to have partners. And so we work with the guests to help them around and things like that. Yes, there's moments, especially during the Jewish holidays, the gal be out of control in that specific home and the classic weekend. So this past weekend this home was specific. Guests were confined with the team, but there were moments where everybody were gathering there to head to the Orlando event, Orlando Fest in Orlando. So at a specific time, everybody gathered there and it's a specific corner. A lot of times it was very aggressive and confronting the guests and creating coffee and things like that. The team did a great job. They had it under control. Yes, we tagged vehicles and things like that. We communicate with the guests, but sometimes the homeowners, they want us to tow vehicles community. But there's a process that we and I understand if it's two vehicles that belong to the same house, we have.

01:29:03 (Speaker B) A process to follow.

01:29:05 (Speaker J) You cannot just go in and talk the vehicle just because the owners of the vehicle there and someone wants specific. This specific owner get very aggressive and upset not only with the guests, but also with our staff. And he also was placing Tony's ticket on the vehicles and all the stuff that I want to, you know. So that's one of the challenges that we have. And I spoke to Trisha and Grannery to give you an update on that too. Because I know some of you guys saw the post on Facebook and it was nice.

01:29:35 (Speaker B) Have you ever had a face to face meeting with that homeowner?

01:29:40 (Speaker J) We tried certain occasions.

01:29:44 (Speaker B) Would you like me to reach out to the person again and suggests that you and I and he meet face to face, not on the telephone, not on zoom, face to face to have a sensible conversation about working together to move forward? I'll try to do that.

01:30:01 (Speaker J) We have tried.

01:30:04 (Speaker B) I'll try again.

01:30:05 (Speaker H) Because he doesn't park his own vehicles on his driveway. So he takes up additional spots on the road on the side you can park. His mother's camper van is parked. Parked there permanently for the last two years.

01:30:17 (Speaker B) And also we shouldn't get too specific here, but we're talking about trash cans being left out. Those trash cans are left out 24 7. So we need to have a face to face meeting because we want to solve the homeowners problem as best we can. It affects the road, so that's why I'm involved. I will reach out to him to see if we can have a meeting. That's all I can. That's. That's all we can do.

01:30:40 (Speaker H) I also have a photograph of him placing nails underneath a guest's tires. No, but I'm just saying this is how unreasonable he is.

01:30:54 (Speaker B) We don't want to get into. I understand what you're saying, but let me try to do it in a proactive, professional way. And I feel for your frustration because you're not allowed to reply Facebook either. Probably. And it's unfair that you have to put up with that abuse which sometimes maybe might be justified, sometimes not. But I'll reach out to him to try to see if we can have a face to face. Should be possible.

01:31:20 (Speaker I) I'm not sure how useful it will.

01:31:21 (Speaker B) Be, but we'll try to do that. I did invite him to come and comment today at the meeting and he said he would try, but obviously he's got another commitment. But I'll reach out to him again.

01:31:31 (Speaker F) Okay. And then I would just warn you, just make sure. And then correspondence that you're not speaking on behalf of the cdd. Obviously you have historical knowledge as the actual chairman, but just clear with him in, in writing. You can speak resident to resident about what's going on and his issues. But just to be clear, not speaking on behalf of his.

01:31:51 (Speaker B) Absolutely, absolutely.

01:31:54 (Speaker C) Not to belabor this any longer than it needs to to be. I hear issues that are POA issues. I hear issues that are CBD issues. And the reason why there's CBD issues is because of the roadway connection of parking on our roadways. But I think a lot of the other things are POA issues. So should a representative of the master association be involved in these discussions? Because I think it's going to spill over into that. Although it will also I think it.

01:32:27 (Speaker B) Could be helpful to avoid deflection. I'll invite Sandra Laura because I can't see any reason why we wouldn't meet to try to resolve these issues together. So I'll do that. I'll do that.

01:32:40 (Speaker C) Sounds good.

01:32:41 (Speaker J) When we say that I mean with this one? Well, I'm going to see.

01:32:46 (Speaker G) So have you gotten through the entire fleet replacement at this point?

01:32:51 (Speaker J) Yes, we are completely. Yes, we have all the vehicles.

01:32:54 (Speaker B) Vehicles.

01:32:55 (Speaker J) New uniforms or.

01:32:58 (Speaker G) Yeah, I like the way you logoed.

01:32:59 (Speaker B) Up the new vehicles.

01:33:00 (Speaker G) They look much better.

01:33:01 (Speaker C) Oh yeah.

01:33:01 (Speaker J) And starting on January 1st, we're going to be adding one more control P Sh so each ship is going to have an actual control that get ready for.

01:33:10 (Speaker B) So we're going to have more.

01:33:11 (Speaker C) That's good.

01:33:16 (Speaker E) If there's no questions for Victor, further questions for Victor Vargas, nor any questions regarding the Reunion West POA security report.

01:33:25 (Speaker F) We'll move on to the next agenda item.

01:33:28 (Speaker E) Now that we've concluded fiscal year 2024, I think that Chairman Staley has taken some of those year end numbers to update the long range financial plan. A draft of the plan is included.

01:33:42 (Speaker F) On page 79 of the Agenda packet.

01:33:45 (Speaker E) And I believe he's going to present this to his peers.

01:33:48 (Speaker B) I would like to take quite a few minutes in discussion and presentation here because I think this is one of the most important jobs we've got in the coming year. So it's on three pages and not one, but hopefully it's easy to read this way. Nothing's got to be decided today. Nothing's cast in stone. Everything's up for discussion. And we're going to be revisiting this several times before we improve next year's budget. So this is really just as part of the education process. The first section on page one is my suggestion of what our goals should be, our financial goals should be, and these haven't changed from the last version I gave you in September, namely to break even in the general fund, approximate break even in the general fund. To try and have a half a million dollar balance in the general fund at the end of each year so that we're able to fund the expenses of the following quarter, which occurs before we collect any new revenues for the new tax unit. So that hasn't changed. And also to try to build up a one million dollar reserve in the replacement and maintenance fund by the end of 2030. $1 million isn't much money at the end of the day, but as set as an interim goal, we can obviously refine that as we go through. By reference, I think the east has probably 3 million, if not more checked recently in replacement and maintenance reserves. So we need to work a little bit to build reserves. We can do that, of course, in two ways. We can transfer money from the general fund. In other words, we can make surpluses in the general fund by raising assessments and having expenditures below assessments by which we have a surplus and we can transfer that to the replacement and maintenance fund or we can, we can manage our replacement and maintenance expenditures more carefully and try to reduce costs to help us build up our reserves. So those things haven't changed. The version of the plan in front of you here is, as I said, everything's up for discussion. The first item that I'll draw attention to is when we prepared the 2025 budget, we recognized quite quickly that we had, and we're going to have an overspend on custodial services for Heritage Crossing. Now, I'm not quite sure what that overspend is going to be, but we had a budget, if you recall, of about $75,000 set aside in the budget for Heritage Crossing. I put in an assumption you'll see below on this page, another 75, because I think our base is going to be too low over the next couple of weeks. Tricia, perhaps you can advise me if that 75 is a good number, a bad number, conservative, not conservative enough, whatever, but no other information to know what our share would be. So this plan essentially would have the original 75,000 for Heritage Crossing in the budget, plus another 75,000 for 2025, a total of 150,000. And of course, that would be the base for future years. And you'll see that as we turn the pages. Now, if that's the case, if 150 is the right number, then it probably means with the east share, which is 57 share versus a 43% share, the total cost of running the heritage across in Community centre is over $300,000. I find that hard to believe, but. So therefore the 75 probably is not correct. That adjustment probably needs refining.

01:37:27 (Speaker E) Yes, because part of that is integrated into, not directly related to Heritage Crossings Community Kids Center.

01:37:35 (Speaker B) So let's say 20.

01:37:36 (Speaker E) Yeah. So 11,500amonth is the total cost for custodial, inclusive of Heritage Crossing.

01:37:42 (Speaker B) 11,500. So Heritage Crossing is not costing, as.

01:37:46 (Speaker E) Heritage Crossing Isolated is 867amonth.

01:37:52 (Speaker B) Where does our $75,000 budget come from then?

01:37:56 (Speaker E) So we have the. For custodian, custodial.

01:37:58 (Speaker B) No, for Heritage Crossing, it was the addition to the budget.

01:38:01 (Speaker E) Yes. That's aggregated between landscaping, utilities, any expenses related to operating Heritage Crossings Community Center.

01:38:11 (Speaker B) So all the costs associated with Heritage Crossing, hundreds of thousands, presumably on that basis, must be.

01:38:19 (Speaker E) Well, if we look at the budget.

01:38:21 (Speaker B) I don't want to belabor this, but I would like to get to the bottom of what heritage costing is. Because if it's costing us 75,000 budget plus some more, I wonder what we're getting for 100,000 or whatever.

01:38:34 (Speaker E) Yes.

01:38:34 (Speaker B) I wonder what the community is getting for the Heritage Crossing.

01:38:38 (Speaker A) Yes.

01:38:38 (Speaker E) 75,000 is the total cost for Heritage Crossing. The telephone is 3,000 a year. Electric is 17,200 a year. Water, sewer, gas.

01:38:51 (Speaker B) Don't worry. This is for future discussion. I'll bring this back at future meeting. But as I did this, I thought to myself, why does the West CDD have a $75,000 plus expense for a facility that's not being used and the community as a whole, its exposure is well over. It's probably close to 200,000 for everything. And I always take the view with an asset like this, if. And this is for the east to discuss. Take the view that if you wouldn't buy this asset, then you must be a seller of the asset. That's my view. That's a big statement to make.

01:39:27 (Speaker E) Yeah. And just to be mindful that the amenities are not. There's an expense to operating any amenity. There's an expense to operating a playground. There's an expense to operating Seven Eagles. There's an expense to operating Heritage Crossings. These are typically not seen as a revenue center.

01:39:44 (Speaker B) No. But a swimming pool or playground is getting used. This building isn't getting used. So I'll come back to this later because I am concerned. We have the issue with the stables, which is not getting used. Now I see the numbers. I start to say, well, how much is Heritage Crossing costing us because it's not getting used. But that's a longer discussion.

01:40:03 (Speaker D) Longer discussion.

01:40:04 (Speaker C) And you don't want to detract from the overall approach that you've taken here, but I'd like to recommend that. I think budget formulation like this and execution, of course, has a lot to do with your end result, but formulation is very important. And maybe we should consider doing a workshop rather than have discussion about line items like this in an open meeting, have a workshop where we can dig into it. Because what's basically happened is, you know, right on the east, where Kingwood has terminated their management service agreements that they had for Seven Eagles and for Heritage Crossing. And the Seven Eagles, one was terminated earlier. So we've had more time to experience the transition to where we're managing it, and I believe where Reunion ECD is managing it, we're probably under what expense? I believe.

01:41:15 (Speaker E) Yeah. Subsequent to the budget being adopted, the Reunion's board chose not to utilize trash services, which was a 40,000 savings.

01:41:24 (Speaker C) Right. So we go through a lot of that. But I think we should have a workshop and we can go through a lot of these things.

01:41:31 (Speaker B) That would be useful. Not a bad idea because.

01:41:33 (Speaker E) And utilization of amenities is an important consideration and it's something that's mindful and reunion needs for as well.

01:41:40 (Speaker B) That's right. Because we wouldn't. We wouldn't consider building stables today. We wouldn't consider building Heritage Crossing today. And in business I always took view if you wouldn't build it today, then you must be a seller of those facilities. So we'll have a workshop. If you're not, if you're not. If you're not. If you wouldn't buy it, you should sell it.

01:41:58 (Speaker C) That applies more to the stables, I think than this building. But just for the records people who are sitting here listening to this or watching on Zoom. Okay. We did extend and prepare a preliminary agreement to hang yoga classes in here on a full time basis to. I'm trying to think what was the other thing we extended? Oh, use of the pools. CDD community pools for water aerobics. And the resort king would decline to accept our offers. So there are legalized amenities, these two. And obviously the focus is in on increasing utilization for disposal.

01:42:44 (Speaker B) Let's consider whether we have a workshop in the new year or something as part of the budget discussion perhaps. Okay, let's move on. The next point under the long range plan was additional legal expenses. We know we've got some legal matters which we have to take care of. We don't know how to budget for that. As you'll see in the assumptions. I've included 125,000 for 2020. Those numbers go away once those mitigation matters have been addressed. The next point is our combined revenue replacement and maintenance budget for 2025 as a total community, as we discussed a few minutes ago, is about two and a half million. That's a big number. It's the biggest number we've had for many years. It includes obviously all the paving work, which is a big item. But one of the things we can do to help our reserves is to help reduce expenditures. As I said earlier, fortunately we've saved 300,000 on the sidewall project. As I said earlier, we may have a little bit of a saving on the signage project. But as you'll see in the assumption, I've assumed we can somehow save 600,000 this year simply just by timing, if nothing else. And it may push some of the expenditure into next year. So you'll see the very bottom line on this first page of assumptions is for 600,000 of expenditure saving this year and then for the future years, expenditure of 3/4 of a million and half a million, et cetera, for the remaining years. All work in progress. And of course, the work that Alan and Tricia will be doing in the coming weeks on the reserve study will be vital in deciding what these numbers are. So we'll have a chance to come back and discuss this again, obviously, in the February board meeting. I think that just about covers the major assumptions here. Obviously, if we're going to try to build, build up reserves, going to try and break even the general fund, going to try and have half a million dollar closing balance at the end of every year in the general fund, we are going to have to increase assessments next year. We talked about this before. As I looked at these numbers and started to play around with the spreadsheet, I thought it's probably better for the community if we could perhaps split the increase next year into two pieces and take 12.5% in 2026 and another 12.5% in 2027, just spread it over a couple of years rather than hitting people with a big assessment in the first year. It's all for discussion, all for debate. We can decide that six months from now. But it's something for you to think about, something for you to consider how best to manage the community with. Would they like to know that the increase has been split over two years, or would they prefer to have a big increase and rebase the assessment level? All for discussion. But I took that view. The next two pages are just the workings. If you want to work through this at your leisure, you can see how I built up the numbers. But you can see on the first line of gross assessment, we're going from a budget this year of gross 1.9 million. Almost a 12 and a half percent step up will take us to 2.1 million and another 12 and a half would take us to 2.4 million and then of course, inflation thereafter. That's the sort of thinking behind this, spreading that step up over a couple of years rather than one. And as you can see on line, number, number 18 in the little red box, line number 18. That sort of step up allows us to get to slightly better than the break even on the general fund for the last four years of this plan. That ought to be our goal, to try to break even. And you'll see that the balance on the general fund, which is the last line on this page gets up to about final 77,000, which is in excess of our target of half a million. So that's the thinking behind this. All work in progress, but a break even on an annual basis and a half a million working capital basically is the goal. And we just have to decide what those legal expenses are going to be. We have to decide what the custodial expenses are so we can adjust for it. And then we, we have to make the big decision on what sort of an assessment increase to go for next year. Reminding ourselves, of course, that the amount that appears on our property tax bill, approximately one third, Maybe closer to 40% of that is the assessment that we're talking about here. The other two thirds is debt service, which is not part of this assessment. Debt service is completely separate and it's approximately two thirds of the total amount that appears on your property tax bill. So if people are saying, well, 12.5% on what's on my property tax bill. No, that's not what we're talking about. We're talking about 12.5% on 1/3 of that fee. All sounds very complicated, but it's quite simple. Then we turn to the last page, which is the replacement and maintenance fund. We have no reserve study to work from from 2025 onwards. And so we're all excited to be looking at Alan and Tricia's work in February to see what we think the future expenditures are going to be. You're not doing anything until February? Yeah.

01:48:38 (Speaker E) We do have the reserve study numbers that have the 3% inflationary index as.

01:48:46 (Speaker F) An assumption, but it didn't include any.

01:48:49 (Speaker E) New capital projects such as the playgrounds.

01:48:52 (Speaker B) But they didn't. It didn't. Those numbers didn't go beyond 2025, 2024.

01:48:58 (Speaker E) I have.

01:48:59 (Speaker B) They do.

01:49:00 (Speaker I) There was a five year plan and.

01:49:01 (Speaker B) Then there was an extended.

01:49:02 (Speaker E) I have an extended spreadsheet.

01:49:04 (Speaker B) Yes, okay.

01:49:05 (Speaker E) And I'll be happy to share that.

01:49:08 (Speaker B) But honestly, the old thing, and we can use those as a base, we can't just take one year at a time. That's all I'm saying. We haven't got the luxury of taking one year at a time. We have to think ahead and prepare for future years. You'll see now online number 25. This is just my suggestion that perhaps with timing, with some savings, we can save 600,000 this coming year. Of course, this is not a unilateral decision because this is a combined replacement and maintenance which we share with the east side, but looks as if we saved 300,000 already because of the sidewalk project. And hopefully we can face things a little better to allow us to build these reserves and get the benefit of the increased assessments flowing through to the reserve fund. The rest of the replacement and maintenance fund is just math. Basically it's expenditures plus, minus what you collect from the general fund. And as you'll see on line number 39, we gradually build our reserves from 4, 437 at the end of next year up to that billion dollar figure that would be our objective target to aim for. So anybody thinking this is not necessary, please call me up and we'll discuss it. I don't want to be a chairman of a CDD that finds itself having to raise a one off assessment halfway through the year, even if that's legally possible. But we need to be able to work with the east to move the community forward, but at the same time prepare to fund it because we don't have the same sort of financial situation with the East. Questions? Comments?

01:51:00 (Speaker A) Great job, Graham.

01:51:01 (Speaker G) Yes, thank you.

01:51:04 (Speaker C) I won't tell anybody what my seven P's stand for. I've used it several times. Proper prior planning prevents, you know what poor performance. And I was told that many, many years ago.

01:51:29 (Speaker B) We're going to discuss it a few more times.

01:51:31 (Speaker A) That's good.

01:51:32 (Speaker B) Yes. Thank you. Thank you for bearing with me.

01:51:40 (Speaker E) Okay. Any supervisor requests? No request from board members. Your next meeting is in 2025, January 9th. Do we have a motion to adjourn?

01:51:54 (Speaker C) Motion to adjourn.

01:51:55 (Speaker E) And a second.

01:51:56 (Speaker A) Second.

01:51:56 (Speaker E) All in favor of adjourning, say aye. I think that was unanimous.

01:52:01 (Speaker C) Right.

01:52:06 (Speaker A) And we are excited, Graham, for the February meeting. That's going to be very exciting.

01:52:28 (Speaker F) And when the. And I met them every day at 10 o'clock in the morning, the first words were said, no, these are, these are public roads. And I would show them our agreement with the city.

01:52:42 (Speaker B) Right.

01:52:43 (Speaker F) And because there's very clearly, very first paradigm. So the only thing they could do for me during circle, when you had children driving golf carts, was educated. They wouldn't give out any citations. They wouldn't give out any packets. As a representative, yes, I'm leaving. But as a representative, I am paying. I mean, I had off duty sheriffs for the four days of our weekend. I had them for the four days of Thanksgiving. And my frustration is I'm paying for this. And all they can do is just educate and talk to people. Don't get me wrong, something's better than nothing. But when you blatantly see people just break the rules and they say, well this is a private community, we can't do anything about it. I don't know if it's because of abuse. I'll be honest with you. All these sheriffs look like babies to me. They're probably 30 years old, but they look like babies to me. I don't know if they're new. If we're just so sensitive because. Oh my God. God forgive you.

01:53:44 (Speaker B) Do something.

01:53:45 (Speaker F) Someone's been videotaping. But that's. I just wanted to share that with you because we pay a lot of money every holiday for off. Well, thank you for listening.

01:53:59 (Speaker D) Hopefully we'll get there.

01:54:03 (Speaker H) I honestly think a lot of it is lack of education.

01:54:06 (Speaker A) So our circus was on morning this morning.

01:54:12 (Speaker B) It's the guidance produced. This guy produced a whole bunch of.

01:54:17 (Speaker F) And the entertainers.

01:54:22 (Speaker I) It looks really cool.

01:54:26 (Speaker H) It looks really cool though. And you have to. And now what like I mean what I did was I gave all the staff copies if I remember which actually said that you can be in any shop if you refuse to leave prosecuted now.

01:54:46 (Speaker F) And that's what I told the sheriff because I get the property manager.

01:54:54 (Speaker E) Yeah.

>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

>>>>>>>>>>>>> **GAT END OF FILE** >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>