

MINUTES OF MEETING
REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held Thursday, January 11, 2011 at 3:05 p.m. at the Reunion Resort: Osceola Room, 7593 Gathering Drive, Reunion, Florida.

Present and constituting a quorum were:

John Gray
Marty Pawlikowski
Lee Beekman
Rocky Owen

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Colt Little
Steve Boyd
Alan Scheerer

District Manager
District Counsel
District Engineer
Operations Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 11, 2010 Board of Supervisors Meeting and Acceptance of the Minutes of the November 11, 2010 Landowners' Meeting

Mr. Flint stated the next item is approval of the minutes of the November 11, 2010 Board meeting and acceptance of the minutes of the November 11, 2010 Landowner's meeting.

On MOTION by Mr. Pawlikowski seconded by Mr. Gray with all in favor the minutes of the November 11, 2011 Board of Supervisors meeting were approved and the November 11, 2010 Landowners' meeting minutes were accepted.
--

THIRD ORDER OF BUSINESS

Consideration of Default Expenditure Requisitions

Mr. Flint stated the next item is approval of the default expenditure fund requisitions. You have requisition no. 50 in the amount of \$152.50 for Latham Shuker, requisition no. 51 in the amount of \$1,616.50 for Latham Shuker, requisition no. 53 in the amount of \$676.10 for Latham Shuker, requisition 54 in the amount of \$3,243.25 for Latham Shuker. I ask that you withhold approval on requisition 52 it looks like it is a duplicate of 51.

On MOTION by Mr. Pawlikowski seconded by Mr. Beekman with all in favor default expenditure fund requisitions 50, 51, 53, 54 were approved.

Mr. Gray stated if you flip those two invoices it looks like they split the cost between the two Fourth Quarter Properties.

Mr. Flint stated there were two different properties so the requisition has been split between the two different entities. They are both being billed to the same account. I would ask for a motion to approve requisition no. 52.

On MOTION by Mr. Pawlikowski seconded by Mr. Gray with all in favor expenditure default fund requisition no. 52 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Little stated I would reiterate what I mentioned in Reunion East with respect to parcels owned by Ginn Reunion Borrower LLC and the outstanding assessments thereon and that is that we have been instructed by the Trustee to pursue foreclosure actions against those parcels in an effort to collect unpaid assessments as early as possible. We are in the process of obtaining title work and drafting foreclosure complaints to that end. It was discussed more extensively in the Reunion East meeting but I think it suffices to say that we received direction from the Trustee for this specific action and they will continue I believe to negotiate with the landowner in an effort to resolve the unpaid assessments outside of the foreclosure but if that fails then clearly we will have started this process already to collect the assessments.

With respect to the Fourth Quarter 57 and 58 foreclosure process a hearing on plaintiff's motion for summary judgment has been set for March 1st in both of those actions. We finally

made it through an extensive discovery phase, actually I'm not 100% sure that is wrapped up but we made it far enough to set a hearing for our motion for summary judgment in those actions. Hopefully that goes well and after March 1st I will have something to update you on with respect to that.

Mr. Oswald asked whenever I looked at the docket sheet from Osceola County I only see a motion for summary judgment in one of these cases and not on both.

Mr. Little stated I have copies of the notice of hearing for motion for summary judgment on both actions. I haven't looked at the docket but I have copies of notice of both.

Mr. Oswald stated summary judgment is for both of those.

Mr. Little stated they are separate but there is a hearing set for both 57 and 58 for hearing on motion for summary judgment.

Mr. Pawlikowski stated Colt you may not be aware but also Wachovia/Wells Fargo is foreclosing.

Mr. Little stated I think the litigator in our office has had extensive conversations with their counsel about this whole process. I think she has been in conversation with them. I'm not sure what their strategy is at this point but we are in a first lien position and that is our only concern.

A resident asked is the Nicolas Parcel involved in that?

Mr. Little responded no, these Fourth Quarter parcels are on the north side of Reunion West it is just vacant land up there. With respect to Ginn Reunion Borrower parcels I don't know exactly what is on those parcels at this time. I will probably get a better idea as I move forward. I can't tell you specifically what improvements might be on those Ginn Reunion Borrower parcels but they don't relate to the Fourth Quarter parcels. It is a separate entity unaffiliated with Ginn.

A resident asked what are the alternatives to foreclosing on it and the District owning it?

Mr. Little responded we don't even have the title work yet but there are alternatives to the District necessarily taking title to that property and running it as a District asset. I won't get into that extensively yet but that is probably not the most likely scenario.

B. Engineer

i. Consideration of Requisitions

Mr. Boyd stated I have requisition 626 to Woolpert, services in October in the amount of \$381.25.

On MOTION by Mr. Pawlikowski seconded by Mr. Beekman with all in favor requisition 626 was approved.

C. Manager

i. Approval of Check Register

Mr. Flint stated you have the summary check register for November 5-30 in the amount of \$2,833.54 and from December 1 to January 5th in the amount of \$10,239.40. The detail is behind those summaries. If there are any questions I will try to answer those for you and if not I ask for a motion to approve the check registers.

On MOTION by Mr. Pawlikowski seconded by Mr. Owen with all in favor the check registers were approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated we provided you with the balance sheet and income statements through November 30th. There is no action required by the Board but if you have any questions I will try to answer those for you.

iii. Status of Direct Bill Assessments

Mr. Flint stated we also provided you with the status of direct bill assessment payments and you can see that the Ginn Reunion Borrower parcels and Fourth Quarter Properties have not made their November 1st payments that were due.

FIFTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Mr. Gray asked is there anything from our open item list from last time?

Mr. Flint responded my understanding is that Mr. Searles met with Mr. Glasser and possibly some other residents and indicated that he has agreed to install some additional landscaping around the stormwater pond. There has been a meeting and that is the extent of the information that I have, the District wasn't involved in that.

Mr. Little stated the other item on that list was an effort to get draft minutes on the website.

Mr. Flint stated we did put draft minutes on the website prior to this meeting. We will continue to make an attempt to get them on sooner but they were placed on there prior to the agenda going out. I don't know a specific date but we will continue to try to get those transcribed as quickly as possible.

I prepared an action items list but I don't think it made it into the agenda packet.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Glasser asked may I comment on the issue of irrigation and landscaping? Mr. Searles did say that he would treat that area as phase 1 and he was amenable to look at other areas at a later stage. We only hope that the infrastructure that goes in which I understand has to be to a CDD standard which reflects what is in existence on the East side will in effect be put in on the West side.

Mr. Flint stated at this point I don't think there is any action for the District. You are putting it on the record that you had the meeting and he has made that commitment.

Mr. Staskiel stated I noticed at Sinclair Road a different issue. Right as you are coming off the toll road I think where the property line starts on Fourth Quarter's property parcel or that corner there has been a dumpster there and all kinds of weird stuff going on. I don't know what is going on up in that corner.

Mr. Scheerer stated we spot those occasionally we don't know who is dropping them there. We notified the company and within a couple days it was gone. Every once in a while you can drive down Sinclair and you will see a dumpster in one of those little out roads where a road is supposed to be and we will give them a call and usually within a few days they are gone.

Mr. Glasser stated there are 16-wheelers and their trucks parked on those.

Mr. Staskiel stated this is a similar related question. A lot of the light posts on our side they are loose.

Mr. Scheerer stated you can call me. I'm out there twice a month.

Mr. Staskiel stated there are a bunch of them and in a minimal wind it sounds like chimes.

Mr. Scheerer stated I drive through about 5:00 a.m. to tag them when they are out and those are difficult to see so if I missed those I apologize. I will go through there and identify those locations and notify the utility company.

Mr. Flint stated just so everyone understands Alan can facilitate the repair of those but the utility company is the one to repair because they are leased streetlights we do a streetlight review and flag the ones that have a problem. We have to report them to Progress Energy or OUC.

Mr. Staskiel stated while I'm walking my dog I will jot down some of the tag numbers.

Mr. Flint stated just let Alan know and he will turn it in. He doesn't actually repair them but we will turn them in and they eventually get repaired.

Mr. Scheerer stated I will give you my phone number and we will get it taken care of right away.

A resident asked does this apply to Sinclair Road, 532 as well as Reunion properties?

Mr. Scheerer responded yes, all streetlights.

Mr. Flint asked on county roads you want them to tell you?

Mr. Scheerer responded I get them from everybody. When I do my review I do all the roads and all the lights that are under lease by the CDD.

Mr. Staskiel asked do you do the lights around the pools?

Mr. Scheerer responded at our pools yes.

Mr. Staskiel asked like the lights over at Sandy Ridge?

Mr. Scheerer stated I talked to Mr. Williams today and those are actually a contract with the property owners at Sandy Ridge it is not a CDD lease so I don't inspect those but Mr. Williams is on it. If there is a problem please call me and I can help facilitate that.

On MOTION by Mr. Pawlikowski seconded by Mr. Beekman with all in favor the meeting adjourned at 3:23 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman