

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, July 8, 2010 at 3:05 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

David Hood	Vice Chairman
Marty Pawlikowski	Assistant Secretary
Rocky Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Steve Boyd	District Engineer by telephone
Jason Showe	Assistant District Manager
Alan Scheerer	Operations Manager
Chirag Kabrawala	Latham Shuker Eden & Beaudine

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the June 10, 2010 Meeting

Mr. Flint stated the next item is consideration of the minutes of the June 10, 2010 meeting. Mr. Pawlikowski provided me with a scrivener's error on page 7. Are there any other additions, corrections or deletions to the minutes?

There not being any,

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor the minutes of the June 10, 2010 meeting were approved as amended.
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THIRD ORDER OF BUSINESS

Consideration of Default Expenditure Fund Requisitions

Mr. Flint stated the next item is consideration of the default expenditure fund requisitions. You will see in your agenda packet requisitions 35, 36, 37 and 38. Requisitions 35 is in the amount of \$1,860.50, 36 is \$1,860.50, 37 is \$425.50 and 38 is \$1,200. These will be submitted to the trustee for payment out of the default expenditure account that was set up out of the trust money in Reunion West.

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor the default expenditure fund requisitions 35, 36, 37 and 38 were approved.

FOURTH ORDER OF BUSINESS

Consideration of Travel Reimbursement Policy

Mr. Flint stated the travel reimbursement policy has been provided to you in the agenda. This is a policy that allows for reimbursement of travel expenses for Board members or direct employees of the District. It indicates that for purposes of this policy that the location of the office is the person's principal residence.

On MOTION by Mr. Hood seconded by Mr. Pawlikowski with all in favor the travel reimbursement policy was approved.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint stated the next item is appointment of audit committee and Chairman. The District needs to solicit bids for the independent audit. Florida Statutes prescribes the process to do that, which includes appointment of the audit committee and designation of a Chairman.

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor the Board was appointed as the audit committee and Mr. Gray designated as Chairman.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated I will give each of the Board members their sunshine reminder memo which many of you have seen in other districts but it is a reminder of sunshine law obligations as a Board member and if you have any questions after reading it feel free to ask George or me or even go online. The attorney general's office has a very good online site if you have any questions.

The other things under the attorney's report are the default expenditures that if we go forward on the Ginn foreclosure the Board has approved we have gotten approved the order of title work we are ready to go. We are putting together a budget for those costs to have approved by the trustee. We don't have to go through the amended indenture they have agreed to increase the budget to cover the second foreclosure. We are in the process of getting that approved so we can proceed but we are ready to go. We have worked with the trustee enough that should they say go ahead we would get that done and start immediately.

We have two other legal matters going on there is the foreclosure suits against Fourth Quarter 57 and 58, we are proceeding and going through with the various pleadings, planning to submit additional pleadings any moment now with discussions with the Trustee's Counsel, they are reviewing the submissions we are planning to submit as soon as we can.

In the meantime the District was served with a copy of a condemnation action from Osceola County concerning Old Lake Wilson Road a widening project. Reunion West was named in one small parcel owned by one of the Fourth Quarter entities and we got it late, it was served to an old district manager. We had an attorney go down and ask that any money that would come into any of the properties be put in the court registry and not given to anyone. We have a surveyor looking at the legal descriptions because there appears to be more than one parcel that could be owned by a Fourth Quarter entity and subject to the Wachovia mortgage. Our litigation folks are doing a request for discovery to Osceola County to get their title work because it doesn't appear that our foreclosure suit showed up and how our notice of lien showed up on one parcel and not others so we are trying to sort through all of that and do some confirming of legal descriptions. Again, I just asked the surveyor yesterday to go through them because we had one surveyor say the property is not part of our foreclosure suit and another say it is. In our research it looks like there may be parts of it that are. The attorney for Fourth Quarter was not forthcoming on whether he knew it was in or not. The court did agree that any moneys that come in should stay in the court registry, the county attorney agreed also so the

money that comes in is protected. It does first go to back taxes so if there is any money we probably wouldn't get it but at least whoever forecloses and takes title has that much of the taxes paid. We are following up on that and they are sort of side by side as we make sure we have that resolved before we do anything on the foreclosure side to make sure that is all wrapped up.

Mr. Oswald stated I did not understand the status of the lawsuit. What can be in that lawsuit? Have there been motions made for summary judgment? Where are we sitting in the suit?

Ms. Carpenter stated there is not a motion for summary judgment pending but I prefer not to say in the public record what we are filing right now because anyone has access to these records. I don't really want the opposing side to know before we file things what we are filing. Unfortunately, in this type of litigation it is a bit awkward when you are a public entity because savvy counsel can get copies of records of meetings and know what you are going to do if you say too much on the record. I think as an attorney you probably know exactly what we are planning to do in that. I will be happy to talk to you later on but I prefer not to tell the Board and make it public record of what the next plan is.

B. Engineer

i. Consideration of Requisitions

Mr. Boyd stated I have three requisitions 618 through 620 totaling \$1,107.50.

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor requisitions 618 through 620 were approved.

Mr. Boyd left the conference call at this time.

C. Manager

i. Approval of Check Register

Mr. Flint stated we have the check register for the general fund and payroll of \$469,572.86. If there are any questions on that I will be happy to answer them if not I ask for a motion to approve it.

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated you have the balance sheet and income statement through May 31st if there are any questions on that I will be happy to try to answer those for you. We are 101% collect on our on roll assessments.

iii. Status of Direct Bill Assessment

Mr. Flint stated on the status of direct bills we are in the same position we have been. The Ginn Reunion Borrower and the Fourth Quarter Properties have not paid their direct assessments.

iv. Discussion of Cash Flow and FY 2011 Budget

Mr. Flint stated the next item is the same issue that the Reunion East Board discussed and for purposes of the record I think we would want to refer anyone reading these minutes to go back and review the minutes of the Reunion East meeting for purposes of the presentation that was made. The same four scenarios that were presented to the Reunion East Board are also applicable here for the Reunion West Board because there is an interconnection between the two districts and how the costs are shared. The Reunion East Board did make a motion for purposes of mailed notice and advertising to select scenario no. 3 and they approved a resolution changing the date of the public hearing from the 12th of August to the 26th of August. Is there any discussion from the Board on this issue? If not is there a motion in regards to the scenarios?

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor scenario no. 3 was selected for purposes of mailed notice and advertisement.

Mr. Flint stated we have Resolution 2010-05, which is a resolution of the Reunion West Community Development District Board amending Resolution 2010-04 and changing the date of the public hearing to August 26, 2010 at 2:00 p.m. in the same location.

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor Resolution 2010-05 was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Glasser stated at the last meeting I asked what could be done for the mud that washes across Grand Traverse.

Mr. Scheerer stated I believe at the last meeting the engineer was going to talk to the owner of that property about putting the silt fence back up. I know we continuously clean it up and remove it from the corner of Grand Traverse and Traditions but I thought he was going to have some conversation with those folks to try to get them to implement that silt fence back on.

Mr. Glasser stated in the last four weeks there has been no removal of mud on that corner at all. With all the rain we have had it is a lot worse particularly when the rains are pouring because all the water just wells up in that area. It is obviously dangerous because it is very muddy and slippery and there is going to be an accident there soon.

Mr. Flint stated it is also a stormwater maintenance issue because that stuff washes in and I will have the engineer draft a letter to the owner and also communicate with them. Alan and I went out there after the last meeting and looked at it. We will try to get some movement to get that addressed and we can get our landscape contractor to try to clean that up a little bit.

Mr. Glasser stated the issue is really that is the path the golf carts take and to be quite honest that should be shut off from golf carts and they should go onto the sidewalk on the other side of the road. This is mud and they are just dragging it up and dragging it down. I think once the golf carts stop using that area and go on the other side you will solve the problem.

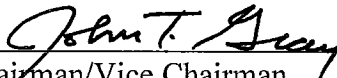
Mr. Hood stated I believe the Resort is in the process of addressing a move or something along the lines to alleviate that golf cart traffic across that street.

Mr. Flint stated we will follow-up on it.

On MOTION by Mr. Hood seconded by Mr. Pawlikowski with all in favor the meeting adjourned at 3:21 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman