

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, August 26, 2010 at 4:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Gray	Chairman
David Hood	Vice Chairman
Marty Pawlikowski	Assistant Secretary
Lee Beekman	Assistant Secretary
Rocky Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	GMS
Maxine McChesney	Ginn Company

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 approval of the minutes of the June 10, 2010 meeting. Those were provided to you in your agenda packet. Are there any additions, deletions or corrections to the minutes?

There not being any,

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

Consideration of Amendment to Interlocal Agreement between Reunion East and Reunion West

Mr. Flint stated we will take up item three after item four.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2010-07 Adopting the Fiscal Year 2011 Budget and Relating to the Annual Appropriation

Mr. Flint stated item four is a public hearing to consider the adoption of Resolution 2010-07 which is a resolution adopting the Fiscal Year 2011 budget. We provided you with three options associated with that. The first option is a revised proposed budget, which keeps your service levels constant. The second option also involves an assessment increase but a reduction in the levels of service and the third option is an option where the expenditures are cut to a level where no assessment increase would be required.

This is a public hearing so I ask for a motion to open the public hearing.

On MOTION by Mr. Owen seconded by Mr. Beekman with all in favor the public hearing was opened.

Mr. Flint asked are there any members of the public who would like to provide comment on the Reunion West budget?

Ms. Carpenter stated for the record it should be stated that a number of people who spoke at the Reunion East meeting were Reunion West residents and landowners so their comments should probably be included in this transcript or by the Board in this hearing.

Mr. Flint stated I think maybe we just reference in these minutes that they can refer to the Reunion East minutes.

Ms. Carpenter stated that will be fine.

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor the public hearing was closed.

Mr. Flint stated we will bring it back to the Board for discussion and consideration of the resolution.

Ms. Carpenter stated this is Resolution 2010-07 adopting the annual budget. As all three options included an amendment to the interlocal agreement I suggest that this resolution as well as Resolution 2010-08 be adopted contingent on the Board considering and adopting an amended and restated interlocal agreement.

On MOTION by Mr. Pawlikowski seconded by Mr. Owen with all in favor Resolution 2010-07 with option 1 was approved subject to the Board adopting an amended and restated interlocal agreement.

B. Consideration of Resolution 2010-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated the next item is consideration of Resolution 2010-08 imposing special assessments and certifying the assessment roll. Exhibit A to this resolution would be the budget you just approved and exhibit B would be the assessment roll.

On MOTION by Mr. Pawlikowski seconded by Mr. Beekman with all in favor the public hearing was opened.

Mr. Flint stated the public hearing is open to consider the resolution imposing special assessments. Are there any public comments?

There not being any,

On MOTION by Mr. Pawlikowski seconded by Mr. Beekman with all in favor the public hearing was closed.

Mr. Flint stated we will bring it back to the Board for discussion and consideration of the resolution. Jan, do you have any comments on the resolution?

Ms. Carpenter stated just that it be adopted contingent upon approval of the amended and restated interlocal agreement. I want to be sure and I will double check the reading of this that we are not certifying any debt assessments that have already been accelerated to date the Fourth Quarter Property. Once you become delinquent and assessments by operation of law accelerate so the full amount of the debt is due and we just need to be cautious to make sure we are not

recertifying any of that debt that has already been accelerated. I would double check and proof it but I would like it to be approved to us making that change if it is needed.

On MOTION by Mr. Pawlikowski seconded by Mr. Owen with all in favor Resolution 2010-08 was approved subject to the Board adopting an amended and restated interlocal agreement and subject to the attorney checking and changing the resolution to be sure there is no recertification of any debt that has already been accelerated.

THIRD ORDER OF BUSINESS

Consideration of Amendment to Interlocal Agreement between Reunion East and Reunion West

Mr. Flint stated that brings us to consideration of the amendment to the interlocal agreement between Reunion East and West.

Ms. Carpenter stated we have prepared an amended and restated interlocal agreement between Reunion East and Reunion West CDDs and you received a copy about a week ago showing a proposed change in section 2.1 which changes the allocation of maintenance costs between the two districts from 57%/43% to 70%/30% sharing arrangement based on platted lots rather than just the planned units. The allocation is intended to fairly apportion the cost sharing for the maintenance and operation of the District facilities and it doesn't amend or remove any requirements to pay assessments nor does it take away assessments on any of the properties. This pro rata apportionment is anticipated to be looked at annually by the District and changes can be made by agreement of the districts and rather than re-record a new agreement every year if the Board chooses not to they can maintain those changes in the public records along with the budget.

On MOTION by Mr. Pawlikowski seconded by Mr. Owen with all in favor the amendment to the interlocal agreement between Reunion East and Reunion West was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated the only report I have I spoke briefly about in the Reunion East meeting but it pertains to this CDD. The Reunion West CDD has ongoing foreclosure litigation

on the Fourth Quarter Property. There are two separate suits against Fourth Quarter 57 and Fourth Quarter 58, which are two separate legal entities. A motion for summary judgment has been filed. There is some ongoing discovery that we are going to have to respond to and then we can call up for hearing that motion for summary judgment and we are hopeful we can have the case finished up at that point. Wachovia Bank, which is now Wells Fargo is the lien holder so we don't know what they will do to slow that process down or modify it but we will keep you posted.

B. Engineer

i. Consideration of Requisitions

There not being any, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint stated we have the check register in the amount of \$316,567.94. The detailed register is behind the summary. \$210,520 of that is due to the Reunion East CDD to reimburse the Reunion East CDD for the shared cost under the current interlocal.

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 also have the financials for the District, the combined balance sheet and income statement of revenue and expenditures for the funds and a month to month summary. You have a special assessment receipt summary that shows we are slightly over 100% collected on our on roll assessments. Our direct bill status has not changed since the last meeting.

iii. Consideration of Default Expenditure Fund Requisitions

Mr. Flint stated I have requisitions 39, 40 and 41, which are default expenditure fund requisitions. Requisition 39 is in the amount of \$61.74, requisition 40 is in the amount of \$322.10 and requisition 41 is in the amount of \$292.70. This is the default expenditure account that was set up for the foreclosure properties in Reunion West.

On MOTION by Mr. Pawlikowski seconded by Mr. Hood with all in favor the default expenditure fund requisitions 39, 40 and 41 were approved.

iv. Status of Direct Bill Assessments

Mr. Flint stated the direct bill assessment summary is included and there has been no change in the status of those payments.

v. Approval of Fiscal Year 2011 Meeting Schedule

Mr. Flint stated we have the annual meeting schedule, which is the second Thursday of each month at 2:00 p.m. in this location. If the Board is comfortable with this notice I ask for a motion to approve the meeting schedule.

On MOTION by Mr. Hood seconded by Mr. Beekman with all in favor the notice of the Fiscal Year 2011 meeting schedule was approved.

SIXTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Glasser stated there were some 50 or so people here today probably 46 of which have never attended a CDD meeting. Most of the 46 arrived with a fair amount of tension not knowing what to expect and not knowing how to contribute to the meeting. You started off the meeting by doing a very good presentation of figures, which probably lightened the tension of the 46 people who had never been to a CDD meeting before. It was fairly pointed in terms of the questions that were asked of Mr. Gray and I think it was a very good reply that he responded with. The sadness is that that opening comment was not made with everybody there at the beginning of the meeting to allow everybody to understand what it is that the CDD Board and the officers do. It would have first of all I think reduced the amount of tension and I think it would have enabled people to have a better understanding of what you are faced with in trying to

do a presentation of the numbers. I would like to make a suggestion in terms of getting a better relationship going between members of the public and the CDD that in the future at meetings of this nature there is at least some sort of introduction to enable people who have never been to these meetings before to understand a little bit about what goes on.

Mr. Flint stated I think you may have missed it we did introduce everybody. Were you here for that?

Mr. Glasser responded not the introduction of people, the introduction of the purpose and the workings and the goings on within the CDD. The names are a clinical thing. It is what you do and how it goes about and the people that were here today for the first time ever but you have been working for the last few years on getting some of these issues done and they don't know that they think today is the first day you are attempting something because it is the first time they are hearing of it. By way of introduction including most of what Mr. Gray had said would have made the situation at the meeting so much better.

On MOTION by Mr. Hood seconded by Mr. Owen with all in favor
the meeting adjourned at 4:45 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman