

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, October 13, 2011 at 3:25 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Gray	Chairman
David Burman	Vice Chairman
Marty Pawlikowski	Assistant Secretary
Lee Beekman	Assistant Secretary
Duane Owen	Assistant Secretary

Also present were:

Jason Showe	Assistant District Manager
Colt Little	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
Mike Searles	FrontDoor Communities
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the September 8, 2011 Meeting

Mr. Showe stated the next item is approval of the minutes of the September 8, 2011 meeting. Those have been provided to you as part of your agenda package and we can take any corrections or changes to those at this time.

There not being any,

On MOTION by Mr. Owen seconded by Mr. Pawlikowski with all in favor the minutes of the September 8, 2011 meeting were approved as presented.
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THIRD ORDER OF BUSINESS

Consideration of Default Expenditure Requisitions

Mr. Showe stated the next item is consideration of default expenditure requisitions. We have requisitions 80, 81 and 82 for legal services provided as part of the default expenditures. We can take any questions you have at this time or you can move to approve those.

On MOTION by Mr. Pawlikowski seconded by Mr. Owen with all in favor default requisitions 80, 81 and 82 were approved.

FOURTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2010 Audit Report

Mr. Showe stated the next item is review and acceptance of the Fiscal Year 2010 audit report. I will echo the comments made earlier in the Reunion East meeting as in the Reunion West. The notes you will find are essentially about the failure to make the full debt service payment. It is the same type of questions but other than that we have a pretty clean audit and we complied with the other provisions. We can answer any questions you have at this time or you can have a motion to accept the audit and allow us to transmit that to the state.

On MOTION by Mr. Owen seconded by Mr. Burman with all in favor the Fiscal Year 2010 audit was accepted and staff authorized to transmit it to the State of Florida.

FIFTH ORDER OF BUSINESS

Discussion of Non-Resident User Policy and Fees

Mr. Showe stated the next item is discussion of the non-resident user policy and fee. Kind of in line with the discussion we had earlier we will probably have the same rules so we need to have a motion for West.

Mr. Little stated we have to have two separate hearings, the rule hearing the same day and follow the same type process for Reunion West.

Mr. Burman asked does it double the advertising costs and everything?

Mr. Little responded yes you are basically doubling the process.

Mr. Burman asked does it have to be because there are no amenities on the West side.

Mr. Little stated we don't have to do it. Certainly the West doesn't have to follow suit with the East. You can put it in place now so it will be there for when there are amenities one day or you could save the money and do it at a later date.

A resident stated that is a good point. There are no amenities there are no assets. I apologize for not being here earlier. I would hope that when you constitute a non-resident user policy and fee structure that your company can provide from other CDDs the legalese that is required to put it in place. It should not require a lot of work. There were a couple other CDDs that basically put it on the books and I'm really hoping we don't have to spend any money on administration that we can just get it on the books that it will serve as a deterrent and we will know what we have to do when and if somebody actually shows up and wants to make a payment.

Mr. Little stated first of all the process for getting a rule in place you have to have rule development and rulemaking process, notifications published, hearings and development and all that stuff. That is just creating and implementing and adopting the rule. I think the bigger issue is now that it is in place what method are you going to use and we discussed this at length earlier before you got here, what method do you want to use to actually police individuals who may be entering without paying a user fee. How do you really implement that process on the ground. That we will have to figure out as we go along but getting the rules in place is a straightforward process.

A resident stated I was thinking that would tie into the specifics of the MSA that would tie into the use of existing security facilities and patrols we have onsite that we don't want to create an entire additional level of bureaucracy, administration to support something that is basically being done solely to serve as a deterrent. If we have to actually have to act on it if someone wants to come in and pay \$1,000 a year to get access to the pool or 7 Eagles or whatever and not be a resort guest or owner fine by me.

Mr. Showe stated part of the discussion you missed is we have these in our districts and have never had anyone come in to take part in it.

Mr. Little stated once again the rule is in place to put an outside user on an equal footing and is not done as a deterrent. What we have done in other districts and never had anyone sign up but the real issue is most of those districts didn't have a problem of people coming in. If you

do and you have a rule and they are not paying then the question is how are we going to deal with that on a practical day to day basis.

A resident stated it would be trespassing. If someone is in the fitness center and they are not a resort guest and can't provide any ID then if we have the fee in place I think you would allow security to call Osceola Sheriff and have them come in. It would be really interesting to see how many real cases of people who avail themselves of our swimming pools.

Mr. Owen stated I sit on a lot of these boards and what you have to do is say no resident ever questions a person. If you have a question you get security to ask it. The next step is how do you pass out all these identification cards. Putting it in place is one thing but when you start to do it the cost is going to jump up.

Mr. Little stated it is usual to have residents have different ideas of how it should be enforced and what mechanisms we should use to control access.

A resident stated there are two locations where it comes up, the Terraces because of its proximity to 532 and people can walk right through the CVS shopping center and get there and 7 Eagles because the facilities are there.

Mr. Showe stated I think there is a consensus of the Board to just leave Reunion West alone at this stage until we have facilities.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Status of Pending Foreclosure Actions

Mr. Little stated the Ginn Reunion Borrower suit the hearing to strike affirmative defenses by the defendants they withdrew those prior to the hearing, however, there was a request for production from Ginn Reunion Borrower several days ago so we are now in the discovery phase of that litigation which we are hoping to expedite because of the public nature of our records. We discussed it at length in East and that is a good summary of where we are. We will work to expedite discovery and once that is completed we will move for summary judgment.

The Fourth Quarter foreclosure where Fourth Quarter Properties and Wachovia/Wells Fargo are the defendants we have been talking for some time about settling it and it looks like now that is imminent. When the Board wants to hold a private session to discuss ongoing litigation or settlement negotiations we are allowed to do that under Florida Law we have to

announce our intention to do so at a public meeting which is what I'm asking to do today, set a date, time and place for that closed session. There will be a court reporter in attendance at the closed session taking verbatim minutes of that session. Those minutes will then be made public after the litigation has concluded so eventually all the records will become public, which for obvious reasons negotiating purposes they can't be at this time. What I ask you to do is authorize the Board holding a closed session on November 10, 2011 at or right after 2:00 p.m., which is the same day as our next meeting. We can actually do that at the beginning of the meeting and then also authorize us to obtain a court reporter to attend that closed session and this will be our official announcement on the record of this meeting that we are going to hold that closed session.

A resident asked for clarification purposes the settling will be to have Wells Fargo remove themselves from the actions that we can basically go forward against Fourth Quarter?

Mr. Little stated right. I would like a motion to authorize us to both announce and prepare for that closed session and to hire a court reporter to be in attendance that day.

On MOTION by Mr. Owen seconded by Mr. Pawlikowski with all in favor staff was authorized to notice an attorney/client session for November 10, 2011 at the same location to commence at 2:00 p.m. or as soon after as possible and to hire a court reporter to attend the meeting to take verbatim minutes.

Mr. Pawlikowski asked can we go back to the previous item? Mr. Owen raised a valid question and you may or may not know the answer and you can come back and address it but the policy for the West side, would the West side residents still be able to use the East side facilities?

Mr. Little responded it is never going to change for residents, the status of the residents and their use of the facility. This only affects the class of people we define as non-property owners within the District.

Mr. Pawlikowski stated I just wanted to be sure.

B. Engineer

- i. Discussion of Soliciting Bids for 2012 Bridge Inspections**
- ii. Discussion of Turning Over Bridge Inspections to FDOT**

Mr. Boyd stated we will be contacting FDOT to talk about having FDOT taking over the bridge inspections but that is something Reunion East has been taking the lead on.

George was looking into getting the bondholders to approve the release of funds to install the lighting on Grand Traverse Parkway. I think that is still in negotiations with the bondholders to get those funds authorized.

C. Manager

i. CDD Action Items

Mr. Showe stated the first item is the CDD action items and as Steve was saying the first thing on there is the street lighting and we are working with the bondholders to see if there are funds available that they would release to assist with that. We don't have any further updates on that item.

ii. Approval of Check Register

Mr. Showe stated the next item is approval of the check register for checks 561 through 573 in the amount of \$276,814.69 and September payroll in the amount of \$754.80 for a grand total of \$277,569.49 and both Alan and myself can answer any questions about those invoices.

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

iii. Balance Sheet and Income Statement

Mr. Showe stated the next item is the balance sheet and income statement through August 31st. There is no action required by the Board but it is there for your information and I can answer any questions you may have.

iv. Status of Direct Bill Assessments

Mr. Showe stated we also provided the status of the direct bill assessments and it hasn't changed from the last meeting. There have been no direct bill assessment payments in 2011 for Reunion West.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

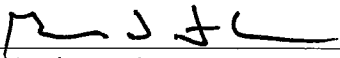
There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any,

On MOTION by Mr. Pawlikowski seconded by Mr. Owen with all in favor the meeting adjourned at 3:41 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman