Reunion West Community Development District

Agenda

December 10, 2020

AGENDA

Reunion West
Community Development District

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Phone: 407-841-5524 – Fax: 407-839-1526

December 3, 2020

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, December 10, 2020 at 12:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida. PLEASE NOTE THE TIME OF THE MEETING. A separate call-in number will be e-mailed directly for Board and Staff use.**

Call-in Information for Members of the Public:

Dial-in Number: (267) 930-4000
Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the November 12, 2020 Board of Supervisors Meeting and Acceptance of the Minutes of the November 12, 2020 Landowners' Meeting
4. Consideration of Proposal from Reserve Advisors to Prepare Reserve Study
5. Consideration of Security Services Agreement with the Reunion West Property Owners' Association
6. Consideration of Landscape Maintenance Proposals
7. Presentation of Recreational Use Survey
8. Consideration of Proposal from Access Control Technologies for the Installation of LED Barrier Arms
9. Staff Reports
    - A. Attorney
    - B. Engineer
    - C. District Manager's Report
        - i. Action Items List
        - ii. Approval of Check Register
        - iii. Balance Sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date
13. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the November 12, 2020 Board of Supervisors meeting and acceptance of minutes of the November 12, 2020 Landowners' meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of proposal from Reserve Advisors to prepare a reserve study. A copy of the proposal is enclosed for your review.

The fifth order of business is the consideration of the security services agreement with the Reunion West Property Owner's Association (POA). A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of landscape maintenance proposals for the District's Encore area. The proposals will be provided under separate cover.

The seventh order of business is the presentation of the recreational use survey. A copy of the proposed survey is enclosed for your review.

The eighth order of business is the consideration of proposal from Access Control Technologies to install LED exit barrier arms. A copy of the proposal is enclosed for your review.

The ninth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

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 on Thursday, November 12, 2020 at 12:30 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum were:

Mark Greenstein	Vice Chairman
Sharon Harley	Assistant Secretary
Graham Staley	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Molly Maggiano	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Engineer
Tricia Adams	Assistant District Manager
John Cruz	Reunion Security
Victor Vargas	Reunion Security
Rob Stultz	Yellowstone Landscape

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order at 12:30 p.m. and called the roll. Three board members were present constituting a quorum. Mr. Burman and Mr. Mancke were absent.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: Are there any members of the public that would like to provide comment to the Board on agenda items or not on the agenda you would like to bring to their attention? Hearing none, we will move on to the next item.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Administration of Oath of Office to Newly Elected Supervisors

Mr. Flint: We just had Mr. Burman reelected to a two year term and Ms. Harley and Mr. Staley were elected to four year terms. We will need to administer the Oaths of Office to the two

new Board members. As citizens of the State of Florida and the of United States of America and as Officers of the Reunion West Community Development District, do you hereby solemnly swear, or affirm that you will support the Constitution of the United States and the State of Florida?

Mr. Staley: I do.

Ms. Harley: I do.

Mr. Flint: If you would print your name at the top and sign where is says Board Supervisor, I can notarize that for you.

Mr. Flint: I have provided you a packet of information in there. The first one is just a contact information sheet. When you have a chance please fill that out and provide it to me. Behind that is Form 1 Statement of Financial Interests. This is a financial Disclosure Form that is required by the state of Florida to be filed within 30 days of today. You file it with the Supervisor of Elections here in Osceola County. We also recommend that you either mail it certified, or hand deliver and get a stamp, someway of proving you filed it within the 30 days, because they do track that. Then annually they will mail you an update the first week in June and it will be due by July 1st. It's important for you to file those, if you don't file it by the end of the grace period they have the ability to fine you $25 a day, up to $1,500. We will remind you if we see that you haven't filed it. As a Board Member you are entitled to compensation under Chapter 190 of $200 a meeting for a maximum of $4,800 a year. We've provided you the W-4 and I-9 forms and those will be filled out and provided to my office. We process the Board pay out of my office. There's a Form 1-F that's very similar to the Form 1. When you leave the Board, that will be filed within 60 days of leaving. We'll mail that to you again as a reminder if you leave at the end of the term or through resignation. One of the most important things is the Sunshine Law. Jan, will you cover that?

Ms. Carpenter: Yes, I will. As members of the CDD Board you are now local government officials under Florida law. This means just like a city or county mayor or commissioner, you are subject to the Sunshine Law, Public Records Law, and Ethics Laws. The one that you will deal with on a more regular basis is the Sunshine Law. The real brief description is that two Board members may not talk about any Board business or any business that is likely to come before the Board outside of a meeting that has been noticed by a published notice. The purpose for this is to allow all government business to be held in the sunshine, where we get the name from. It's tough when you are in a work environment and you start talking about District roads or landscaping,

you just have to be very cautious not to talk to anybody else on the Board. We will send you some information by email once we get all your information about that law and give you some specifics. The other important law is the Public Records Law. All records of the District need to be maintained. GMS is the official Recordkeeper, but if you keep your Board books, if you keep notes that you tend to memorialize business, you need to keep those. We recommend if you do keep them that you keep them in a separate file, so if there's a public records request you can disclose those. You are not required to keep anything so if you don't want to keep your book, you can toss them out at the end. Just remember if there's anything that you do as part of your business that's a record that you need to keep it or give it to GMS to keep. The third is Ethics. Again, just like any other official, you can't take anything that could sway your vote. We recommend you don't take anything at all. You can't enter into agreements with business that you have certain interest in. There is a large number of things you can't do. Again, we'll send you a list of the basics, but if there's any question give us a call or give George a call. We are around all the time. Those are the key things to remember initially and the rest you will pick up along the way, and we'll send you a packet for your nighttime reading.

B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: As we indicated just prior to the Board meeting, there was a Landowners' Election. The Board of Supervisors sits as the Canvassing Board to certify the results of the election. You've got Resolution 2020-01 in your agenda. Ms. Harley's name will be inserted with 377 votes, Mr. Staley's name with 376 votes and then Mr. Burman's name with 368 votes. Is there any questions on the resolution? If not, is there a motion to approve it?

> On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, Resolution 2020-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Electing Officers

Mr. Flint: The statutes require that each time there's an election the Board is to consider officers. We've provided Resolution 2020-02 in your agenda. This elects a Chair, Vice Chair, Treasurer, Assistant Treasurer, Secretaries, and Assistant Secretaries. Previously, Mr. Chiste was the Chairman. He is no longer on the Board. Mr. Greenstein served as Vice Chair, the District Accountant Ariel Lavera was Treasurer, Teresa Viscarra is in the accounting office that deals directly with the Reunion West was Assistant Treasurer, I as the District Manager was the

Secretary, and then the other three Board members were designated as Assistant Secretaries. Secretaries and Assistant Secretaries can attest the signature of the Chair or Vice Chair on any official documents. We can handle each one of these offices individually if you'd like or if a Board member wants to make a motion to elect a slate of officers we can do it in one motion as well. It's really the Board's preference on how you would like to handle this.

Mr. Staley: This is purely a discussion of three Board members that are here today?

Mr. Flint: You would be electing all, so the two that aren't here, would also be listed on this Resolution. Although you are required to elect officers after each Election, if you want to have a full Board when you do that I think you could defer it to December.

Ms. Carpenter: I would suggest you do it now, and if you want to relook at it at the next Board meeting, at least then you would have a Chairman elected in case for some reason we couldn't get signatures.

Mr. Staley: Could you please divulge Mr. Mancke and Mr. Burman's positions?

Mr. Flint: They were Assistant Secretaries. Mark was Vice Chair and John Chiste was Chairman. John is no longer on the Board.

Mr. Staley: I will nominate Mr. Greenstein as the Chair.

Mr. Flint: Any nominations for Vice Chair?

Mr. Greenstein: I would recommend David Burman as Vice Chair.

Mr. Flint: Would the Board want to go in as prior practice with the other three Board members being Assistant Secretaries, and then I would be Secretary.

D. Consideration of Resolution 2021-02 Electing Officers

Mr. Flint: After Board discussion, we have Resolution 2020-02 reflecting Mr. Greenstein as Chairman, Mr. Burman as Vice Chairman, Ariel Lovera as Treasurer, Teresa Viscarra as Assistant Treasurer, George Flint as Secretary, Graham Staley as Assistant Secretary, Sharon Harley as Assistant Secretary, and Michael Mancke as Assistant Secretary. Is there a motion to approve Resolution 2020-02 with those names inserted?

> On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, Resolution 2020-02 Electing Officers with Mark Greenstein as Chairman, David Burman as Vice Chairman, Ariel Lovera as Treasurer, Teresa Viscarra as Assistant Treasurer, George Flint as Secretary, and Graham Staley, Sharon Harley, and Michael Mancke as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the October 8, 2020 Meeting**

Mr. Flint: Next is approval of the minutes from your October 8, 2020 meeting. Those were included in the agenda. Are there any additions, comments, or corrections to those?

Mr. Greenstein: I'm sure my fellow Board members had ample time to review and make all typographical corrections, so I will make a motion to adopt the minutes as presented.

> On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, the Minutes of the October 8, 2020 Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2021-03 Approving the Conveyance of Certain Parcels of Real Property**

Mr. Flint: Next is Resolution 2021-03 Approving the Conveyance of Certain Parcels of Real Property. These are parcels are related to the Encore Communities. The Developer of those communities has conveyed or turned over. They have a separate Homeowner's Association, they don't fall under the Master Association that covers the rest of Reunion. They've turned over there POA, which is called the Reunion West Property Owners Association, to the residents. As a result that triggered looking at the rest of the parcels within those communities to make sure they are owned by the proper entities. We want to make sure that all the parcels that are supposed to be in the Reunion West CDD name are in Reunion West CDD's name. Those are primarily the roadway tracts and the stormwater tracts. Just like the rest of Reunion, the District issued bonds that funded the roads, stormwater system, and utilities within those communities. As a result roads and stormwater tracts to have to be owned by the District and maintained by the District, including the gates. District Counsel has been working with the Developer on these deeds and the turnover of these parcels and has prepared the attached resolution for you.

Ms. Carpenter: Ms. Maggiano is an attorney in my office and she has been helping us on the real estate portion and she will be assisting on this District. This is a common process as a Developer is completing a phase of development. We did it on the East in various phases. When it comes in, first GMS looks at these parcels to say yes, these appear to be the parcels we should accept. Molly prepared the various deeds and Bills of Sale for the improvements on the property, then the District Engineer has to certify that they've seen all those properties and they meet the standards for stormwater and everything else. So, it's a multi-phase process and that's why there are so many documents here. We've got to the point that everybody has looked through this,

agrees these are in accordance with the project of the bonds issued, part of the District and should be accepted. Any specific questions Molly can answer, but they are pretty basic documents that you will probably see as various other areas get completed.

Mr. Greenstein: So, all these parcels are in Encore Reunion West?

Mr. Flint: Correct.

Ms. Carpenter: Yes.

Mr. Flint: The two communities on either side of Old Lake Wilson Road south of Sinclair. Part of the roads were in the CDD's name and the platt indicated that part were owned by the HOA. So you had a mix of ownership as far as what the county recognized as the owners. So these deeds are cleaning that up. The same with the stormwater ponds, they've got dry retention areas and some of them were in the CDD's name, and some were not. Some were in the Developer or the POA's name. What this does is cleans all that up and gets the tracts that should be in the CDD's name.

Mr. Staley: Are there any unusual tracts here?

Mr. Flint: No, these are straightforward. There are a couple other pieces that are not part of this that are still out there. There's one tract that appears like it's a conservation tract. All the other conservation areas have been dedicated to the CDD, but that one has not been yet. You may see that come forward in the future. There are some parcels that border Old Lake Wilson and Sinclair Road that run parallel to the roadways that we are still reviewing as to whether those should be county or CDD. Those are not included in here. If they are county then they can go directly from the Developer or HOA from the county without the CDD's involvement. The ones that are included in here are clearly roadway or stormwater.

Ms. Carpenter: You will see for most of these there is a deed from a Developer and then a quitclaim deed from the HOA. That's because many times the engineers don't quite get it right when they submit platts. They are used to having HOAs. So, we have to make sure it's getting deeded from us and a quitclaim deed is just in case anyone looks at the platt to realize the HOA has no interest in the property. These are primarily clean ups to make sure the CDD is getting what they should have and what they have in the rest of the CDD.

Mr. Flint: There is no discretion really because bond funds were used. There couldn't be a decision made now that those roads are going to be conveyed to the HOA and not owned by the CDD because we've already gone out and issued bonds to fund those. It's just that they weren't properly designated as being owned by the District previously.

Ms. Maggiano: You will notice part of our work is that we review title work on all the tracts that are being conveyed. The title was clear on all the tracts that are being conveyed.

Mr. Flint: Are there any other questions or discussion on the resolution? Hearing none,

> On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, the Resolution 2021-03 Approving the Conveyance of Certain Parcels of Real Property, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Series 2019 Requisition #7**

Mr. Flint: This requisition is for the Series 2019 bonds. In our District Management agreement there's a provision for providing construction accounting. This invoice attached to this requisition would be paid out of the construction account of bonds, it doesn't come out of the District's general fund. Once the bond funds are expended this expense would go away, but it's funded through the bond issue. Any questions on the requisition? Hearing none,

> On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Series 2019 Requisition #7, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Carpenter: The conveyances were the biggest thing we worked on. As George mentioned as a part of that, GMS and George went through all the other parcels to see if there was anything else. So, we spent some time looking at the other parcels, but other than that we haven't been doing anything of importance this month.

B. Engineer

Mr. Boyd: The only thing I have to report is that the mail parking kiosk is complete. We are in the process of certifying and closing that out would be county permit. That project is complete.

Mr. Greenstein: It looks really good.

Mr. Boyd: I think they did a really good job.

Mr. Greenstein: Yes, they did. I was talking to Alan about is putting up the signs for the 15 minute limited parking.

Mr. Boyd: Sure. That's a good point.

Mr. Greenstein: That's just an administrative matter. Maybe at a future meeting we will talk about it. That's a pretty large parcel in that circle there. That reminds me, are we going to talk about the survey thing?

Mr. Flint: We can bring it up, but we don't have the draft.

Mr. Greenstein: That's alright. We can do the survey discussion at the next meeting. The idea was, we talked about this parcel off of Grand Traverse as you come around the turn, and there are 3 lots owned by a Canadian source to the right. Then there's this parcel, and it's probably an acre and a quarter. We were looking to develop an amenity. We are going to develop a survey vehicle to find out from people what they would want. While we are talking about designating these parking spaces for 15 minute only so it's not blocked by overnight parkers, we talked about the rest of that circle. It is a fairly large area, so we may want to have some discussion or some input from the community as to whether they want any further development in that area or whether they want parking, benches, etc. We can probably combine the two surverys. I do think those two spots should be for 15 minute use only. The whole idea is to provide proper parking for people going to the mailbox.

Ms. Harley: Parking is extremely useful, especially given the fact that so many large homes are being constructed.

Mr. Greenstein: So that's why we are going to look at the other side of the circle to see if there's anything we want to do, which could include parking.

Mr. Flint: Is that it Steve?

Mr. Boyd: That's all I have for the Board, yes.

Mr. Greenstein: Thanks Steve.

C. District Manager's Report

i. Action Items List

Mr. Flint: We just talked about the mail kiosk parking, so I guess the follow up to that issue would be the 15 minute signs. We'll get that taken care of. The irrigation turn over issue is primarily a Reunion East issue because I think the irrigation and rain in West is metered individually for the homes, only in the Encore Development. That's a pending issue that District Counsel has been working with Kingwood and their attorney on to try and get some agreement on how that arrangement is going to work going forward. I don't know for the benefit of the new Board members if you want to hit on where we are at with that.

Ms. Carpenter: I'll brief the new members, Kingwood has agreed and understands the position of the Districts that the improvements should be owned by the District. They are working to resolve it and they are working on a draft agreement. Yesterday that said they should have something to us in the next week or so. We'd hoped we'd have something for this meeting. Once we get that and look at it we can put together a background and help explain the whole background and where we are trying to get to.

Mr. Flint: Moving on, at the exit side of the Guard House the gate arms have been reinstalled.

Mr. Scheerer: The warning signs were installed as well.

Mr. Flint: That item is completed.

Mr. Greenstein: There's only one thing on that item, Alan, has anyone come to you or mentioned to you at certain times of day if the sun's shining at a certain angle or whatever, that they can't see the gates?

Mr. Scherrer: I think there's something of people not paying attention to the gate arms, but I did speak with Security and they asked me if I could put a smaller size maybe up on each side of the operators. I don't know how they miss them. It's reflective DOT tape, red and silver.

Ms. Harley: I think it's habit.

Mr. Scheerer: Yes. I agree.

Mr. Greenstein: It's a new thing, but people will point to Encore Reunion West and the fact that they have theirs lighted. I don't know if they are highly reflective. They are definitely lighted at night. We could see if there's a way of making it more visible, because I knew I had to stop and I did. I knew the gate was there, but yet at the time of day with the glare, you would not see the gate.

Mr. Scheerer: We could add the lit arms, it's just an LED string that goes across the center of both of those arms that are red when they are down and green when they are up. There is some obvious expense to that, we can try some. We can try to add some closer signs closer to the gates and if the Board really wants to pursue it we can add LED lights on the arms.

Mr. Greenstein: I just wanted to bring it up. Some people are complaining about it.

Mr. Scheerer: Complaining they keep hitting them.

Mr. Greenstein: Yes, eventually they will stop hitting them I guess.

Mr. Flint: The one acre parcel on Grand Traverse Parkway, the thought was that we would put together a survey similar to what we had done a few years ago with the horse stables on some

potential uses for that parcel. One might be do nothing, one might be add a dog park or playground. We should probably bring that survey to the Board first before it gets distributed to make sure it includes everything you want on there or excludes things you don't want on there. At the December meeting we'll bring the suggested survey back to the Board for review and then if the Board wants, through the Master Association and the Property Owners Association, we will send that out through Survey Monkey and get back rankings of the options. It's just for information purposes, it's obviously not binding on the Board, but if you want some feedback from the community that would be one way to do it. We could include the other area next to the mail kiosk.

Mr. Greenstein: Yes, that would be good. That's a nice size parcel, I just want a feel for what the people would want in there, if anything.

Mr. Flint: Next we have sidewalk extensions. Those have been completed, correct?

Mr. Scheerer: Yes.

Mr. Flint: We still have some monuments where the monuments were constructed, and there was not electric accessible to be able to light those monuments.

Mr. Scheerer: We have two locations right now. We are just waiting on confirmation from the utility that we can tap a specific transformer. We have to tap a transformer to get the power and then we have to directional bore the road and then have to apply for a new meter in both locations.

Mr. Flint: So, we are chipping away at those. Street parking, tow away zones are complete on the West. Towing agreement is in place now.

Mr. Staley: When will they be enforcing parking?

Mr. Flint: We are allowing for a grace period in the beginning.

Ms. Adams: Yes, Supervisor Staley I'm not sure if you aware of the full background, but in December of 2019 Reunion East implemented a designated, kind of a test zone, for the "No Parking" policies to see if there was an improvement in traffic flow. Because of the improvement in traffic flow, that was implemented basically community wide. Since August, we have sent communications out to residents letting them know about the new tow away zones and letting them know the first phase is a communication phase, and then we will have towing. So, the program right now, the signs are installed, and the residents are aware that they are there. If security fines vehicles improperly parked, their first goal is to communicate with the owner of the vehicle and have them move the vehicle. If there was an egregious situation where the owner is

not cooperating, security has the ability to call on the vendor that was selected by the Board. It's regulated by the State of Florida, the towing vendor has to be within a certain number of miles from this District. Our Security team does have the ability to enforce towing. We have just one other section of signage to be installed, it will be nearly complete community wide. We will send out additional letters to residents to let them know the towing is being fully enforced.

Mr. Flint: Alright, anything else you would like added to this list or any comments or questions on any of the items?

Ms. Harley: The CDD is responsible for the entrances. Is there any chance we can do a few Christmas decorations like some things on them?

Mr. Flint: We try not to call them Christmas decorations, but I know what you are saying.

Ms. Harley: Holiday lights?

Mr. Scheerer: Yes. They usually have generic decorations usually at the Main Entrance here.

Mr. Flint: We do have the ability to do that. That's something that is extra that the District could do, but the Board would have to appropriate the funds to do that.

Ms. Harley: We welcome so many to the resort for the Holiday, new residents, guests, etc. It always looks so dismal as opposed to most of the other resort entrances.

Mr. Scheerer: I know of the resort uses a service, maybe we can piggy back some of that.

Mr. Flint: We are almost too late to do that this year, but we can see what we can do. Going into next Holiday season we will budget for that.

Mr. Greenstein: I think most of you were here for the East meeting. We did discuss and the Board approved and directed legal counsel and our management firm GMS, George, to prepare what's called a Feasibility Assessment for potential turnover of our roadways from CDD control, public roads, to non-public roads to be held by another entity. That would be Master Association or anyone else. It should be a shared cost item because it's benefiting both. Do you think we need a motion to engage counsel and GMS to perform said assessment?

Ms. Carpenter: Yes, it probably ought to be a motion to share cost with Reunion East and it's pretty much an analysis of how to go about doing it and kind of setting out what we think the amounts would be and give an idea of the process if it could happen. It can be done, there's a lot of hoops to jump through.

Ms. Harley: That then gives us the right to deny access to the Resort, correct?

Ms. Carpenter: Yes, if they are private you can have guard gates to deny access, yes that's correct.

Mr. Staley: Could you educated me a little on that?

Ms. Carpenter: Because taxes have gone through used to construct the roads, they are public roads owned by the CDD. There has been folks in the past that have wished the roads to be private. Because tax exempt bonds were used they would have to be paid off for those roads to be private in the amount of money was in the funding of 20 to 30 million dollars, it was so high that even though it has been brought up it has never been explored fully. I talked with the Tax Counsel for the District and got a really brief overview of yes, it could happen, and these are some of the hurdles. I brought that back to the Board and the Board has said yes, go ahead and let's engage them to kind of get an outline of what our process would look like and what alternatives there may be for going forward.

Mr. Flint: I think to properly debate the issue and discuss it, we need this information, so that you have that information. If it's determined it's not feasible or not legal, then there's no sense in debating it. What we are trying to determine is whether it can be done, if it can be done then what would the process be. After obtaining that information both Boards could discuss the issue further. We would be asking for a motion to authorize staff to research the issue and share the costs. Is there any public comment on this issue? Hearing none,

> On MOTION by Mr. Staley, seconded by Mr. Greenstein, with all in favor, Staff Authorization to Research the Cost of Roadways and Sharing the Costs with Reunion East, was approved.

ii. Approval of Check Register

Mr. Flint: We have the check register in your agenda package for the month of October. This is the first month in the new Fiscal Year 2021. This is for the General fund, the Replacement Maintenance Fund, which is the Capital Reserve fund, and then the Board pay. It totals $47,136.23. The detailed register is behind the summary and it lists the individual checks and the vendor. Are there any questions on the check register? Hearing none.

> On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, the Check Register for the Month of October, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: We have provided you the unaudited financials, these are through September 30th. This is the last month of the prior fiscal year which ended on September 30th. These are unaudited and you have the Balance Sheet and then you've got a statement of revenue expenditures for the General Fund, the Replacement and Maintenance fund, and then each Debt Service fund. We've also included a month-to-month summary of expenses and revenue for the General fund, which are the last two pages, and a tax receipt schedule. The assessments that are collected on roll, we have a schedule that shows receipt of those assessments from the county. On the General fund we are over 100% collected on our special assessments on roll and 100% collected on our direct assessments. Our Administrative and Maintenance expenses are under our annual budget numbers. Are any questions on the financials? Hearing none,

iv. Status of Direct Bill Assessments

Mr. Flint: We also have a summary of the direct bills. The unplatted parcels are still direct and there are some parcels that are still direct bill. You will notice the Spectrum and Reunion Village parcels in the bottom because the platts in there have not been recorded.

v. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: The IRS requires the District to perform a calculation demonstrating that we're not creating more interest than we are paying, thereby having an arbitrage issue. This has to be reported every 5 years. The cost of doing it annually vs doing it 5 years is the same, so we typically have it done annually. The costs of the report is in the $600 range. This report is for the 2004-1,2,3 months and you can see we have a negative rebate requirement of $3.9 million. There are no arbitrage issues for 2004 and 2005. Any questions on the report? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Flint: Are there any other business issues or Supervisors request or anything that is not on the agenda? I know we've thrown a lot at the new Board members for today.

Mr. Staley: Has the Board ever put out a 3 or 5 year plan that looks at expenditures for the future or tries to caption a vision for the future?

Mr. Flint: Yes, we had a Reserve Study done. I think goes out at least 20 years. We did one for East and West to kind of indicate how much we should be setting aside annually to repave the roads and other capital obligations that we have. We could start by updating those reports.

Mr. Staley: When was that done?

Mr. Flint: It has been awhile. They were done at the same time because the costs are shared on the maintenance side of it. They are in need of updating. We just haven't done that because of all the default issues and the financial issues and the fact that portions of the community are still being built. We haven't updated that report for some time, so that might be an opportunity to do that.

Mr. Staley: It would sure be helpful for Sharon and myself.

Ms. Carpenter: Yes, it would probably be good timing with the new plats coming in and having an understanding of at least of those areas, and some of the things that have been built or contemplated.

Mr. Flint: Yes, and those wouldn't have been included in the prior.

Mr. Greenstein: It's definitely a unique environment, in a sense that you are dealing with assets which are directly tied in for the most part to infrastructure. Whether it's storm water management, or light pole security, lighting, roadways, that kind of stuff. As far as planning expansions, we try to identify why did it take until now to talk about developing an amenity on the West side with a quarter acre and a quarter patch of grass that we have. So, there's a need. There's definitely something that we should be doing even if we don't have the traditional kinds of long term planning items to consider that you would have in a normal business. We just had a repair done, it was a drainage issue that was causing some erosion. Luckily, it did not impact the super structure of the bridge itself, but anybody who would walk over the bridge would see that there is now a spill way. They did a really great job. They diverted the water down to the bottom so it wouldn't eat away at the side of the land adjacent to the bridge.

Mr. Staley: I would like to talk about that at the next meeting.

Mr. Flint: We will put that on the Action Items list. Going off that, budgeting for the Districts is unique because there is a Reciprocal Use Agreement between East and West and so, although Reunion East owns those community pools, 7 Eagles, Reunion West residents have the ability to use those as a Reunion East residents. The way the budgeting is done for maintenance is that there's an Interlocal Agreement between East and West and basically put all those expenses together and then they are allocated back out based on the number of platted lots. So although 7

Eagles and the community pools are not assets of West, you are paying a prorated portion of the maintenance costs as part of that Interlocal Agreement. We treat the Renewal and Replacement Fund the same way. Basically any major capital expenses would also be shared, that would come out of the renewal and replacement funds. We look at the roadway system as one roadway system, we don't draw a line at the bridge at I-4, and West pays on one side and East on the other. That's why we did the reserve study together as well because, when you are reserving for that renewal and replacement in West, you are also reserving for the assets in East and vice versa.

Ms. Carpenter: Also for planning purposes, the fiscal year of governments in Florida runs from October 1st through September 30th. So, the budget process starts in about May or so with a preliminary draft budget adopted usually May to June and then the final budget is considered over the summer and then usually August or September it's adopted. So it would be smart to start thinking about it December or January because you want to start getting numbers together for that preliminary budget in May. It does kind of sneak up and it's hard to think about it with how long it takes to do the budget process.

Mr. Flint: Good input.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Flint: Is there anything else that the Board wants to discuss that is not on the agenda? Hearing none,

TENTH ORDER OF BUSINESS Next Meeting Date

Mr. Flint: The next meeting date is December 10th at 12:00 p.m. Reunion West typically meets at 12:30 p.m. and East at 1:00 p.m.

Mr. Greenstein: Yes. West is usually 12:30.

Mr. Flint: I don't know if that's enough time. That was enough time when the developer controlled the Board. The Boards may want to consider modifying their meeting times to allow each Board a little more time.

Mr. Greenstein. Good point, at least an hour.

Mr. Flint: Yeah, maybe that's something you do at the December meeting. We'll put an item on the agenda. You may want to change the starting times to allow more time for West to meet.

Mr. Staley: So what times do we start in December?

Mr. Flint: 12:30 p.m.

Mr. Staley: We can't change that now?

Mr. Flint: Yes, we could change it now.

Mr. Greenstein: The West was going first because it was more controllable events. In the East, when you have a Board totally made of resident property owners there are a lot of issues, a lot of discussion. Where when the Board was previously primarily developer controlled, you are getting what's on the agenda, but you are not getting a lot of add on stuff like Supervisor requests. I think an hour is minimum time wise.

Ms. Carpenter: The schedule was advertised for a year, but you can readvertise with a different time for any meeting.

Mr. Staley: Then we can change the time as we go.

Mr. Greenstein: Unfortunately, because we are a public entity every time we make a change like we have to put out a published announcement.

Ms.. Carpenter: We have to advertise any change. I think this one probably makes sense that West goes first.

Mr. Flint: Yeah, if you want to start with an hour we can do that.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business, Mr. Flint called for a motion to adjourn.

On MOTION by Mr. Greenstein, seconded by Ms. Harley , with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF LANDOWNERS' MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' Meeting of the Reunion West Community Development District was held on Thursday, November 12, 2020 at 12:30 p.m. at the Heritage Crossing Way Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present were:

Graham Staley
Sharon Harley
Gina Hutcher
Vanessa Grewal
Edward Guerrette II
Richard Holmes
Patricia Bartlett
Ping Wang
George Flint
Jan Carpenter
Tricia Adams
Alan Scheerer

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Flint: Based on the people who check in and received a ballot we have 387 voting units represented. Voting units are based on per acre or part of an acre. If you own 1 home, you have 1 voting unit, if you own 300 acres you have 300 voting units. Based on the landowners represented here today, proxy holders, we have 387 units.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Flint called to order the Landowner Meeting.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting Landowners' Meeting**

Mr. Flint: I would ask the proxy holders to appoint myself as the Chairman for purposes of walking you all through the Landowner meeting. Hearing no objection,

FOURTH ORDER OF BUSINESS **Nominations for the Positions of Supervisors (5)**

Mr. Flint: You have 3 seats available; Seat 2, Seat 4, and Seat 5. Any landowner can nominate people to serve in all three seats. What we do is we actually rather than take nominations by seat, we take nominations for the position of Supervisor and then the two that receive the most votes serve four year terms and then the third seat would serve a two year term. So, we will open the floor to nominations, are there any nominations for position of Supervisor?

Mr. Wang: I will cast 216 votes for David Burman, 216 votes for Graham Staley, and 215 votes for Sharon Harley.

Mr. Flint: Are there any other nominations? Okay, we will close the vote of nominations.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Mr. Flint: I will go over the results at this time. Ms. Harley received 377 votes total, Mr. Staley received 376 votes total, and Mr. Burman received 368 votes total.

SIXTH ORDER OF BUSINESS **Tabulation of Ballots and Announcement of Results**

Mr. Flint: Ms. Harley and Mr. Staley will serve four year terms and Mr. Burman will serve a two year term. Any questions from the landowners on the results? Hearing none, then we will go ahead and adjourn the Landowner Election.

SEVENTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned.

SECTION IV

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Tampa, FL 33602

November 23, 2020

Ms. Tricia Adams, District Manager
c/o Governmental Management Services, Central Florida
Reunion East and West Community Development District
219 East Livingston Street
Orlando, FL 32801

Dear Ms. Adams:

Thank you for the opportunity to present Reunion East and West Community Development District with a proposal for a Reserve Study Update, with Site-Visit. At Reserve Advisors, we're dedicated to providing peace of mind to CDDs by delivering a custom-comprehensive reserve study.

Our **easy-to-use reserve study system** provides a more effective way to manage your property. You will receive...

- A concise **Executive Summary** and **5-Year Outlook Table** to communicate near-term expenditures and funding recommendations to CDDs.
- **Property-specific recommendations** that prioritize the most effective use of reserve funds for you.
- **Spreadsheets with formulas** to easily evaluate what-if replacement schedules and reserve contributions.
- **Free Support** - Our team of multi-disciplined engineers are dedicated to making your experience of using the reserve study exceptional with ongoing assistance.

The following pages provide insight and the distinct reasons why communities rely on Reserve Advisors for their reserve study needs.

Please sign and return the Confirmation of Services page to get started.

Sincerely,

Nick Brenneman
Southeast Regional Account Manager
Nick@reserveadvisors.com
See our report overview

P.S. Our knowledge of your property and ability to observe the rate of deterioration, as well as preventative maintenance steps implemented since your last reserve study ensures the most accurate replacement schedule and funding needs.

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Reserve Study Benefits

For Boards

- Fulfills fiduciary responsibility with expert advice
- Supports board decisions on replacement projects
- Saves hours in budget meetings for replacements
- Excel spreadsheets with formulas provide ability to create what-if scenarios for budgeting purposes

For Owners

- Ensures fair reserve contributions
- More consistent budgeting
- Reduces long-term owner cost of maintaining the common property

Distinct Reasons Communities Choose Reserve Advisors

- **The History of Your Property** is well documented in our last reserve study. We observe the rate of deterioration and preventative maintenance steps implemented between studies to ensure your reserve study update includes the most accurate timing of capital projects. We will recommend appropriate funding levels based on our updated property condition analysis and updated replacement costs.

- **Easy to use Reports** that provide valuable insight to current and future owners. An executive summary promoting management's ability to communicate near-term expenditures, funding recommendations and other high level information to various stakeholders.

- **Dedication and Commitment to You** with an exceptional experience during and after the study. We listen to you and create a custom reserve study with your objectives in mind. Our staff of multi-disciplined engineers is dedicated to ensuring your satisfaction. We're always available with free support after the study is complete.

- **Comprehensive Reports** solve problems before they escalate. We include:
  - Thorough condition assessments that prioritize your near-term projects
  - Best practices and technical illustrations to better understand project scope and compare contractor bids

- **Knowledge of Local Replacement Costs** is the basis for adequate, not excessive, reserve budgets.

- **Multi-disciplined Engineers** – With more than 30 engineers, we match our expertise with your community rather than a "one size fits all" engineer.

- **Unbiased Recommendations** - Your best interest is our only goal. We don't provide design or project management services, nor do we profit from your capital projects.

- **Unmatched Local Experience** – We know the local costs and conditions that affect your community. Visit our map of our experience near your community on the following page.

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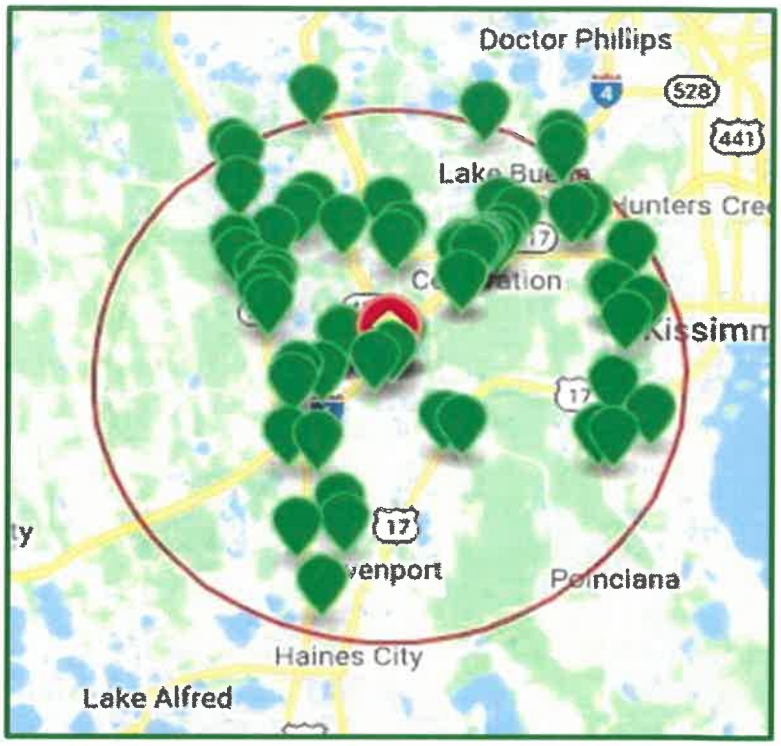
Clients Served Near You

Red represents your property, Green represents our clients.
References available upon request.



Name	City
Centre Court Ridge Condominium Association	Reunion
Heritage Crossing Condominium Association Inc.	Reunion
Pine Island Community Development District	Montverde
Homestead Homeowners Association	Reunion
Patriots Landing Homeowners Association	Reunion
Seven Eagles Condominium Association, Inc.	Kissimmee
Reunion Grande Condominium Association, Inc.	Reunion
The Villas at Reunion Square Condominium Association, Inc.	Kissimmee
Promenades Two at Bella Trae Condominium Association, Inc.	Champions Gate
Promenades at Bella Trae Condominium Association, Inc.	Champions Gate
Veranda at Bella Trae Homeowners Association, Inc.	Champions Gate
Bella Trae Community Association, Inc.	Champions Gate
Ventura at Bella Trae Condominium Association, Inc.	Champions Gate
Mandalay at Bella Trae Condominium Association, Inc.	Champions Gate
Festival Homeowners Association, Inc.	Davenport
The Green Homeowners Association, Inc.	Davenport
Artisan Park Service Area	Celebration
Artisan Club Condominium Association, Inc.	Kissimmee
Providence Community Association, Inc.	Davenport
Dunson Hills Homeowners Association, Inc.	Davenport
Windsor Hills Master Community Association, Inc.	Kissimmee
Lakeside Villas at Providence Village Association, Inc.	Davenport
Siena at Celebration Master Association, Inc.	Celebration
Oakwater Condominium Association, Inc.	Kissimmee
Siena at Celebration Condominium A Association, Inc.	Celebration
Siena at Celebration Condominium B Association, Inc.	Celebration

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We listened and responded to our clients with three tools to quickly access and use your custom-comprehensive reserve study.

- ☑ **The Report –** Comprehensive and Customized to Your Community
  - One-Click to read online
  - Executive Summary communicates key findings and recommendations ***at a glance***
  - Flip through your report copy which includes panoramic 11" x 17" spreadsheets
  - Helps board planning with a prioritized capital project schedule

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  - One-Click to open your Expenditures & Funding Plan spreadsheets
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- ☑ **Easy Planning –** Your reserve study includes:
  1. **Excel™ spreadsheets with formulas** for what-if scenarios
  2. **ForeSite™** a cloud-based software solution
     a. Store your photos and project documents
     b. Record comments and costs of your *actual* capital projects
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     d. Full support with Webinars and Tutorials

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Meet Our Founders

Founded by John Poehlmann and Theodore Salgado in 1991, Reserve Advisors has provided tens of thousands of comprehensive reserve studies for communities across America and abroad.

Collectively, John and Ted have lived in and served community associations for decades. They've served on CAI's (Community Associations Institute) national Board of Trustees and as a past President of APRA (the Association of Professional Reserve Analysts), respectively. Both were instrumental in establishing CAI's National Standards for Reserve Study providers.

Our Commitment to You

Nick Brenneman
Southeast Regional Account Manager

We deliver. In all we do, we go the extra mile for you. Our core values are integrity, customer service, professionalism, accountability and technical quality. Our employees are hard-working individuals who value their client relationships and put great effort and dedication into providing the highest level of satisfaction to our clients.

As we have since 1991, Reserve Advisors will continue to use our values, people and services to provide reserve studies that help secure the financial health of communities and peace of mind to their owners.

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Reunion East and West Community Development District comprises a planned unit development which is responsible for the common elements shared by several condominium associations and single family homes in Reunion. The specific property to be included in your custom-comprehensive reserve study includes:

Exterior Building Elements

- Flat & Sloped Roofs including Roofing Assembly
- Exterior Wall Finishes
- Light Fixtures

Additional Building Elements

- Lobbies, Hallways & Stairwells including Paint Finishes, Wall Coverings, Light Fixtures, Floor Coverings, etc.
- Kitchen including Appliances
- Restrooms
- Plumbing & Mechanical Systems
- HVAC (heating, ventilating & air conditioning) Systems

Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (6)
- Pool Houses (6)
- Streets & Curbs
- Parking Areas
- Pavers
- Post or Pole Lights
- Sidewalks
- Retaining Walls
- Fences
- Gates
- Gate Houses (3)
- Signage
- Arbors
- Playground
- Dog Park
- Security System

Seven Eagles

- Pool
- Spas
- Fitness Room
- Game Room
- Linear Park

Homestead

- Pool
- Wading Pool
- Spa

Carriage Point

- Pool
- Spa

Heritage Crossing

- 2 Pools (A and B)
- Wading Pool
- Spa

The Terraces

- Pool
- Spa
- Gazebo
- Pavilion.

Horse Stable

- Roof
- Rest Rooms (2)
- Wood Siding
- Mat Floor Covering

Reunion East and West Community Development District Reference Photograph:

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RESERVE STUDY PROVIDER CHECKLIST

RESERVE ADVISORS	#2	#3	
			YOUR REPORT INCLUDES:
✓	☐	☐	Executive summary of key findings and list of prioritized near-term projects
✓	☐	☐	30-Year expenditure forecast derived from actual local costs, not standardized information
✓	☐	☐	Project-specific best practices that provide in-depth information to support board decisions
✓	☐	☐	Element-specific opportunities to save money through cost-effective alternative replacement options
✓	☐	☐	Detailed photographs documenting the condition of every reserve element
✓	☐	☐	Condition assessments that identify elements in need of repair vs replacement
			EASE OF USE
✓	☐	☐	Easily print expenditure and funding plan spreadsheets in panoramic multi-page format
✓	☐	☐	Quickly create what-if scenarios with Excel spreadsheets that contain built-in formulas
✓	☐	☐	Cloud-based software, allowing for easy remote collaboration among your board members
			STAFF'S QUALIFICATIONS
✓	☐	☐	Only uses engineers who are committed to the highest industry standards, as shown by their Reserve Specialist (RS) and/or Professional Reserve Analyst (PRA) designations
✓	☐	☐	Specializes in prioritizing capital projects and funding needs based on your individual goals
✓	☐	☐	Always available to discuss your reserve study anytime in the future at no additional cost
			FIRM'S QUALIFICATIONS
✓	☐	☐	Offers local experience, utilizing actual project costs to provide a basis for realistic reserve budgets
✓	☐	☐	Comprises over 30 engineers from multiple engineering disciplines to ensure matching the appropriate background and expertise with your community association needs
✓	☐	☐	With over 25 years of expertise in the community association industry, has the knowledge to identify any common element issue and make recommendations for best practices
✓	☐	☐	No real or perceived conflict of interest – An independent consultant that does not manage or profit from your replacement projects
✓	☐	☐	All reports are reviewed by a team of senior engineers to ensure the utmost quality
✓	☐	☐	Provides high client satisfaction ★★★★★ **1,226 Reviews**

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- Get 60 days of free access to ForeSite Plus. Each user can create and print multiple "what if" scenarios.

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- **Answer all your questions with the ability to create, print and save unlimited "what if" scenarios.**
  - Change replacement timing, costs or quantities.
  - Reduce reserve contributions.
  - Raise the interest rate.
- **Designate an approved scenario to guide your community.**
  - Facilitate budgeting and reserve expenditure discussions.
  - Track actual capital projects.
  - Improve communication and streamline meetings.
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Confirmation of Services for Reunion East and West Community Development District

☑ **Reserve Study Update with Site-Visit** for an investment of **$15,000** (includes all expenses)

☑ **Report** (See our report overview)

- *Electronic PDF Report* with 30-year Reserve Expenditure and Funding Plan tables for printing in 8 ½" x 11" panoramic multi-page format on *any printer*
- *Excel® spreadsheet* of Reserve Expenditures and Funding Plan with formulas for "what-if" alternative scenarios

☑ **Support**

- We listen and respond to your questions and suggestions to create a custom report
- Meeting with our engineer on the day of our visual property inspection
- Unlimited video/teleconference support with our engineer during and after report delivery

☑ **ForeSite™ Basic** – Access your reserve study and Excel spreadsheets online, store photos and project documents, record comments and project costs. Also receive a free 60-day trial to ForeSite Plus.

____ One (1) Bound Report hard copy (no charge); Additional copies at $75 ea. – indicate quantity: ____

____ **ForeSite™ Plus** 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **$1,500** per year

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Email: Nick@reserveadvisors.com or
Fax: (813) 254-5474

Mail $7,500 retainer to:
Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

By: _____
Nick Brenneman
Southeast Regional Account Manager
on November 23, 2020
For: Reserve Advisors, LLC
Ref. 090500

Signature: _____
(Print Name): _____
Title: _____
Date: _____
For: **Reunion East and West Community Development District**

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal is valid for 45 days.

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

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PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used*** *as a design specification for design engineering purposes or as an appraisal.* You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. ***The Report*** contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

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November 23, 2020

Reunion East and West Community Development District
c/o 219 East Livingston Street
Orlando, FL 32801

RETAINER INVOICE #

2081045R

Amount Due Now:

$7,500

PROPERTY:
Reunion East and West Community Development District
Reunion, Florida

Contract Number: 090500

RETAINER DUE: $7,500

Terms: ***Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection***

Mail retainer to:

Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

OR

CONTACT US FOR
CREDIT CARD PAYMENT

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Optional services authorized will be billed in full upon contract execution. Any outstanding balance after 30 days is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

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SECTION V

SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)

THIS SECURITY SERVICES PROVIDER AGREEMENT (this "Agreement") is entered into as of the _____ day of December, 2020, by and between REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the "CDD"), and REUNION WEST PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation (the "POA").

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended

WHEREAS, the following properties and facilities are owned and operated by the Reunion West Community Development District:

> All property and facilities, together with all such buildings, furniture, fixtures, machinery, appliances, operating equipment, books, records and other personal property used in the operation of such facilities, if any, as shown on Exhibit "A" attached hereto (collectively, the "CDD Facilities").

WHEREAS, the POA acknowledges that the CDD, its residents and their guests expect a high level of service, quality and professionalism with regard to any security service provided within the CDD.

WHEREAS, the CDD owns the real property on which the CDD Facilities are constructed.

WHEREAS, the CDD desires the benefit of the presence and expertise of professional security services to assist in the monitoring and security of CDD Facilities upon the terms and conditions set forth in this Agreement, and the POA is willing to provide such security services to the CDD directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the sum of One and 00/100 Dollars ($1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for an initial term beginning on January 1, 2021 and ending on December 31, 2021. At the end of this initial 12 month term, the Agreement shall renew automatically on an annual basis for two one-year periods at the same conditions and terms unless otherwise terminated or amended as provided herein. Additional extensions shall be at the option of the CDD.

3. Acceptance of Security Services Responsibility. The CDD hereby retains the POA to render the services herein stated in accordance with the standards set forth herein, and the POA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The POA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District, including, but not limited to, public access requirements.

4. Specific Authority. The CDD hereby grants to the POA the power and authority to provide, either directly or through a sub-operator(s), security services to, and surveillance and monitoring of, the CDD Facilities.

5. Delegation. The POA may retain a sub-operator(s), such as a professional security services provider or other qualified operator, including, without limitation, an affiliate of the POA, to perform some or all of its duties with respect to the CDD Facilities and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the POA and any sub-operator(s) (as applicable, the "Sub-Operator"). It shall be the responsibility of the POA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the POA under this Agreement. Should the POA elect to retain a Sub-Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the POA hereunder, then any reference, where applicable, to the POA in this Agreement shall automatically refer to the Sub-Operator. Any security service contracted hereunder shall comply with all authorization, notice and procedural requirements contained in Section 715.07, *Florida Statutes*.

6. No Compensation. The District and POA acknowledge that both parties benefit from Security Services. Therefore, there shall be no compensation hereunder for the Services (as defined below) provided by or contracted by the POA.

7. Services Provided by the POA. The POA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the CDD Facilities are provided with the following security services ("Services"):

(a) security personnel to staff the main entry guardhouse within the CDD, 24 hours per day, seven days a week, and control access to the CDD Facilities in strict accordance with specified and approved CDD rules and regulations as adopted by the CDD, as may be amended by the CDD from time to time upon at least 30 days' prior written notice to the POA;

(b) security personnel to monitor all roads therein as determined by the CDD and, in the event a Sub-Operator is retained, as confirmed by the POA;

(c) responding to security emergencies within the CDD Facilities;

(d) traffic control when necessary;

(e) on-site vehicle assistance;

(f) maintaining severe weather and disaster response preparedness.

8. Standards and Operation. The Services shall be provided in accordance with those of a high quality professional security services provider, and at a level consistent with or better than a similar operation in central Florida.

9. Employees; Independent Contractor Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the POA, including the Sub-Operator, are the sole responsibility of such entities retained by the POA. Any entity retained by the POA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the POA shall be an independent contractor and not an employee of the CDD, and any Sub-Operator(s) or entity retained by the POA to perform the Services shall only have contractual privity with the POA and shall not be an employee or an independent contractor of the CDD. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the CDD and the POA. The POA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the CDD.

10. Supervision of Security Officers. The POA shall have the sole right to direct and supervise all security officers and other personnel furnished by the POA to the CDD. The CDD shall not have the right to alter instructions or directions given to the security officers or other personnel furnished by the POA or assume any supervision of such security officers or personnel; however, if it does so, the CDD shall be solely liable for any and all consequences arising therefrom and shall indemnify, defend and hold harmless the POA, any Sub-Operation and their respective affiliates, and their respective owners, officers, directors, partners, employees, contractors, agents and representatives (each, an "Indemnified Party") from and against all liabilities, claims, actions, suits, proceedings, damages, costs and expenses (including attorneys' and paralegals' fees and costs whether suit be brought or not and at all trial and appellate levels and in bankruptcy), of any kind and nature arising out of, resulting from or related to, directly or indirectly, any action or inaction of the CDD in connection therewith or from the security officers or other personnel following the direction of the CDD. Notwithstanding anything contained in this paragraph, any rules, regulations or policies of the CDD either currently in force or officially adopted from time to time by the CDD (which, if applicable, security officers or other personnel shall be required to follow in accordance with this Agreement) shall not be construed as instructions or directions from the CDD to any security officers or other personnel for purposes of liability or indemnification under this paragraph. Furthermore, in the event the CDD shall be

required to indemnify any party under this paragraph, this indemnification shall, in all circumstances, be limited to an amount not to exceed the total amount of any insurance proceeds available to the CDD at the time the indemnification is made plus any amount previously paid or then due and payable to the POA as compensation for providing the Services hereunder.

11. Insurance.

(a) In the event the POA undertakes to directly provide the Services to the CDD, the POA shall obtain and keep in force at POA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the CDD. The POA shall furnish certificates of insurance to the CDD prior to the commencement of the Services, naming the CDD as an additional insured, and the POA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the POA has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the CDD. Insurance coverages shall be as follows:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of $2,000,000 and $2,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars ($100,000) per occurrence.

(iii) Employers liability, with a minimum coverage level of $1,000,000.

In the event the POA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the POA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 11; however, the POA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 11 and comply with all other requirements of this paragraph.

(b) The CDD shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the POA or a Sub-Operator. Acceptance by the CDD of any evidence of insurance submitted by the POA does not

relieve or decrease in any manner the liability of the POA for performance of the Services in accordance with the terms and conditions hereof.

(c) The CDD hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

12. Licenses, Transfers. The POA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the POA, if possible. In the event the POA is in default under this Agreement and/or this Agreement is terminated by the CDD, the POA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the CDD's expense, all permits and licenses which may be held by the POA as are necessary to provide the Services, to the CDD or, at the CDD's sole option, to the CDD's nominee.

13. Termination. This Agreement can be terminated by either party, with or without just cause, upon thirty (30) days' prior written notice to the other party. This Agreement may be terminated by the CDD upon a material breach of this Agreement by the POA, which breach is not cured within ten (10) days after receipt of written notice thereof from the CDD.

14. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

CDD: Reunion West Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine, LLP
1400 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

POA: Reunion West Property Owner's Association, Inc.
7635 Fairfax Drive
Kissimmee, FL 34747
Attention: Angela Tirado

and a copy to: _____
_____
_____

15. Waivers.

(a) Risk of Loss. It is understood and agreed between the parties that the POA is not an insurer and that the Services are designed to deter certain risks of loss and the POA makes no guarantee, implied or otherwise, that no loss will occur or that the Services supplied will avert or prevent occurrences or losses that the Services are designed to help deter or avert. The CDD shall assume all risk of loss or physical damage to the CDD Facilities and any other property occurring as a result of nature, fire or other casualty and the CDD waives any right of recovery and its insurer rights of subrogation against the POA or any other person or entity for any loss or damage resulting from any such risks.

(b) Client Vehicle(s). If the CDD requires the POA's personnel to drive any vehicle(s) during the course of their duties other than the security officer's own personal vehicle or a vehicle furnished by the POA, the CDD agrees that its insurance is primary; and the CDD further agrees to carry comprehensive fire and theft, collision and liability insurance on the CDD's vehicle(s) in such amounts and with such deductibles and other terms as the POA may require. The CDD agrees to waive all rights of recovery from the POA and, subject to the limitations contained in this paragraph, to indemnify, hold harmless and defend the POA and each other Indemnified Party from any and all such losses, claims, suits, damages, thefts and expenses that may arise out of the authorized or permitted use of the CDD's vehicle(s). However, in the event the CDD shall be required to indemnify any party under this paragraph, this indemnification shall, in all circumstances, be limited to an amount not to exceed the total amount of any insurance proceeds available to the CDD at the time the indemnification is made plus any amount previously paid or then due and payable to the POA as compensation for providing the Services hereunder.

(c) Security Officer Theft. It is expressly understood and agreed that under no circumstances will the POA be responsible for the theft or other loss of the CDD's property not directly attributable to thefts by security officers employed by the POA or any Sub-Operator. In the event of allegations of security officer thefts, the CDD waives its right of recovery unless (i) the POA is notified in writing of such allegations within forty-eight (48) hours of the discovery of any suspected security officer theft; (ii) the CDD fully cooperates with the POA in the investigating of the facts; (iii) the CDD presses formal charges; and (iv) a conviction is obtained.

16. Indemnification. Except for matters specified in Section 19, the POA agrees to indemnify, save harmless and defend the CDD, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the CDD, their officers, directors, board members, employees, representatives, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the POA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the POA, its agents, employees or subcontractors, in the performance of this Agreement.

17. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the POA and any Sub-Operator(s) the POA may retain to provide the Services.

(a) At all times, the POA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the authorization, notice and procedural requirements of Section 715.07, *Florida Statutes*, as well as the rules and policies of the CDD.

(b) The POA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the CDD Facilities are located, at the POA's sole cost and expense, and the POA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the POA, unless specifically instructed by the CDD or the CDD Manager that it intends to contest such orders or requirements and that the POA shall not comply with the same. The POA shall provide immediate notice to the CDD Manager, which shall in turn notify the CDD within two (2) business days, of any such orders or requirements upon receipt of same.

(c) The CDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The POA agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to the POA.

(d) The POA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the CDD Facilities except in quantities reasonably necessary to carry out its duties under this Agreement. The POA shall hold the CDD harmless from any fines, penalties, costs and damages resulting from the POA's failure to do so. The POA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the POA shall be responsible for the payment of any associated fines or penalties.

(e) The POA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the CDD shall be solely responsible for such compliance in respect of the improvements constituting the CDD Facilities.

18. Ownership of Books and Records. The POA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, the POA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. The POA acknowledges and agrees that the public records custodian of the CDD is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the "Public Records Custodian"). The POA shall, to the extent applicable by law:

(a) Keep and maintain public records required by the CDD to perform services;

(b) Upon request by the CDD, provide the CDD with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;

(c) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the POA does not transfer the records to the Public Records Custodian of the CDD; and

(d) Upon completion of the Agreement, transfer to the CDD, at no cost, all public records in the POA's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE POA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE POA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CDD'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.

19. Maintenance of CDD Facilities. Notwithstanding the fact that the POA or a Sub-Operator may occupy a CDD Facility in order to provide the Services under this Agreement, the CDD shall be responsible for the maintenance of all CDD owned property and assets including, but not limited to, any and all guard houses and security gates. However, the POA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items which are necessary for the POA or Sub-Operator to provide the Services contemplated hereunder. In addition, the POA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the POA or the Sub-Operator which are installed, placed or stored on CDD property or in a CDD Facility, but these items and assets shall at all times remain the property of the POA or the Sub-Operator, as the case may be.

20. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the CDD's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes,* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

21. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the CDD and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the CDD.

22. Attorneys' Fees. In the case of the failure of either party hereto to perform and comply with any of the terms, covenants or conditions hereof, and such terms, covenants or conditions, or damages for the breach of same are enforced or collected by suit or arbitration or through an attorney at law, whether suit or arbitration is brought or not, the party so failing to perform and comply hereby agrees to pay the other party hereto a reasonable sum of money for attorneys' fees, together with the costs, charges, and expenses of such collection or other enforcement of rights in any such litigation or arbitration.

23. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

24. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the POA may not assign this Agreement or any of the rights and duties expressed herein except with the CDD's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The POA and the CDD have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed

according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

(g) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO
SECURITY SERVICES PROVIDER AGREEMENT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

_____
Print:_____

_____
Print:_____

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

By:_____
Print:_____
Title:_____

WITNESSES:

_____
Print:_____

_____
Print:_____

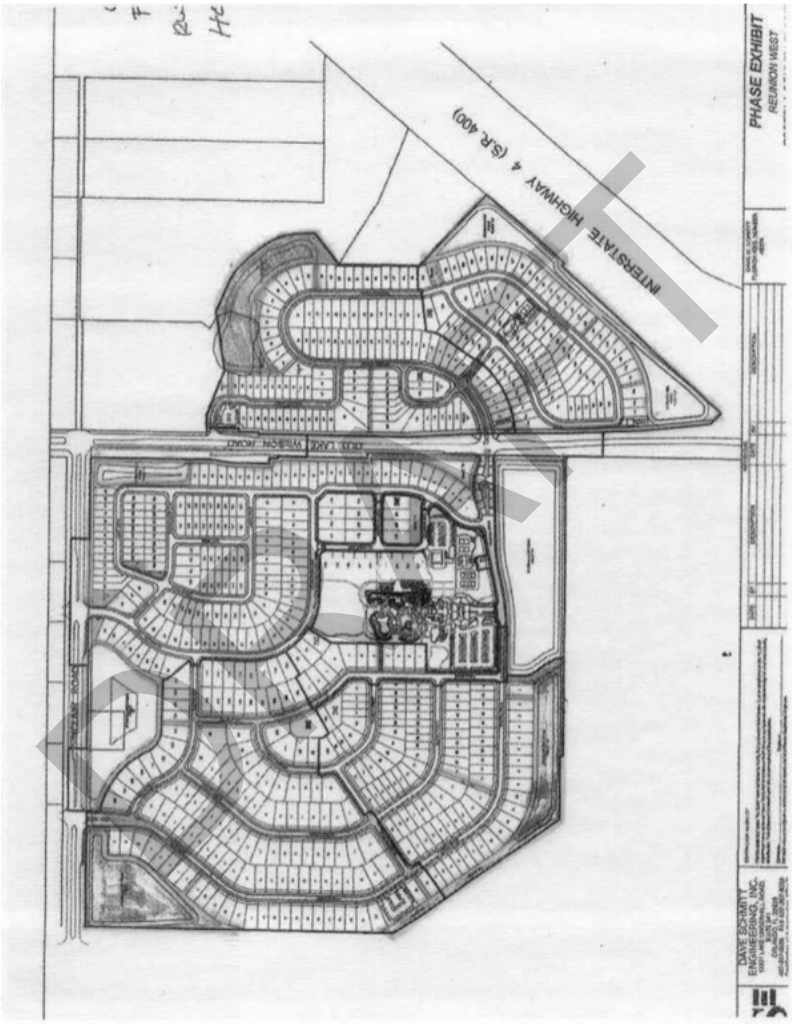
REUNION WEST PROPERTY OWNER'S ASSOCIATION, INC. a Florida not-for-profit corporation

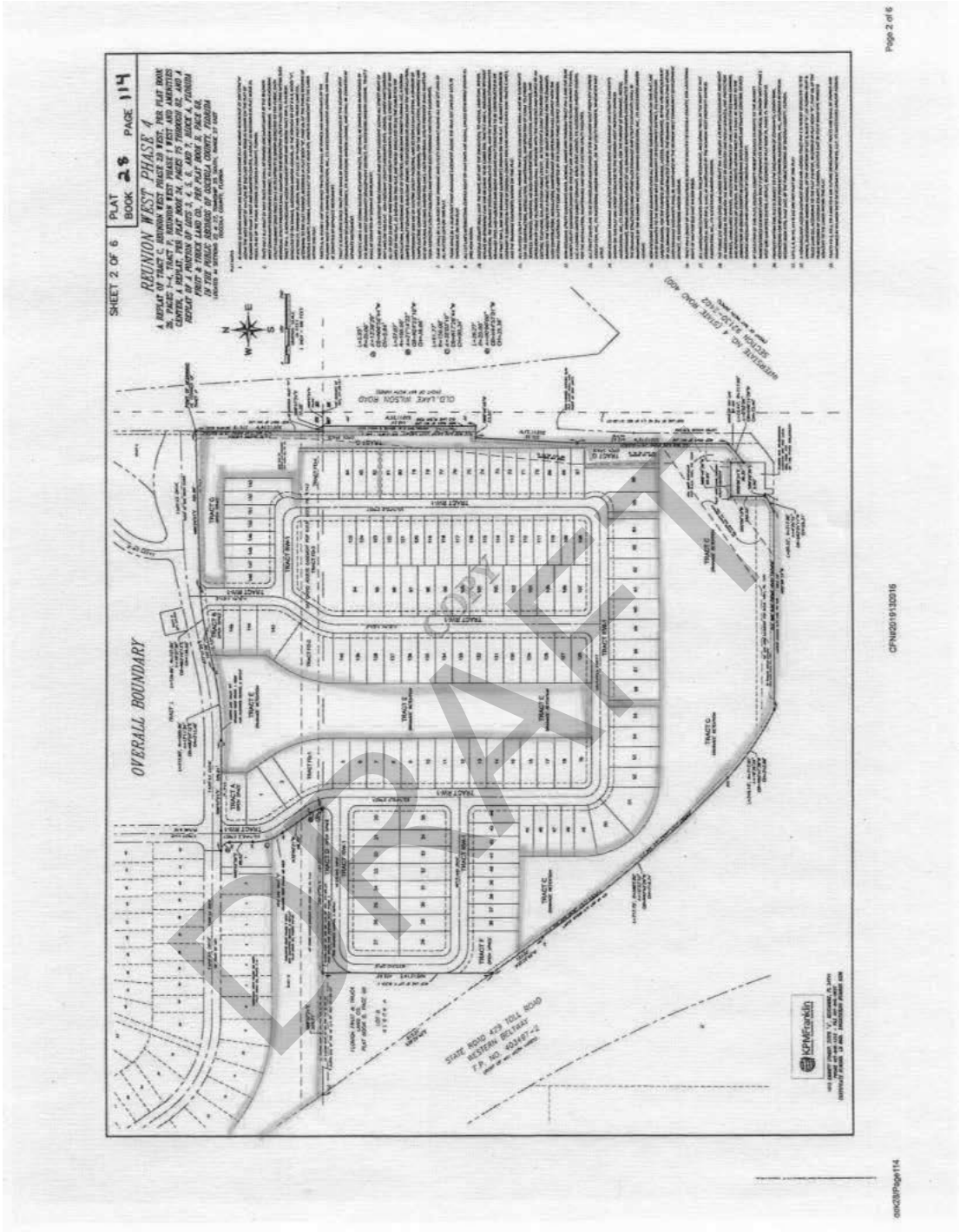
By:_____
Print: _____
Title: _____

EXHIBIT "A"

DESCRIPTION OF CDD FACILITIES/PROPERTY

Reunion West CDD facilities include the entrance guard house and access control system, back gate and access control system, roads, common landscape areas, conservation areas and the stormwater system.




SHEET 2 OF 6
PLAT BOOK 28 PAGE 114
REUNION WEST PHASE 4
OVERALL BOUNDARY
OLD LAKE WILSON ROAD
INTERSTATE NO. 4 (STATE ROAD NO. 400)
STATE ROAD 429 TOLL ROAD
WESTERN BELTWAY
DRAFT
COPY
Page 2 of 6
CFN#20191130316
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SECTION VI

This item will be provided under separate cover

EXHIBIT 1

SCOPE OF WORK

EXHIBIT 1
REUNION SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

SCHEDULE "A" – GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as front doors and amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

1. Mowing

    a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.

    b. Zoysia turf shall be mowed weekly during the growing season from March 15th through October 15th and bi-weekly during the non-growing season from October 15th through March 15th. Based on this schedule, it is estimated that the contractor will perform 40 mowing cycles per 12-month period for Zoysia turf in the performance of this contract.

    c. Zoysia turf shall be cut with rotary mower to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.

    d. Mowing heights will be set at 1½" to 2½" for Zoysia turf and at 3½" to 4½" for Bahia turf. At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Due to irrigation regulations and periods of drought, with approval from management, heights may be increased to decrease turf damage.

    e. Visible clippings that may be left following mowing operations shall be removed from the turf each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and any visible clippings discharged into these areas shall be removed prior to the end of each service day.

    f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement

of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of management. Replacement material will be similar size to the material being replaced.

g. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement of damaged material at the contractor's expense. Determination as to replacement will be at the sole discretion of management. Replacement material will be similar size to the material being replaced.

2. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.

3. String Trimming

a.) String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed in conjunction with each mowing operation.

b.) Under no circumstance will it be an acceptable practice to string trim bed edges or small turf areas that may be cut utilizing a small walk behind mower.

c.) Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of management.

d.) Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.

4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts, in-ground water meter covers and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the association or homeowners within 30 days for any damage to property caused by their crew members or equipment.

B. Detail

Detailing of planted areas will be performed weekly in a sectional method, with each section representing one-third of the entire property. Based on three sections that encompass all planted areas throughout property, the contractor will completely detail the entire property once every three weeks or seventeen (17) times annually. The exception will be amenity or high profile areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

1. Pruning

    a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.

    b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by owner or owner's representative.

    c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to the owner's representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

        - Provide clearance for pedestrians, vehicles, mowers and buildings.
        - Maintain clearance from shrubs in bed areas.
        - Improve visibility in parking lots and around entries.

    d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

    e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.

    f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

    g. Structural pruning may be required for several varieties of plants annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental grasses are to be haystack cut one time per year.

    h. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the owner or owner's representative.

    i. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

    j. Pruning of all trees immediately adjacent to street lights to prevent tree limb extension within 5 feet of the light source.

2. Edging

    a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground. All Zoysia turf runners must be thoroughly removed during each

occurrence.

b. Only mechanical edgers will be used for this function. Use of string trimmers or non selective herbicides will not be allowed.

c. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines in common areas, around homes and within elevated berms or embankments.

3. Weed Control

a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.

b. Hardscape cracks and expansion joints in poured concrete or asphalt pavement or in driveway pavers are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

C. General

1. Policing

a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".

b. All litter shall be removed from the property and disposed of off site.

2. Communication

a. Daily, the contractor will communicate with the owner or the owner's representative for any landscape issues requiring immediate attention.

b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the owner or owner's representative which details all aspects of the previous week's maintenance activities.

c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report. A copy of these documents should be submitted to management by the 5th of each month electronically.

d. Contractor agrees to take part in monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for scheduled meetings.

3. Contractor Personnel

a. The Contractor shall have a well-experienced site manager on property at all times with the crew. This person should have extensive knowledge of horticultural practices, and be capable of

properly supervising others. He/she and other supervisors should be in a certain type uniforms that distinguishes them from the crew. The site manager should communicate daily with the property's staff, and submit a report of the crew's accomplishments at the end of each visit to management. In order to maintain continuity, the same site manager shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of management prior to any such change. This will assure management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.

b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.

c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

e. Contractor is expected to staff the property with adequately trained personnel, five days per week, Monday through Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 6:00 PM, with no power equipment operating around guest quarters before 9:00 AM.

SCHEDULE "B1" – TURF CARE PROGRAM - ZOYSIA

A. Application Schedule - Zoysia

Month	Application
January:	IPM spot treatment for weeds as necessary and inspect/treat fungal activity.
February:	Pre-emergent herbicide/spot treatment for weeds and fungal activity.
March:	Fertilization (granular 20-0-10) with 1lb N to 1lb K, 50% slow release w/minors. Spot treat weeds and treat fungal and insect activity as necessary.
April:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
May:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
June:	Fertilization (granular 20-0-10) with .5lb N, slow release w/minors. Insect/weed/disease control as necessary.
July:	Liquid fertilization with .5lb N w/ Iron. Insect/weed/disease control as necessary.

August: Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.

September: Fertilization with 14-0-40 or similar. Weed/insect/disease control as necessary.

October: Liquid Fertilization with .25lb N, with Iron, post emergent weed control, insect/disease control as necessary.

November: Blanket pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.

December: Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.

B. Application Requirements

1. Fertilization

   a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

   b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

   c. The irrigation system will be fully operational prior to any fertilizer application.

   d. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

   a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

   b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

   a. Weed control will not be limited to only the broadleaf variety under this program.

   b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

   If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes high traffic areas, drainage problems, or acts of God.

SCHEDULE "B" – TURF CARE PROGRAM - BAHIA (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

Month	Application
February/March:	Complete granular N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
April:	Chelated Iron application and Mole Cricket control.
July:	Chelated Iron application and Mole Cricket control.
October:	Complete granular N-P-K fertilizer.
November/December:	Broadleaf weed control to include blanket pre-emergent herbicide application.

B. Application Requirements

1. Fertilization

   a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

   b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

   c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

   d. The irrigation system will be fully operational prior to any fertilizer application.

   e. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

   a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

   b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

   a. Weed control will be limited to the broadleaf variety under this program.

b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

No warranty is provided for Bahia turf.

SCHEDULE "C" – TREE/SHRUB CARE PROGRAM (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

Month	Application
February:	Spring granular fertilization and insect/disease control as needed
March/April:	Insect/disease control/fertilization as needed
May/June:	Insect/disease control.
July/August:	Minor nutrient blend with insect/disease control
October:	Fall granular fertilization and insect/disease control as needed
December:	Insect/disease control/fertilization as needed

B. Application Requirements

1. Fertilization

a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 30% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

e. There will be a deep root feeding on an as needed basis to establish newly planted trees.

f. All palms will be evaluated quarterly for nutrient deficiencies and shall be treated with appropriate nutrients (Boron, Magnesium and Manganese)

g. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

h. The irrigation system will be fully operational prior to any fertilizer application.

i. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

2. Insect/Disease Control

a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

d. Terrapin Scale has proven to be a difficult pest to control through the use of foliar sprays or drenches. Should an infestation develop that is not able to be controlled through the aforementioned methods, the contractor may be required to utilize Maujet injections or other similar methods to deploy appropriate insecticides.

e. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

f. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

3. Specialty Palms

a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera and Sylvester Date), the contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the rootball of specimen palms to de-water them as necessary.

4. Warranty

If a plant or tree dies from insect or disease damage or nutrient deficiency, while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be pre-existing conditions, nematodes, borers, locusts, Wax Myrtle trees and Wax Myrtle shrubs, Photinia, insects such as Asian Cycad Scale and diseases such as Verticillium and Fusarium Wilt and Ganoderma that are untreatable with currently available chemicals, soil contamination, drainage problems and acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "D" – SPECIAL SERVICES (If included, see Exhibit 2 Fee Summary)

Note: All Special Services work is to be performed by supplemental crews

A. Bedding Plants - N/A

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on the on-going care.

1. Schedule

   a.) All flower beds on the property will be changed four (4) times per year during the months of January, April, July, and October.

   b.) Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.

   c.) All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

   d.) Contractor will obtain prior approval of plant selection from owner or owner's representative before installation.

2. Installation

   a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

   b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

   c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

   d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

   e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

   f. All beds should be covered with 1" layer of Pine Fines after planting.

   g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

   h. Flowers that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the owner.

3. Maintenance

   a. Flower beds will be reviewed daily or at each service visit for the following:

      - Removal of all litter and debris.
      - Beds are to remain weed – free at all times.
      - All declining blooms are to be removed immediately.

- Inspect for the presence of insect or disease activity and treat immediately.

b. Seed heads are to be removed from Coleus plants as soon as they appear. "Pinching" of Coleus plants weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.

d. Pre-emergent herbicides are not to be used in flower beds.

e. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

B. Bed Dressing -

1. Schedule

a. Bed dressing will be replenished in all bed areas in the months of February and March.

b. Application will be completed within a six week time period.

2. Installation

a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.

b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

c. Bed dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by management.

d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

C. Palm Trimming

1. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Canary Island Date, etc.) in excess of 12' CT will be trimmed two times per year in the months of June and December. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process.

2. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

3. Washingtonia, Queen, Ribbon, Chinese Fan and Butia palms in excess of 12' CT will be trimmed two times per year in the months of February/March and August/September.

4. All palms other than those previously listed and in excess of 12'CT will be trimmed once per year in the months of August /September.

5. Trimming shall include removal of all dead fronds, loose boots and seed stalks.

6. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile. "Hurricane" cuts are only to be done at the direction of management.

7. When trimming, cut the frond close to the trunk without leaving "stubs."

SCHEDULE "E" – IRRIGATION MAINTENANCE (If included, see Exhibit 2 Fee Summary)

A. Frequency of Service

   a. Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week.

   b. The irrigation inspection will be performed continuously each day during the work week.

B. Specifications

   1. Activate each zone of the system.

   2. Visually check for any damaged heads or heads needing repair.

   3. Clean, straighten or adjust any heads not functioning properly.

   4. Straighten, re-attach to bracing and touch up paint on riser heads as needed.

   5. Report any valve or valve box that may be damaged in any way.

   6. Leave areas in which repairs or adjustments are made free of debris.

   7. Clean filters located at each drip zone valve monthly.

   8. Clean all individual filters located at the pump stations quarterly.

   9. Watering schedules are managed by an ET Based system. Schedules are calculated daily based on site weather conditions including ET lost (Solar radiation, humidity, wind and temperature) and rainfall received. Contractor will monitor these inputs daily and communicate any abnormalities that arise to owner or the owner's representative.

   10. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

   1. Repairs

      a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".

b. Request for authorization must be submitted to management for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the Owner or the Owner's Representative prior to initiating any work.

2. Service Calls

   a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".

   b. When not an emergency, request for authorization must be submitted in written form to the Owner's Representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by management prior to initiating any work.

3. Contractor will pay special attention during irrigation maintenance inspections (IMC) to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.

   a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

4. Contractor shall employ technicians well versed in the operation, adjustment and troubleshooting problems of a computer-controlled irrigation system.

5. Damage resulting from contractor's crews working on the property (i.e. mower and edger cuts) will be repaired at no charge to the owner within 24 hours of being detected.

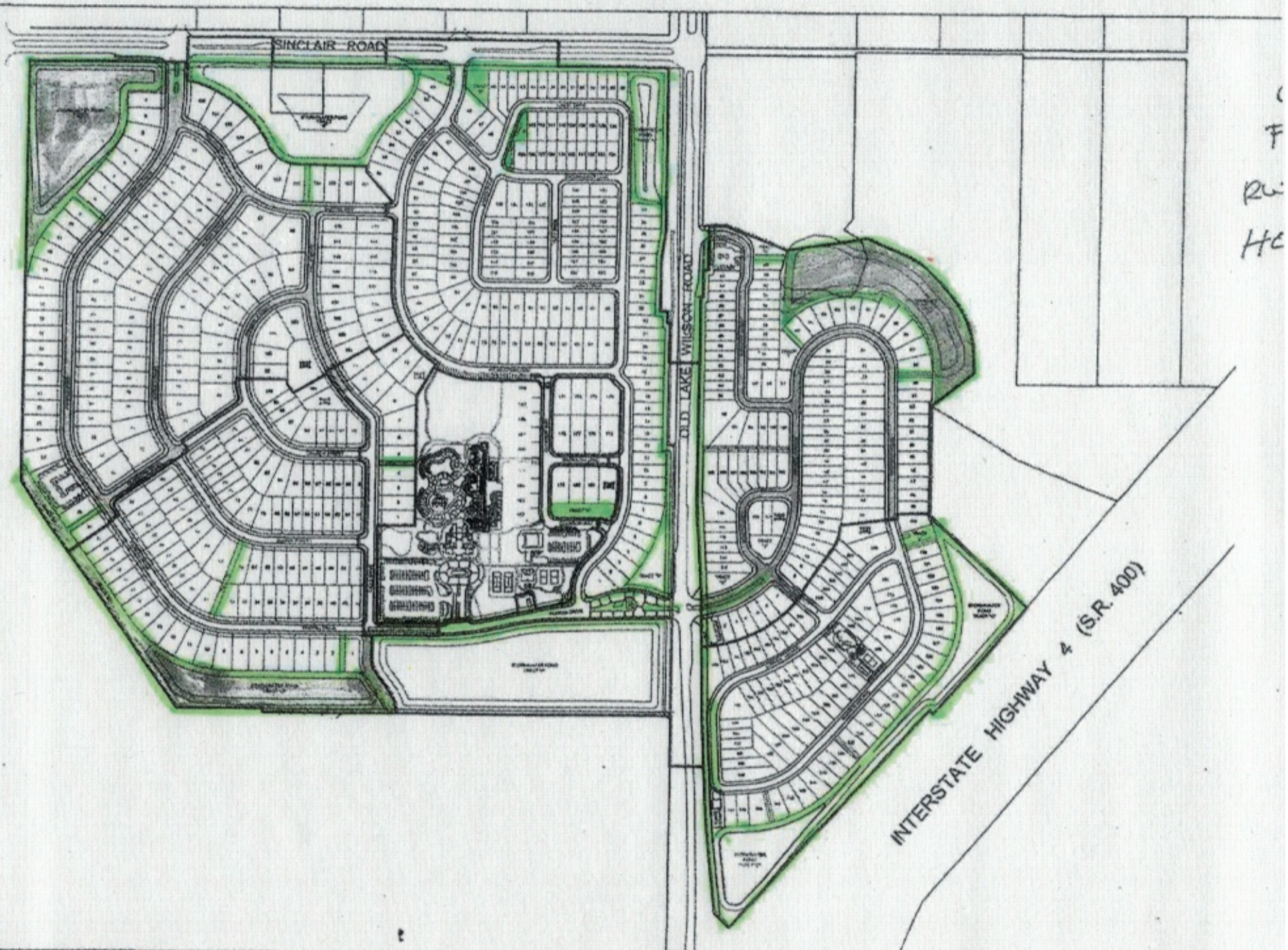
6. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, pump station failure, freeze or other acts of God.

7. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

8. Contractor will visually inspect irrigation system weekly while performing routine maintenance.

9. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

10. Contractor shall take all required readings from meters at pump stations and work with Consultant to file all quarterly and/or semi-annual reports to the water management district.



DAVE SCHMITT
ENGINEERING, INC.
12201 LAKE UNDERHILL ROAD,
SUITE 341
ORLANDO, FL 32828
407-207-9055 FAX 407-207-9058

CONTRACTOR "AS-BUILTS"

I hereby state that based "As-Built" data furnished to me by the contractor listed below, I or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually installed. This statement is based upon site observations of the construction.

Contractor _____ Engineer _____

Signature must be an officer and/or principal stated on file at the Florida Department of Corporation.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PHASE EXHIBIT

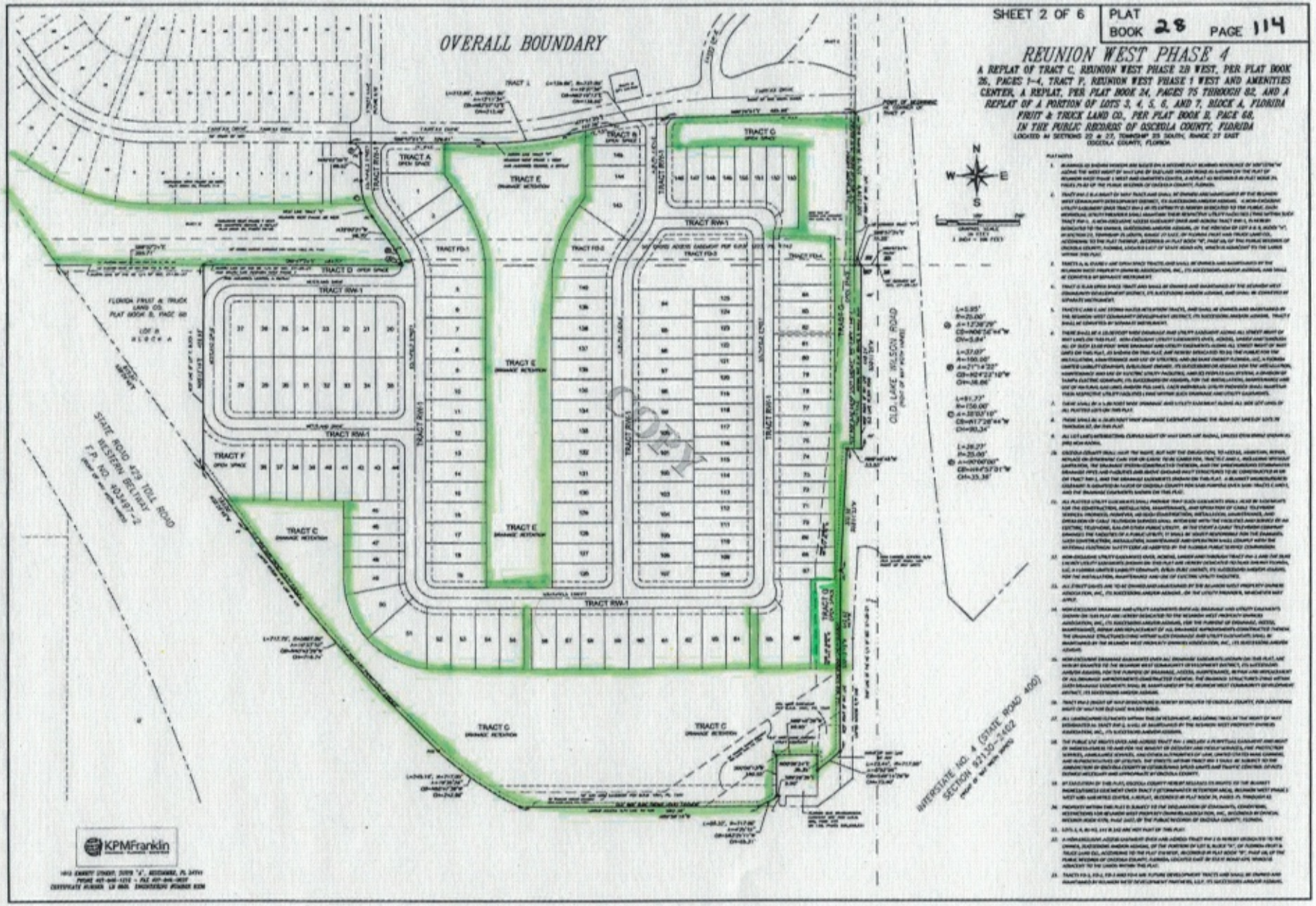
REUNION WEST

PLAT BOOK 28 PAGE 114

REUNION WEST PHASE 4

A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT F, REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TRUCK LAND CO., PER PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST
OSCEOLA COUNTY, FLORIDA



Encore at Reunion West CDD	Creative North, Inc.	Florida Commercial Care	OmegaScapes	Yellowstone
GENERAL SERVICES		$ 52,800.00	$ 265,608.00	$268,236.00
FERT & PEST		$ 7,392.00	$ 39,432.00	$ 18,564.00
BEDDING PLANTS	$ -	$ -	$ 34,248.00	$ 21,768.00
	included per message 12/08/2020	included per e mail 12/08/2020	4,900 X 4 Rotations	3,425 X 4 Rotations
BED DRESSING		$ 8,004.00	$ 18,000.00	$ 12,324.00
			400 Cubic Yards	250 Cubic Yards
PALM TRIMMING		$ 5,904.00	$ 11,328.00	$ 13,368.00
			221 Palms	171 Palms
IRRIGATION MAINTENANCE		$ 2,484.00	$ 31,224.00	$ 13,200.00
TOTAL	**$ 181,600.00**	**$ 76,584.00**	**$ 399,840.00**	**$ 347,460.00**

Landscape Maintenance Services Proposal

prepared for

Reunion West CDD

Encore at Reunion Addition

December 02, 2020

YELLOWSTONE
LANDSCAPE

December 02, 2020

Alan Scheerer
Field Manager
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Re: Landscape Maintenance Services Proposal for Reunion West CDD- Encore at Reunion Addition

To Mr. Scheerer,

Thank you for the opportunity to bid the addition to Reunion West CDD. Our proposal has been created to address your specific needs and expectations.

Our enclosed proposal includes the following:

- **Startup Plan:** Our transition plan includes the actions we will take in the first 30, 60 and 90 days of service to improve both your specific areas of concern and your landscape's overall appearance.
- **Scope of Services Summary:** This section outlines our proposed scope of services, detailing the Best Practices we've developed to provide a consistent appearance across your landscape. We also included maps that highlight the areas that will be maintained under the scope of services.
- **Yearly Task Calendar**: An outline of what services will be provided over a yearly contract.
- **Organizational Chart:** Our local Yellowstone Landscape team that you will have the pleasure of working with.
- **Your Investment:** Pricing sheet outlining your landscape maintenance investment, with additional pricing for additional services.

We welcome the opportunity to provide you any further details about our firm's commitment to deliver a landscape that Reunion can be proud of.

Sincerely,
Nicole Ailes, *Business Development Manager*
Yellowstone Landscape
559.977.4719
nailes@yellowstonelandscape.com

STARTUP PLAN

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

First 30 Days

- Meet with Property Manager to review 30 – 60 – 90 Day Plan
- Discuss with Property Manager our "Approach to Services" and "Service Map"
- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing and edging
- Spend significant amount of time cleaning up the areas that have been neglected (sidewalk mowing & edging, weeding beds and entrance features)
- Spot treat weeds in turf areas to be reclaimed
- Discuss options for turf areas beyond reclamation
- Continue weed control in planting beds
- Begin bed separation trimming in all planting beds
- Apply fertilizer to struggling shrubs throughout the property
- Begin insect and disease program on all plant material
- Discuss removing severely declining plant material
- Prepare proposals for replacing missing and dead shrub material throughout property
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern

Days 30-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our "Approach to Services" and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing and edging

- Continue bed separation in all planting beds
- Retreat turf weeds
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve “curb appeal” in high profile areas

Days 60-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30 day and 60 day plans
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing and edging

SCOPE OF SERVICES SUMMARY

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

LANDSCAPE MAINTENANCE PROGRAM

TURFGRASS SPECIFICATIONS

Mowing

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass leafs.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

Edging & Trimming

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris.All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.“Hard” edging, “soft” edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.

Debris Removal

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).

- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

Fertilizer

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

Insect, Disease, and Weed Control

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

PLANT MATERIAL SPECIFICATIONS

Shrubs

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

Tree Maintenance

- Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.

Tree Maintenance

- Trees will be cleared of sprouts from trunk. “Lifting” of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

Edging and Trimming

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- “Weedeating” type edging will not be used around trees.

Insect, Disease and Weed Control

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client’s property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications.

Fertilization

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client's approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

ANNUAL FLOWERS

- Annual flower beds will be serviced to remove flowers that are fading or dead ("deadheading") to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- "Flower Saver Plus®" (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

MULCH

- Mulch will be replenished in accordance with the terms and specifications set forth in the landscape maintenance agreement.

ADDITIONAL SERVICES

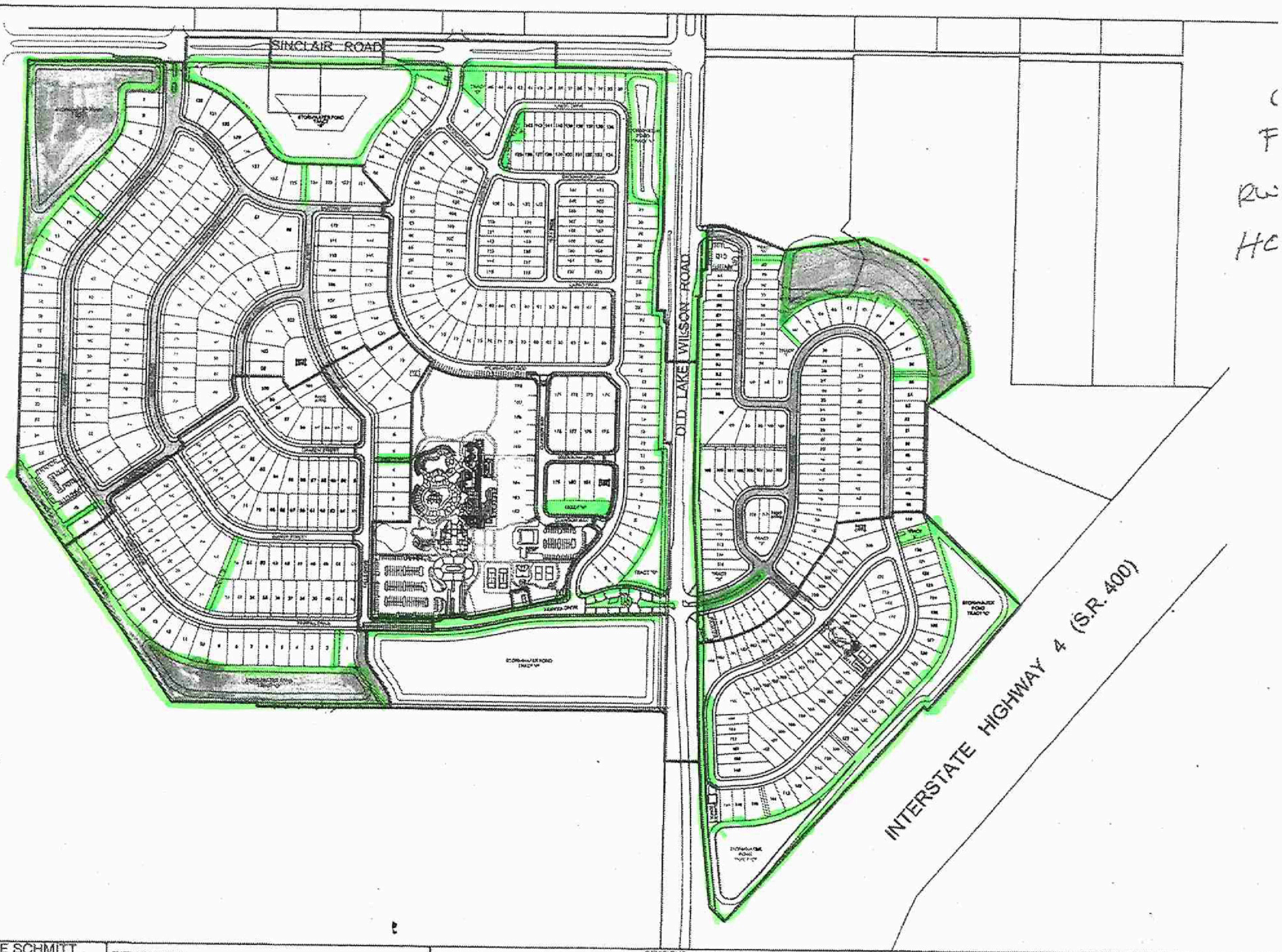
- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.

YELLOWSTONE LANDSCAPE PERSONNEL

- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

ADDITIONAL PROVISIONS

- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.



DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

CONTRACTOR "AS-BUILT"

I hereby state that these "As Built" were furnished to me by the contractor listed below. I or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor _____ Engineer _____

This data without the signature and seal or stamp of a Florida Registered Engineer.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
49274

PHASE EXHIBIT

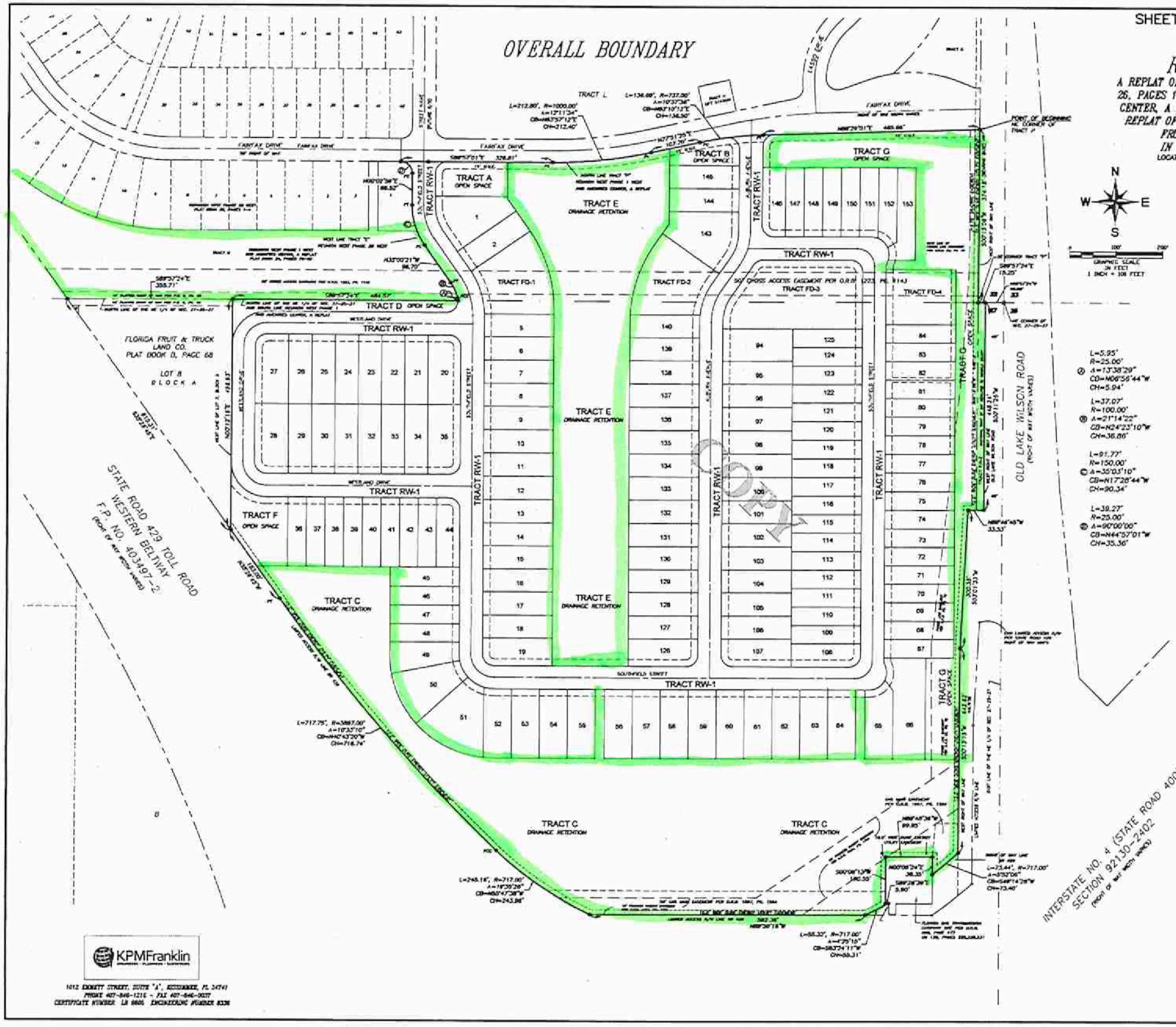
REUNION WEST

OSCEOLA COUNTY, FLORIDA

REUNION WEST PHASE 4

A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT P, REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TRUCK LAND CO., PER PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST
OSCEOLA COUNTY, FLORIDA



PLAT NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING REFERENCE OF S00°15'06"W ALONG THE WEST RIGHT OF WAY LINE OF OLD LAKE WILSON ROAD AS SHOWN ON THE PLAT OF REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT AS RECORDED IN PLAT BOOK 24, PAGES 75-82 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
2. TRACT RW-1 IS A RIGHT OF WAY TRACT AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE UTILITY EASEMENT OVER TRACT RW-1 IN ITS ENTIRETY IS HEREBY DEDICATED TO THE PUBLIC. EACH INDIVIDUAL UTILITY PROVIDER SHALL MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES LYING WITHIN SUCH TRACT RW-1. A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT RW-1, IS HEREBY DEDICATED TO THE OWNER, SUCCESSORS AND/OR ASSIGNS, OF THE PORTION OF LOT 8 & 9, BLOCK "A", IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OF FLORIDA FRUIT AND TRUCK LAND CO., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 68, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LOCATED EAST OF STATE ROAD 429, WHICH IS ADJACENT TO THE LANDS WITHIN THIS PLAT.
3. TRACTS A, B, D AND F ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY SEPARATE INSTRUMENT.
4. TRACT G IS AN OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY SEPARATE INSTRUMENT.
5. TRACTS C AND E ARE STORMWATER RETENTION TRACTS, AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS. TRACT E SHALL BE CONVEYED BY SEPARATE INSTRUMENT.
6. THERE SHALL BE A 15.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAY LINES ON THIS PLAT. NON-EXCLUSIVE UTILITY EASEMENTS OVER, ACROSS, UNDER AND THROUGH ALL OF SUCH 15.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG ALL STREET RIGHT OF WAY LINES ON THIS PLAT, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO (A) THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND USE OF UTILITIES, AND (B) DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A PLANT DIAMOND, ITS SUCCESSORS OR ASSIGNS FOR THE INSTALLATION, MAINTENANCE AND USE OF ELECTRIC UTILITY FACILITIES, AND (C) PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND USE OF NATURAL GAS LINES AND/OR PGS LINES. EACH INDIVIDUAL UTILITY PROVIDER SHALL MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES LYING WITHIN SUCH DRAINAGE AND UTILITY EASEMENTS.
7. THERE SHALL BE A 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES OF ALL PLATTED LOTS ON THIS PLAT.
8. THERE SHALL BE A 10.00 FOOT WIDE DRAINAGE EASEMENT ALONG THE REAR LOT LINES OF LOTS 79 THROUGH 87, ON THIS PLAT.
9. ALL LOT LINES INTERSECTING CURVED RIGHT OF WAY LINES ARE RADIAL, UNLESS OTHERWISE SHOWN AS (NR) NON-RADIAL.
10. OSCEOLA COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, TRACTS C AND E, INCLUDING WITHOUT LIMITATION, THE DRAINAGE SYSTEM CONSTRUCTED THEREON, AND THE UNDERGROUND STORMWATER DRAINAGE PIPES AND FACILITIES AND ABOVE GROUND INLET STRUCTURES TO BE CONSTRUCTED IN OR ON TRACT RW-1, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF OSCEOLA COUNTY FOR SAID PURPOSE OVER SAID TRACTS C AND E, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
11. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
12. NON-EXCLUSIVE UTILITY EASEMENTS OVER, ACROSS, UNDER AND THROUGH TRACT RW-1 AND THE DUKE ENERGY UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND USE OF ELECTRIC UTILITY FACILITIES.
13. ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, OR THE UTILITY PROVIDER, WHICHEVER MAY APPLY.
14. NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENTS OVER ALL DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF DRAINAGE, ACCESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE IMPROVEMENTS CONSTRUCTED THEREON. THE DRAINAGE STRUCTURES LYING WITHIN SUCH DRAINAGE AND UTILITY EASEMENTS SHALL BE MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
15. NON-EXCLUSIVE DRAINAGE EASEMENTS OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT, ARE HEREBY GRANTED TO THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF DRAINAGE, ACCESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE IMPROVEMENTS CONSTRUCTED THEREIN. THE DRAINAGE STRUCTURES LYING WITHIN SUCH DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
16. TRACT RW-2 (RIGHT OF WAY DEDICATION) IS HEREBY DEDICATED TO OSCEOLA COUNTY, FOR ADDITIONAL RIGHT OF WAY FOR OLD LAKE WILSON ROAD.
17. ALL LANDSCAPING ELEMENTS WITHIN THIS DEVELOPMENT, INCLUDING TREES IN THE RIGHT OF WAY DESIGNATED AS TRACT RW-1, SHALL BE MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
18. THE PUBLIC USE RIGHTS OVER AND ACROSS TRACT RW-1 INCLUDE A PERPETUAL EASEMENT AND RIGHT OF INGRESS/EGRESS TO AND FOR THE BENEFIT OF DELIVERY AND PICKUP SERVICES, FIRE PROTECTION SERVICES, AMBULANCE SERVICES, AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, AND REPRESENTATIVES OF UTILITIES. THE STREETS WITHIN TRACT RW-1 SHALL BE SUBJECT TO THE JURISDICTION OF OSCEOLA COUNTY IN ESTABLISHING SPEED LIMITS AND TRAFFIC CONTROL DEVICES DEEMED NECESSARY AND APPROPRIATE BY OSCEOLA COUNTY.
19. BY EXECUTION OF THIS PLAT, OSCEOLA COUNTY HEREBY RELEASES ITS RIGHTS TO THE BLANKET INGRESS/EGRESS EASEMENT OVER TRACT F (STORMWATER RETENTION AREA) REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82.
20. PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 4770, PAGE 2437, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
21. LOTS 2, 4, 85-92, 141 & 142 ARE NOT PART OF THIS PLAT.
22. A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT RW-1 IS HEREBY DEDICATED TO THE OWNER, SUCCESSORS AND/OR ASSIGNS, OF THE PORTION OF LOT 8, BLOCK "A", OF FLORIDA FRUIT & TRUCK LAND CO., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 68, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LOCATED EAST OF STATE ROAD 429, WHICH IS ADJACENT TO THE LANDS WITHIN THIS PLAT.
23. TRACTS FD-1, FD-2, FD-3 AND FD-4 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY REUNION WEST DEVELOPMENT PARTNERS, LLP, ITS SUCCESSORS AND/OR ASSIGNS.

1012 EMMETT STREET, SUITE "A", KISSIMMEE, FL 34741
PHONE 407-846-1216 - FAX 407-846-0037
CERTIFICATE NUMBER: LB 6605 ENGINEERING NUMBER 8336

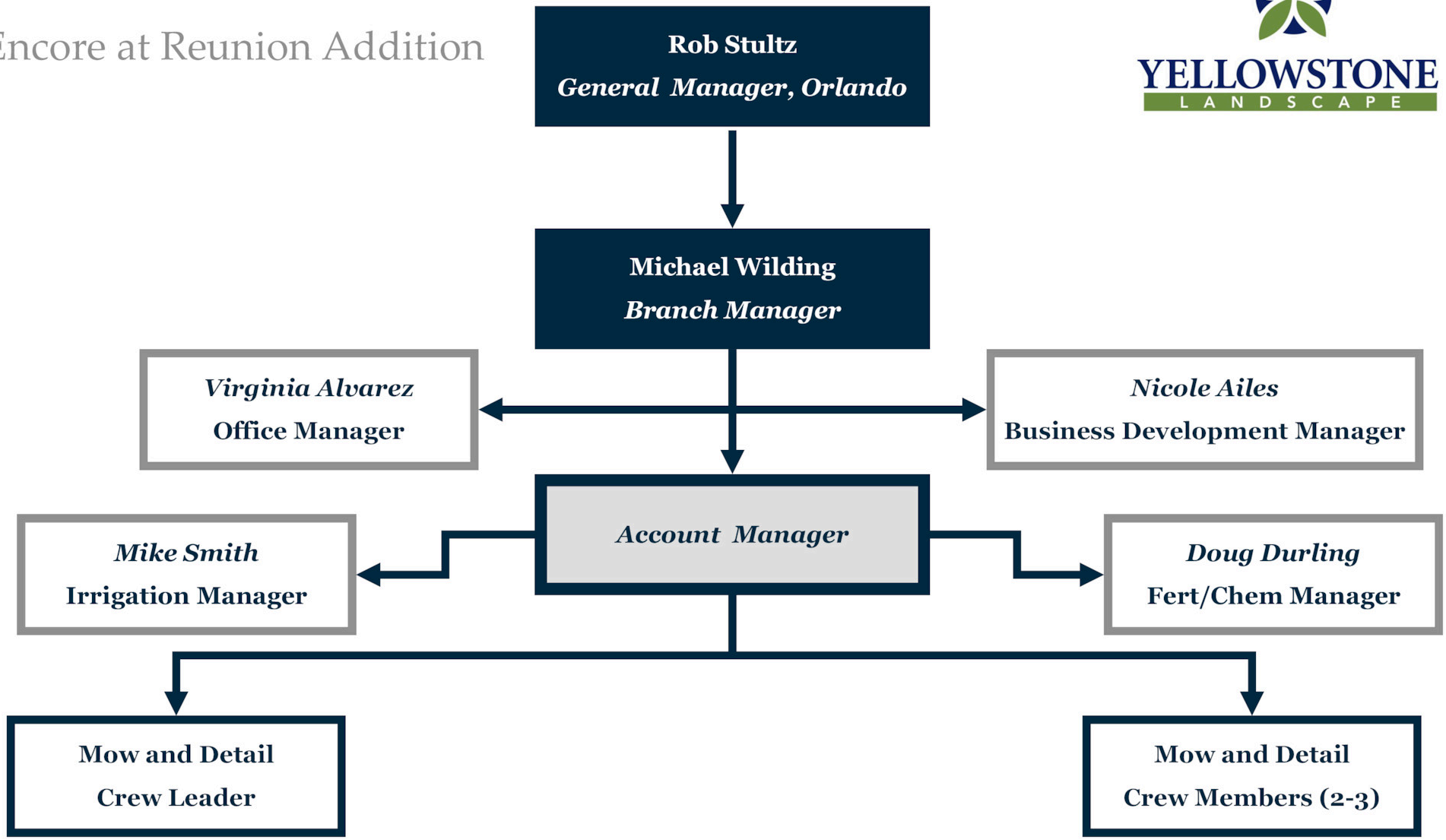
Reunion West CDD, Encore at Reunion Addition- 12 Month Task Calendar

Task	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Visits
Total Visits	**3**	**2**	**3**	**4**	**5**	**4**	**5**	**4**	**4**	**4**	**2**	**2**	**42**
Turf													
Mowing - St. Augustine	3	2	3	4	5	4	5	4	4	4	2	2	42
Mowing- Bahiagrass	2	2	2	3	4	4	5	4	4	2	2	2	36
Hard Edging	3	2	3	4	5	4	5	4	4	4	2	2	42
Soft Edging	2	1	2	1	2	1	2	1	2	1	2	1	18
String Trimming	3	2	3	4	5	4	5	4	4	4	2	2	42
Backpack Blowing	3	2	3	4	5	4	5	4	4	4	2	2	42
St. Augustine Insecticide			1			1			1				3
Bahiagrass Insecticide (spot treatment ants)	1	1	1	1	1	1	1	1	1	1	1	1	12
St. Augustine Post-Emergent Weeds			1			1			1				3
St. Augustine Pre-Emergent Weeds			1						1				2
St. Augustine Fungicide			1			1			1				3
St. Augustine Fertilization			1			1			1				3
Soil Analysis Testing			1						1				2
Shrubs and Beds													
Pruning or Trimming Monthly	2	1	2	1	2	1	2	1	2	1	1	1	17
Ornamental Grasses		1											1
Manual Weed Control	3	2	3	4	5	4	5	4	4	4	2	2	42
Post-Emergent Weed Control	3	2	3	4	5	4	5	4	4	4	2	2	42
Pre-Emergent Weed Control				1				1					2
Fungicide Application		1		1				1					3
Insecticide Application		1		1				1					3
Shrub Fertilization		1						1					2
Trees													
Tree Pruning up to 10'	1	1	1	1	1	1	1	1	1	1	1	1	12
Crepe Myrtle Pruning		1											1
Tree Fertilization				1				1					2
Palms													
Palm Pruning (above 12')			1							1			2
Palm Pruning (below 12')			1							1			2
Palm Fertilization			1						1				2
Irrigation													
Irrigation Inspection Monthly	1	1	1	1	1	1	1	1	1	1	1	1	12
Seasonal Color													
Color Rotation	1			1			1			1			4
Manual Weed Control	2	1	2	1	2	1	2	1	2	1	1	1	17
Bed Prep	1			1			1			1			4
Insecticide Application	1			1			1			1			4
Fungicide Application	1			1			1			1			4
Fertilization	1			1			1			1			4
Other Items													
Mulch Application										1			1
Trash/Debris Clean-up	3	2	3	4	5	4	5	4	4	4	2	2	42

For any turf, shrub, tree, or palm application an Integrated Pest Management Program will be implemented. If certain applications are not needed when scheduled on this calendar, we will focus our attention in other areas. Our approach will always be preventative by monitoring site conditions. Additional spot treatments may be made throughout the year to address certain issues.

Reunion West CDD

Encore at Reunion Addition



Reunion West CDD Addition
Encore at Reunion
Landscape Management Service Pricing Sheet, Revised 12/2/20

Maintenance Services

Mowing & Clean Up & Detailing *Includes mowing, edging, string-trimming, clean-up, shrub pruning, and weed removal* *42 visits*	$268,236.00
IPM - Fertilization & Pest Control *Fertilization/Fungicide/Insecticide/herbicide/weed control*	$18,564.00
Irrigation Inspections *Includes monthly inspections with reports*	$13,200.00
Cypress Mulch (250 Cubic Yards) *All labor and materials to install 250 cubic yards of mulch (1) time per year*	$12,324.00
Standard Palm Pruning (150 Palms) *All labor and materials to prune 150 standard palms (2) times per year*	$9,048.00
Specialty Palm Pruning (21 Palms) *All labor and materials to prune 21 specialty palms (2) times per year*	$4,320.00
Annuals (3,425 annuals, 4 rotations) *Includes all labor and materials to install 3,425 annuals (4) times per year*	$21,768.00
Grand Total Annual	**$347,460.00**
Monthly	**$28,955.00**

FLORIDA
COMMERCIAL CARE, INC.
Professional Landscape and Property Maintenance Services

December 4, 2020

GMS Central Florida
Attn: Alan Scheere
219 East Livingston Street
Orlando, FL 32803

Landscape Maintenance Proposal
(Reunion West CDD Encore)

Thank you for providing Florida Commercial Care the opportunity to earn your business. In this lawn maintenance proposal, you'll find information outlining our proposed lawn maintenance service schedule and pricing, with a section at the end of the proposal for your approval. If you wish to move forward after reviewing the proposal, simply sign on the final page.

MOWING

Mowing of all turf areas is no less than 40 times annually. Mowing height will depend upon the type of turf and the season; the height will range from 2" to 3". Lake banks, retention ponds and other areas that are too wet for the proper mowing will be mowed when the grounds are firm enough to allow normal mowing procedures.

- To be performed weekly: March 15th – October 15th
- To be performed every other week: October 16th - March 14th

EDGING

Edging of all paved areas are completed each visit to maintain a clean appearance. All edging to paved areas such as sidewalks, walkways, driveways, parking lots, curbing, headers, and retaining walls will be edged with a "blade edger" to maintain a fresh presence. The edging of all plant bed areas will be done two times per month, or as needed to maintain crisp and clean grounds that are free of grass invasion. Plant beds at the entrances to the office and amenity areas will be edged each time the turf is mowed.

WEEDING

Weeding of all plant bed areas as often as necessary to maintain order. Any dead or diseased plants shall be removed promptly from all beds including being chemically treated, and the client notified. When using chemical control substances, it will be applied with care so as not to injure adjacent desirable plants. Spent blooms of the display type will be removed regularly when they become unsightly.

PRUNING AND TRIMMING

Elective pruning as needed to all woody ornamentals and all trees, up to 8 feet in height, to balance infiltrating light, to remove dead wood harboring insects and disease, and to promote maximum health and growth. Sufficient warning devices shall be used when necessary, to provide safety to persons and vehicular traffic within any area undergoing pruning. Work will be scheduled to give the least possible interference to building occupants and visitors. All trimming and clippings will be collected and removed from the property, and to maintain all shrubbery throughout property on an as needed basis. Trees which will require cutting back or reshaping will be performed on a cost-plus basis.

BLOWING

Cleaning or blowing of all walkways, driveways, sidewalks, drive through and other paved areas littered in the lawn maintenance process, to maintain a clean appearance.

TRASH REMOVAL

All debris and or litter (paper, trash, bottles, Etc.) shall be removed from the turf areas and shrub beds prior to mowing, so as not to shred and scatter any matter.

DEBRIS REMOVAL

The removal of maintenance related debris shall be the responsibility of the Contractor:

- Turf Clippings
- Selective Pruning/ Shearing Clippings
- Earth dispelled by mowing equipment
- Edging debris
- Debris encumbering mowing areas

LIABILITY

Contractor is not responsible for the condition of the landscape due to the following:

- Freeze
- Drought
- Storm Damage

Contractor assumes no liability for damages or consequential damage caused by conditions of liability beyond its control and/or Acts of God.

IRRIGATION AND MOBILE MAINTENANCE

- Irrigation system services can be offered at a billable hourly rate of $69.00 plus materials.
- Full property Mobile Maintenance can be offered at a billable hourly rate of $69.00. (such as Pressure Washing, Stop Sign repair, Potholes, Curbing Repairs, etc.).
- Further details can be provided upon request.

FERTILIZATION & PESTICIDE

- Fertilization & insecticide will be applied on a quarterly basis.
- Fertilization to meet specific turf and seasonal requirements.
- Pesticide will be controlled and can kill potential diseases causing organisms, control insects, weeds, and other pests.

WEED CONTROL

- Weeds growing in paved areas will be chemically treated.
- Turf area which have already been overtaken with weeds to the point the turf is beyond overgrowth, are not covered under these specifications.

ADDITIONAL WORK

Work performed under this category will be done on a time and materials basis and is not included in the contract price. An estimate for proposed work will be submitted to proper authorizing party for approval before any additional work is performed.

Examples of items available but not covered by this contract are:

- Tree removals and tree trimming (shearing/shaping tree), beyond maintaining lateral lines of canopies.
- Additional work necessary to accommodate construction and building renovation projects; such as painting, aluminum siding, carpentry, pressure washing, or any other construction trades.
- Cutting plant material back away from building beyond the normal 3-4" maintenance trimming, transplanting plant materials that is in the way, and clean up removal of dead or damaged plants and turf after construction.
- New plantings and other special services.
- Major clean up due to storms, hurricanes, tornadoes, freezes, municipality water restrictions or other acts of god.
- Replenishing the mulch in plant beds, anything beyond existing contract demands.
- Clean up and maintenance of all non-maintained natural areas and/or woods.
- Planting of annuals.
- Clean up of leaves, soil build up, or debris from roads and parking area except for removal of debris generated from the work of this contract.
- Repairs to the irrigation system caused by conditions under which the maintenance contractor is not directly responsible. Examples include; normal wear and tear of the system, vandalism, accidental breakage by others, theft and underground pipe leaks.

TERMINATION

Florida Commercial Care, Inc. (FCC) requires a 180-day written notice for termination of contract by management company. "Owner may at any time and for any reason terminate Contractor's services and work at Owner's convenience". Upon receipt of such notice, Contractor shall, unless the notice directs otherwise, immediately discontinue the work on the facilities in connection with the performance of this Agreement. Failure to pay final invoices within a 30-day period will result in a monthly finance charge and could incur collection or legal fees.

BENCHMARKING

Within thirty (30) days after the commencement date, Florida Commercial Care Inc shall conduct an initial audit of the property. The purpose of this audit shall be to identify and establish a benchmark condition of the property. This initial audit will generate proposals which will need to be addressed in-order-to bring property up to a benchmark condition. If the owner does not wish to accept the recommendations FCC will consider current conditions of the property as benchmark and not be liable for services not performed by previous contractor.

Quote good for 60 days

SERVICES	ANNUALLY	MONTHLY	ACCEPTED
Basic	$52,800.00	$4,400.00	
Fertilization- Qtly	$7,392.00	$616.00	
Irrigation- Monthly	$2,484.00	$207.00	
Mulch – Annually	$8,004.00	$667.00	
Palms –Annually	$5,904.00	$492.00	
TOTAL	$76,584.00	$6,382.00	

Monthly Price: $6,382.00

Signature below authorizes work to begin at the above referenced property on _____, 2020. This contract/proposal is effective for two years from the effective date. Further signature guarantees that payment for work will be paid in 30 days from the date of invoice. Failure to pay in a timely manner may cause a disruption in services. The payment for thirty days will be in affect if the vendor wishes not to have the contractor work the 30 days.

Signature: _____

Date: _____

_____

Stephen McDowell
President, Florida Commercial Care, Inc.

OMEGASCAPES

LANDSCAPE MANAGEMENT PROPOSAL

Prepared For:

ENCORE RESORT AT REUNION™

Encore Resort at Reunion CDD
Kissimmee, FL

Encore Resort at Reunion CDD
c/o Government Management Services
219 East Livingston St
Orlando, FL 32801

ENCORE RESORT AT REUNION™

Attn: George Flint
District Manager

Subject: Landscape Management Proposal

OmegaScapes, Inc sincerely appreciates the opportunity to present this proposal for landscape maintenance services at **Encore Resort at Reunion CDD.**

OmegaScapes is a premier full-service provider of commercial grounds maintenance services in the Central Florida area. As a respected local industry professional, we have the good fortune of providing our services for some very prestigious customers in a variety of markets. It would be our pleasure to serve you as well.

We truly hope this information affords OmegaScapes your favorable consideration. Please feel free to review the enclosed proposal package and contact me should you have any questions, require additional information, or would like to schedule a meeting to review our submittal in more detail.

Our team of professionals are ready to begin our partnership with you and to exceed your expectations. The entire OmegaScapes team is looking forward to working with you.

Sincerely,

Dan Bond
Business Development Manager

OMEGASCAPES

Who are we?

Omegascapes, Inc. is a full service, commercial landscape management company headquartered in Orlando, FL. We currently service all of Central Florida and are working our way into the Daytona, Ocala, and Tampa markets. Our services include landscape maintenance, irrigation services, fertilization and pest control, arbor care, and landscape improvements. Our focus is on properties with extensive landscapes that require a high level of detail and attention. Our promise is proactive landscape management with the highest level of customer service in the industry at the best value.

Where did we come from?

Our entire management team and ownership have all worked for the largest companies in our industry, and we feel that Omegascapes has blended the best qualities of a large operation with the benefits of a smaller, family owned business. It is becoming more and more evident that "bigger" isn't necessarily better in a landscape maintenance company. What really matters is "are you big enough". Our sister company, Lake Conway Landscaping, specializes in large scale commercial landscape development which is a nice compliment to Omegascapes' ability to manage those same types of landscapes. With both companies available to you, we have plenty of resources and "muscle" for whatever your needs may be.

What makes Omegascapes different?

The biggest difference is simple: ***We do what we promise… and we manage ourselves.***
Seems too simple, right? Well, what we have discovered by listening to prospective clients for the last five years is that this concept is sorely lacking in the industry. To be successful at this puts a lot of responsibility on us, though. It is much easier to over promise to make a sale… and then under deliver while having lots of excuses. I'm sure many of you have experienced this with other contractors. If we deal with the reality of the challenges and create and execute a plan of success based on achievable goals, we now become your partner and not just another contractor. Why? Because we have helped you and your property achieve the curb appeal that everyone said they could provide but didn't.

Why should you choose us?

The short answer is… because you are tired of the empty promises and failed executions. Omegascapes is fully committed to raising the bar in our industry one client at a time, one property at a time. We refuse to under bid a property like many of our competitors do just to close a sale. To properly manage a landscape on any given property takes the man-hours it takes *every single visit*. No company can magically do this consistently for less hours with a smaller crew at a cheaper price. We will dedicate the staff, equipment, and resources to your property to meet the expectations that were agreed upon. We will offer you proactive solutions, and a plan to get it done, and you won't have to chase us down and beg us to do it. If we discover that budgets are not ideal, we will offer the best plan possible that focuses on the priority areas first so your team, guests, and residents can see the improvements. Omegascapes will bring the right vision, the right plan, the right resources, and the right management to be successful.

We are different. We do what we promise. We make landscaping simplified.

Omegascapes, Inc. has reviewed the community, understands the scope of work outlined, and has visited the site to do a full inspection of current conditions. Our approach to the services as described in the scope of services provided is to have a full-time staff average of four service the property Monday through Thursday each of the 40 requested cycles. We will perform the regular mowing events on all areas during this time, and detailing hedges the shrub beds 17 times annually. Our team will be policing the entire property each week as well to inspect all areas.

In addition, we will have an irrigation technician on-site for one week each month to inspect the system as specified. Incidental repairs will be made during this time, while larger repairs will be estimated, approved, and scheduled to be completed within the district's timeframe. Fertilization and Pest Control services will be handled with monthly visits and applications to fulfil the specifications of the community. Reports for both services will be provided to the HOA as required.

Palm services, All Specimens of Palms will be performed twice per year other than Sables which will be performed once per year, and mulch once per year as requested. Regular site inspections and walkthrough meetings with client will also occur as requested. Coordination with the District Manager for regular irrigation inspections and for any landscape enhancements will be performed as specified to ensure plant material always has the proper water it needs to flourish.

The overall approach taken by Omegascapes is focused on a level of quality that will ensure the district's landscape is consistently healthy and aesthetic.

Site Inspection

Current landscape seems to be in reasonable health. We observed some malnutrition in shrubs and palms as well as weed infestation in certain areas. Some turf areas have common "hot spots" that are wilting due to seasonal temperatures. Mulch looks a bit thin, and we assume it is approaching time for an additional application. Zoysia and St Augustine turf appears in good health.

Exclusions

Omegascapes is excluding "maintenance of hardscape – flatwork, columns, fences, and monuments" All other routine, structural, and chemical maintenance of these to be done by others. Omegascapes is also excluding all hardwood tree trimming above 10'

Approach to Pruning

Omegascapes uses best management practices for all pruning. For shrubs, we will round edges as specified in scope. For palms, we will trim at 10 and 2 o'clock as specified. Tree trimming will be performed as specified as well. Ornamental grasses will be cut back each year in early spring.

Approach to Pest, Weed, and Disease

Control Turf and shrub applications will be on a rotating bi-monthly basis. This means we will be on-site each month inspecting the entire landscape and applying scheduled services. If we identify other issues, they will be addressed while on-site. This is a high level of attention we feel the property is currently lacking. Herbicide in turf and shrub beds will be applied on regular intervals to promote minimal weed presence.

Irrigation System

Omegascapes will work closely with the District Manager, carefully following the scope specified in the RFP. We have included one full week each month for inspections of the district's irrigation system. Upon our initial property audit, and continuing each inspection, we will submit a written report clearly communicating the status and any concerns we have with the system, as well as a plan to correct if needed.

Staff Levels

An average of a 6-man crew for 40 weeks per year for mowing and detail entire scope 17 times annually, one week per month irrigation tech, monthly pest control and fert applicator cycles. Dedicated Account Manager available as needed in addition to regular managing of crew and support staff. Office management and administrative staff available as needed. Owner of company available as needed. Furthermore, our sister company Lake Conway Landscaping and all its staff, equipment, and resources are available as needed as well.

Key OmegaScapes Personnel

Kevin Carmean is the owner of OmegaScapes and Lake Conway Landscaping. He obtained his bachelor's degree in Business Management from Rochester College, is a Licensed Irrigation Contractor and is FNGLA certified as a Horticultural Professional, Landscape Contractor and Technician. In his 25+ years in the industry, Kevin has been responsible for well over $250 million in landscape installations. Prior to starting OmegaScapes and LCL, he worked for one of the world's largest landscape companies, successfully managing over 150 employees with an annual revenue exceeding $30 million. The combination of Kevin's experience, management style and personality have allowed him to put together and maintain the best team of landscape professionals in the industry.
Kevin@Omegascapes.com 407-930-6010

Fallon Dillon is our Vice President of Human Resources. She has over 17+ years of industry experience and has had the pleasure of working with one of the world's largest landscape companies. She is extremely passionate about our businesses. Fallon has mastered many roles from project engineer, project management to even corporate accounting responsibilities with an annual revenue of $11 million. She also manages all the accounting and administrative duties within our businesses, as well as assisting with long term planning and directing our safety program. Fallon holds an OSHA 10 certification is FCLT certified and a HR Generalist.

Fallon@OmegaScapes.com 407-730-3026

Jared Berryman is our Project Manager with 20+ years of industry experience. He has worked on several large projects in the Orlando area. Prior to joining LCL Jared also worked for one of the world's largest landscape companies with annual revenues of $500 million. He had the opportunity to successfully manage the landscape installations on Reunion Resort & Club of Orlando, totaling over $12 million, while also working on Bella Collina in Montverde, totaling over $9.5 million. Jared has a Bachelor of Science degree from the University of Florida in Environmental Horticulture, State of Florida Irrigation Specialty Contractor and Agriculture Best Management Practices certified. He also holds an OSHA 30 certification. Jared prides himself in attention to detail and this effort shows not only in the standards of our crews, but also our responsiveness and the high quality of our projects. He also helps oversee OmegaScapes Maintenance transitions from development

Jared@LakeConwayLandscaping.com 407-516-3547

Jon Cook is our Irrigation Supervisor for LCL with 10+ years of industry experience. Jon is an expert in large, complex irrigation systems and specializes in 2-wire central control systems. He is a Certified Maxicom operator/technician and an active member of Florida Irrigation Society & Irrigation Association. Jon has a history of effectively managing multiple irrigation crews at once while producing quality irrigation systems. He also oversees OmegaScapes Irrigation Technicians.

Jon@LakeConwayLandscaping.com 407-383-7904

Chris Arnold Chris Arnold is our Operations Manager with 20+ years in the industry. Prior to joining OmegaScapes, Chris worked for one of the largest landscape companies and was responsible for overseeing $5 million in revenue on multiple sites. Chris managed very large projects, including Reunion Resort, Marriott, and Marriott timeshares resorts. Chris holds certifications with FNGLA, and a certification in BMP. Chris prides himself in leading his crews to provide the best customer satisfaction, attention to detail, and going above and beyond clients expectations for the properties.

Chris@OmegaScapes.com 407-883-5191

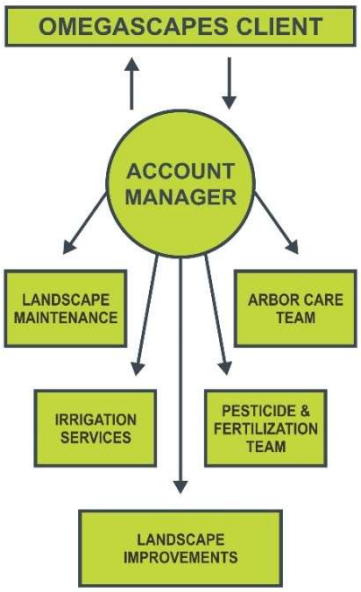
Dan Bond is a Business Development Manager at OmegaScapes. He handles estimating and proposal development for our company. Dan possesses all the necessary skills and abilities at building relationships to help our growth effort in the Central Florida market and beyond through exceptional prospecting and business development.

Dan@Omegascapes.com 407-448-7341

Communication Simplified

One way that Omegascapes, Inc offers you Landscaping Simplified is by funneling all communications through one point of contact. We empower our account manager with the authority to make decisions and offer solutions to your general manager and board of directors. Even if residents in your community would like a direct line of communication with our staff, we can accommodate:

YourCommunity@OmegaScapes.com



Equipment To Be Used During Services

Ford Crew Cab Work Truck

Two-Cycle Machines

Backpack Sprayers

60” Mower

48” Stander ZTR Mower

Commercial Spray Rig

104” ZTR Mower

Omegascapes Team Members and Labor Approach

- Highly visible safety vest with logo and PPE
- Professional appearance
- Minimum one crew member fluent in English
- Property will be serviced with an average of a 6-man crew each cycle, mowing entire property and detailing sections.
- 40 mowing cycles, 17 detail cycles
- High profile areas and entryways inspected more frequently

Sample Monthly Irrigation Report

OMEGASCAPES

JOB NAME: _____
JOB NUMBER: _____
DATE: _____
CONTROLLER: _____
PAGE: _____ OF _____

Program A (current): M T W T F S S
Program A (adjust): M T W T F S S
Program A Start time: _____

Program B (current): M T W T F S S
Program B (adjust): M T W T F S S
Program B Start time: _____

Program C (current): M T W T F S S
Program C (adjust): M T W T F S S
Program C Start time: _____

Zone Number											
Sprays/Rotors											
Run Times											
Straighten Heads											
ARC/Radius Adj											
Partial Clog											
Broken Head											
Rotor Not Rotating											
Leaking Head											
Broken Pipe											
Broken riser											
Severe Clog											
Broken Nozzle											
Incorrect Nozzle											
4" to 6" Spray/Rotor											
6" to 12" Spray/Rotor											
Add 12" to Riser											
Raise Heads in Shrubs											
Raise Heads in Turf											
Relocate Heads											
Add Heads											
Valve Not Operating											
Maint. Damage											
Other											

SAMPLE

Comments:

_____

_____

Technician: _____ Date: _____

Sample Monthly Pest Control and Fertilization Report

OMEGASCAPES

28th Street, Orlando, FL 32805

(407) 930-6010

info@OmegaScapes.com

Date: _____ Job Number: _____

Material to be Treated: _____

Time Arrival: _____ am/pm Time Departure: _____ am/pm Total Time: _____

Weeds or pest to be Treated: _____

Treatment Information

Chemicals	EPA Reg. #	Rate/100 gal	Rate/1000 sq. ft.	Units	Total Used

SAMPLE

Method of Control: __ JD9 __ Lawn Gun __ Wand __ Backpack __ TurfCo __ Vortex Spreader __ Other _____

Area Treated (sq. ft.) _____ Weather/Temperature _____

Technician notes and Service Details:

_____

_____

_____

_____

_____

Spray Operator: _____ Identification #: _____

Customer : _____

Sample Property Evaluation Report

OMEGASCAPES

Property Evaluation

Job Name: _____ Date: _____

Manager: _____

Overall Appearance	A	B	C	D	F
A. Turf Condition					
1) Grass cut at proper height					
2) Sprayed/trimmed around signs, poles, etc.					
3) Weed Control					
4) Edged					
5) Bare areas					
6) Disease or insect present					
B. Plant Material					
1) Pruned Properly					
2) Beds weeded or sprayed					
3) Beds edged					
4) Disease or insect presents					
5) Debris					
6) Dead or missing plant material					
C. Sidewalks, Driveways or Parking lots					
1) Blown					
2) Dead or missing plant material					
3) Weed control					
D. Annual beds					
1) General Appearance					
2) dead or missing plant material					
3) Weed control					

SAMPLE

Comments: _____

Completed by: _____ Manager: _____

LENNAR®

September 19th, 2019

May Afroze
Lennar Homes
2300 Maitland Center Parkway,
Suite 320
Maitland, FL 32751

To Whom It May Concern:

It is with much pleasure that I am writing this letter to recommend the services offered by Omegascapes.

Since July of 2019, we have utilized Omegascapes to provide lawn care / maintenance for over 15 of our communities throughout the Orlando area and have been extremely happy with all services provided. All associates exude professionalism & care with every interaction and have been able to handle any task / urgent need that arises. The Omegascapes Team has always been quick with communication and response. I am consistently thankful to the team for their civilities & dependable efforts.

I am happy to recommend the services of Omegascapes. If you have any questions, please feel free to contact me.

Respectfully,

May Afroze

To whom it may concern: March 20, 2019

Please accept this as my letter of reference for Omegascapes, Inc. We partner with them at our USTA National Tennis Center campus in Lake Nona. With 100 tennis courts spread across 64 magnificent acres, the USTA National Campus offers unparalleled playing, training and educational experiences for recreational players, competitive players, coaches and spectators from around the world. Omegascapes is our full-service landscape provider handling all mowing, trimming, pest control, fertilization, irrigation, arbor care, and mulching services. They have a 52-week full-time staff of 2-4 employees on site depending on the season and scheduled events. James Brown is the Manager of our account, handling all communications, scheduling, and project executions. USTA National Tennis Center and Omegascapes work very well together and I give my personal recommendation that they be considered by your organization for any landscape needs you may have.

Richard C. Coiro
Senior Director, Finance
Coiro@USTA.com
914-233-4864

USTA National Campus, Community Tennis, Player Development
10000 USTA Blvd.
Orlando, FL 32827

Current Project Reference

USTA National Campus
10000 USTA Blvd.
Orlando, FL 32827

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, Burmuda Turf Care, Palm Pruning, Mulch, Landscape Enhancements

Our team of 3 report directly to the USTA National campus and handle all primary landscape maintenance services on the 64 acre site with support from our specialized teams as needed. This property contains just over 3 acres of Bermuda turf requiring twice per week mowings, six acres of Zoysia turf, ten acres of Bahia, and 105k square feet of shrub beds. USTA National Campus requires a diligent plan and strategic approach to meet the very high expectations. Frequent events and large crowds are also a unique challenge when scheduling services for this property. Thankfully, their staff and our team work well together and meet frequently to plan weeks in advance to ensure success.

HarborChase
Celebrating Senior Living!

Current Project Reference

OMEGASCAPES

Harbor Chase of Dr Phillips
7233 Della Dr
Orlando, FL 32819

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, 95,000 sf St Augustine turf, 90,000 sf shrub beds, resort level service.

HarborChase of Dr. Phillips combines the luxurious amenities of a vacation resort with the close-knit camaraderie of a small neighborhood. Conveniently located in the heart of the Dr. Phillips neighborhood in southwest Orange County, HarborChase offers a host of stimulating activities, generous amenities, superior concierge services and customized programs that will enhance your health and happiness. Now that Lake Conway Landscaping has completed the installation of the landscape and irrigation, our team at Omegascapes is on the job to keep it looking beautiful. With a 52-week resort level landscape management plan in place, we have the right approach to consistently meet the demands of such a luxurious property.

Current Project Reference

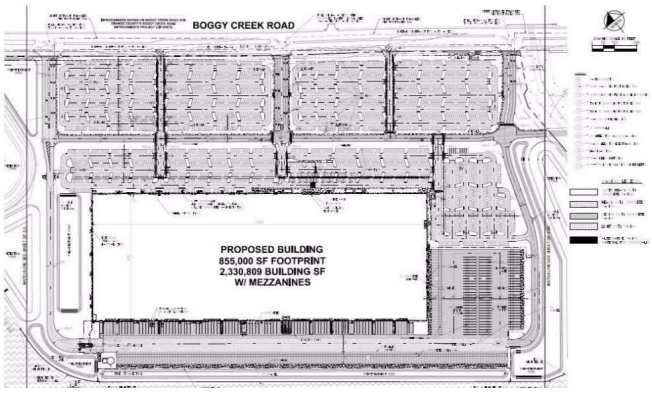
OMEGASCAPES

Amazon Fulfilment Center
7469 Kingspointe Pkwy
Orlando, FL 32819

Attn: Dan Jackson (407) 496-0163
djckmz@amazon.com

Services Provided: Landscape Maintenance, Irrigation Maintenance, Pest and Fertilization, 130 acre site with sprawling parking lot and massive retention ponds

Amazon fulfillment centers enable e-commerce merchants to outsource warehousing and shipping versus having to own or lease a building. I'm sure we are all familiar with the company and the efficiency it has brought to online buyers around the world. This site is absolutely massive and cannot truly be appreciated from photos. Our sister company, Lake Conway Landscaping, handled the irrigation and landscape installations for this recently completed 130 acre project. There are literally miles and miles of pipe and wires in the ground connecting over 200 landscape islands scattered throughout the parking lots. This site also contains some of the largest retention ponds found on any of our properties. It's worth a site visit sometime!



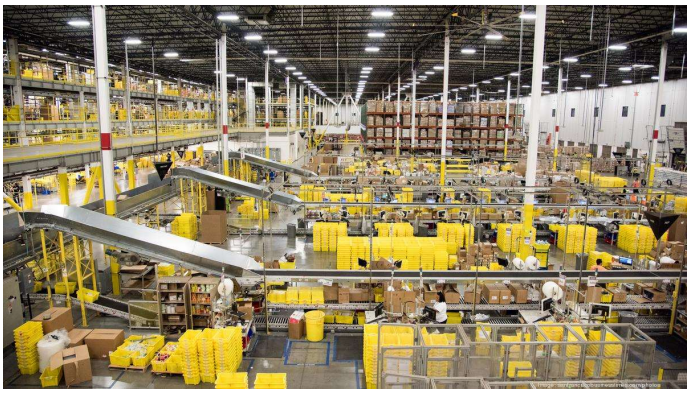


Exhibit "A"

Pricing Summary for

Encore Resort at Reunion CDD, Kissimmee FL

Core Services:

Grounds Maintenance:	$ 265,608 per year	$ 22,134 per month
Irrigation Maintenance:	$ 31,224 per year	$ 2,602 per month
Fertilization & Pest:	$ 39,432 per year	$ 3,286 per month

Total	**$ 336,264 per year**	**$ 28,022 per month**

Additional Services:

Mulch (400cy):	$ 18,000 per year	$ 1,500 per month
Palms (221):	$ 11,328 per year	$ 944 per month
Annuals (4,900 x 4rot):	$ 34,248 per year	$ 2,854 per month

Grand Total	**$ 399,840 per year**	**$ 33,320 per month**

*****Any new areas turned over will be added as addendums to the contract*****

ENCORE RESORT AT REUNION™

OMEGASCAPES

Exhibit "B"

Frequency Breakdown for

Encore Resort at Reunion CDD, Kissimmee FL

FUNCTION	*J*	*F*	*M*	*A*	*M*	*J*	*J*	*A*	*S*	*O*	*N*	*D*	*TOTAL*
MOWING (High Profile areas)	2	2	3	4	4	5	4	5	4	3	2	2	40
MOWING (ROW)	2	2	3	4	4	5	4	5	4	4	2	2	40
MOWING (Ponds/Fields)	2	2	3	4	4	5	4	5	4	3	3	2	40
HARD EDGING	2	2	3	4	4	5	4	5	4	3	2	2	40
BED EDGING	2	2	3	4	4	5	4	5	4	3	2	2	40
AIR BLOWING	2	2	3	4	4	5	4	5	4	3	2	2	40
WEED EAT/LINE TRIM	2	2	3	4	4	5	4	5	4	3	2	2	40
SHRUB TRIM	1	1	1	1	2	2	2	2	2	1	1	1	17
SPRAY/PULL WEEDS	1	1	1	1	1	1	1	1	1	1	1	1	12
CRAPE MYRTLE PRUNING	0	1	0	0	0	0	0	0	0	0	0	0	1
SELECTIVE PRUNING up to 10'	0	0	0	0	0	0	0	0	0	0	0	1	1
SABLE PALM/ ARBOR CARE	0	0	0	0	0	0	0	1	0	0	0	0	1
SYLVESTER/BISMARK/QUEEN PALM / ARBOR CARE	0	0	0	0	0	1	0	0	0	0	0	1	2
TURF CHEM/FERT	1	0	1	0	1	0	1	0	1	0	1	0	6
SHRUB CHEM/FERT	0	1	0	1	0	1	0	1	0	1	0	1	6
ANNUALS	1	0	0	1	0	0	1	0	0	1	0	0	4
IRRIGATION CHECK	1	1	1	1	1	1	1	1	1	1	1	1	12
MULCH	0	1	0	0	0	0	0	0	0	0	0	0	1

CORPORATE INFORMATION

OmegaScapes, Inc.

Physical Location:

4954 N. Apopka Vineland Road
Orlando, FL 32805

Office: (407)930-6010 -

www.OmegaScapes.com

Incorporation: Florida - May 2015

FEIN: 47-4138224

License / Certification

- FNGLA Certified Landscape Contractor
- Irrigation Certification
- Lawn and Ornamental Pest Control
- Applicable city and county occupational licenses.

Insurance

- General Liability $2,000,000 each occurrence
- Umbrella $4,000,000
- Auto $1,000,000
- Workers Compensation $1,000,000
  (Certificate of Insurance available upon request)

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

CREATIVE NORTH, INC.

4084 Staghorn Ln Weston, FL 33332
www. CreativeNorthInc.com

Client Information

Reunion West CDD

PROPOSAL

Date	12/7/2020
Proposal #	RWCDD-12071

Description	Qty	Rate	Total
REUNION WEST CDD - LANDSCAPE MAINTENANCE PROPOSAL *As per Scope of Work			
Schedule "A" - General Services Schedule "B1" - Turf Care Program - Zoysia Schedule "B" - Turf Care Program - Bahia Schedule "C" - Tree/Shrub Care Program Schedule "D" - Special Services Schedule "E" - Irrigation Maintenance	1	181,600.00	181,600.00
		TOTAL	**$181,600.00**

Thank you for the opportunity to do business with you. We look forward to your response. So that we can service you and all of our clients in a professional and timely manner please review the following: Your job will be scheduled when a copy of the signed proposal is received. Final payment is due upon completion. Late fees, finance charges, collection and attorney fees incurred will be your responsibility. The terms and content of this proposal are accepted and agreed to by:

Signature: _____ Date: _____

SECTION VII

Reunion East and Reunion West Community Development Districts

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 - Fax: 407-839-1526
ReunionEastCDD.com - ReunionWestCDD.com

December 2020

Amenity Development Feedback Survey

Reunion West Community Development Board of Supervisors is considering the best use for two land parcels.

The first area is an approximate 1 acre parcel of land on Grand Traverse Parkway. The area is currently open space abutting a conservation area and surrounded by private residential lots (*please see map image on right with area marked as Tract R-1*).

The other area is a parcel that includes a Mail Kiosk in the vicinity of Grand Traverse Parkway and Valhalla Terrace. The area is surrounded by private residential lots. Mail Kiosk parking was recently added to this area. *Please see attached map image on left with area marked as O-4.*

The Board is seeking community input to set a direction for amenity development in these areas. This feedback survey is part of the process designed to ensure that the management team gathers the necessary input to develop a plan that is rooted in the needs of the community. The brief digital survey should take no more than 5 minutes to complete. Survey results will be reported to the Board of Supervisors at an upcoming meeting. Please complete the survey no later than December 30, 2020.

If you would like more information about current Reunion East Community Development District and Reunion West Community Development District recreational facilities, please call us at 407-841-5524 extension 138 or visit our website at ReunionEastCDD.com. If you have questions concerning the survey, please call Tricia Adams at 407-841-5524 extension 138 or via electronic mail at tadams@gmscfl.com.

Please select only one answer for each potential land use:

Interest in Covered Picnic Shelter & Barbeque Area
Very Interested Somewhat Interested Not Interested

Interest in Dog Park
Very Interested Somewhat Interested Not Interested

Interest in Playground
Very Interested Somewhat Interested Not Interested

Interest in Pollinator Garden
Very Interested Somewhat Interested Not Interested

Interest in Climbing Wall
Very Interested Somewhat Interested Not Interested

Interest in Pickleball Court
Very Interested Somewhat Interested Not Interested

Interest in Basketball Court
Very Interested Somewhat Interested Not Interested

Interest in Community Kitchen Garden
Very Interested Somewhat Interested Not Interested

Interest in Outdoor Fitness Stations
Very Interested Somewhat Interested Not Interested

Interest in Retaining Green / Open Space and Leave Parcel As-Is
Very Interested Somewhat Interested Not Interested

Other Interest for Amenity Development on this Parcel:

_____

Thank you for taking time to provide feedback regarding amenity development at Reunion West Community Development District.

SECTION VIII

Access Control Technologies, Inc.

1028 W. Washington Street ▪ Orlando, FL 32805 ▪ (407) 422-8850 ▪ Fax (407) 649-8352
www.actflorida.com ▪ Email: service@actflorida.com

THIS IS AN ESTIMATE FOR SERVICE – DO NOT PAY

******NOTE: Prices are valid for 30 days from the date of this estimate******

BILLING:
Reunion 2006 - EMAIL
C/o Governmental Management Services 9145
Narcoossee Rd. Suite A-206
Orlando, FL 32837-
Contact: Jason Showe
Phone: (407) 841-5524 Office Ext: 105
Alt Phone: (407) 470-8825 Work Fax: (407) 839-1526
Email: jshowe@gmscfl.com

PROPERTY:
Reunion 2006
7755 Gathering Dr
Kissimmee, FL 34747-
Called in by: Alan Scheerer
Phone: (407) 841-5524 Office Ext:
Alt Phone: (407) 398-2890 Cell Fax: (407) 839-1526
Email: ascheerer@gmscfl.com

Re: Job #166706 /Estimate for Service #34765
Date: 12/3/2020

Prepared By: Chrissy Cathers
Total Pages: 2

Scope of work:
Labor and materials listed below to replace the Sinclair/Traditions exit barrier arms with LED arms.

Parts/Materials

Qty	Description	Price	Ext Price
Gate 5: Traditions/Sinclair/ Exit Barrier Gate Operator Master			
1	15' LED Gate Arm Complete W/ Red & Green Lights, Wiring Harness, Install Kit, Controller and Counterweight	$1,070.24	$1,070.24
Gate 5: Traditions/Sinclair/ Exit Barrier Gate Operator Slave			
1	15' LED Gate Arm Complete W/ Red & Green Lights, Wiring Harness, Install Kit, Controller and Counterweight	$1,070.24	$1,070.24

Disclaimers

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

Totals:

Service Parts	Welding Parts	Labor	Travel	
$2,140.48	$0.00	$270.00	$42.00	

Estimate Total: $2,452.48

Notes:
** The Excitement gates are 12'. The 12' LED arm kits are $937.05 plus labor.

Please sign below to indicate acceptance of the above proposed scope of work and return via fax or email at your earliest convenience.

Signature: _____ Date: _____

Print Name: _____

Sincerely:

Chrissy Cathers
ACT Service Department
(407) 422-8850
Fax: (407) 649-8352
service@actflorida.com

SECTION IX

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Kingwood/ Carpenter	**In Process**	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	3/16/17	Allocation of 532 Costs	Carpenter	**On Hold**	Proposals from Yellowstone presented at BOS meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Scheerer/ Adams/Carpenter	**Completed**	Communication to residents regarding parking and towin g enforcement scheduled December 2020
4	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	**On Hold**	Encore agreed to have a gate at the entrance to the residential portion of Reunion Village and then another resident only gate before crossing the Davenport Creek bridge going into Reunion proper. Engineer presented first revision of Preliminary Plan to BOS at the July meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.

revised 2/6/2020

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
5	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carll	**Phase 3 Ongoing**	As of 10.03.2020 all amenities except water fountains open per Phase 3 Reopening Guidelines.
6	11/12/20	Seven Eagles Management Transition	Adams/Scheerer	**In Process**	New pool, janitorial, and landscape contract started 12.01.2020. Fitness Center evlauation completed 11.20.2020. Quotes for Fitness Center repairs and equipment replacement scheduled for BOS consideration 12.10.2020. Other transition items in process: utility transfer, amenity policy update, rental fee update, evaluation of amenity designation
7	7/9/20	Upgrade Terraces Sign Posts	Scheerer	**In Process**	Upgrade sign posts to decorative fluted posts with finial. Sign Posts are on order November 2020.
8	8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	**In Process**	Security camera proposals for pools and entrance gates approved at 11.12.2020 BOS meetng. Installation is pending. For other items noted on security assessment further action is on hold until cameras are installed.
9	8/13/20	Entrance Monument at Spine Road	Scheerer/Goldstein	**In Process**	First proposal reviewed by BOS 10.08.2020; Alternative proposals are being solicited.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
10	9/10/20	New Bond Issuance	Boyd/Carpenter/ Flint/Bond Counsel	**In Process**	Resolution 2020-11 Authorizing District Staff / Bond Counsel to commence work approved 09.10.2020. Developer to retire Bond series 2015-1,2, & 3. Encore developing about 296 condos at Spectrum and 250 residences at Reunion Village (behind hospital parcel). Engineer's Report and Assessment Methodology on Agenda 11.12.2020. Bond Delegation Resolution Scheduled for BOS Consideration 12.10.2020. Assessment Hearing scheduled 01.14.21.
11	9/10/20	Secure Pool Access Gates	Scheerer	**In Process**	Alan Scheerer is seeking proposals and options for Seven Eagles for BOS consideration 12.10.2020.
12	10/8/20	Intersection Improvements / Signalization of CR 532 / Reunion Blvd	Boyd / Greenstein	**In Process**	Nvision working on easement and title report for OC. RECDD and OC easement documents pending receipt & scheduled for review by BOCC 01.04.21.
13	11/12/20	Feasibility Report on Selling Roads to Private Entity	Carpenter	**In Process**	Gathering information from Bond Counsel

Reunion West Community Development District

Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments

revised 2/6/2020

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	2/21/19	Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	**Completed**	15 Minute Parking Signs installed December 2020
2	11/12/20	Reserve Study Update	Adams	**In Process**	Proposal scheduled for BOS Consideration 12.10.2020
3	11/12/20	Determine Recreational Use of 1 acre CDD parcel on Grand Traverse Parkway & Area nearby Mailk Kiosk on GTP and Valhalla Terr.	Adams / Scheerer	**In Process**	Draft survey scheduled for BOS review and input 12.10.2020
4	11/12/20	Lighted LED Exit Bar for Gate House	Scheerer	**In Process**	Proposal scheduled for BOS review 12.10.2020.
5	NA	Lighting Monuments	Scheerer	**In Process**	Lights installed at most monuments completed as of 10.08.20. Two locations pending completion.
6	5/14/20	Street Parking Towaway Zones	Scheerer / Adams / Carpenter	**Completed**	Communication with residents regarding No Parking Zones scheduled December 2020.

SECTION 2

Reunion West
Community Development District

Summary of Check Register

November 1, 2020 to November 30, 2020

Fund	Date	Check No.'s		Amount
General Fund	11/5/20	1661	$	7,600.74
	11/13/20	1662-1664	$	2,014.75
	11/20/20	1665-1674	$	393,286.74
	11/25/20	1675-1677	$	3,323.01
			$	406,225.24
Replacement & Maintenance Fund	11/25/20	23	$	56,640.00
			$	56,640.00
Payroll	**November 2020**			
	Mark Greenstein	50496	$	184.70
			$	184.70
			$	**463,049.94**

*** CHECK DATES 11/01/2020 - 11/30/2020 ***
REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/05/20	00020	11/01/20	485	202011	310	51300-34000				*	3,689.50		
			MANAGEMENT FEES NOV20										
		11/01/20	485	202011	310	51300-35100				*	183.33		
			INFORMATION TECH NOV20										
		11/01/20	485	202011	310	51300-31300				*	833.33		
			DISSEMINATION FEE NOV20										
		11/01/20	485	202011	310	51300-51000				*	15.45		
			OFFICE SUPPLIES										
		11/01/20	485	202011	310	51300-42000				*	7.28		
			POSTAGE										
		11/01/20	485	202011	310	51300-42500				*	25.35		
			COPIES										
		11/01/20	486	202011	320	53800-12000				*	2,846.50		
			FIELD MANAGEMENT NOV20										
									GOVERNMENTAL MANAGEMENT SERVICES			7,600.74	001661
11/13/20	00035	10/31/20	189485	202010	320	53800-47000				*	63.36		
			AQUATIC PLANT MGMT OCT20										
		10/31/20	189485	202010	300	13100-10100				*	68.64		
			AQUATIC PLANT MGMT OCT20										
									APPLIED AQUATIC MANAGEMENT, INC.			132.00	001662
11/13/20	00051	11/06/20	2809	202010	310	51300-31100				*	300.00		
			PREP/ATTEND BOS MEETING										
		11/06/20	2810	202010	310	51300-31100				*	347.15		
			PRE-CONSTR.MTG/CHG ORDER										
									BOYD CIVIL ENGINEERING			647.15	001663
11/13/20	00036	10/31/20	DUKE-DUK	202010	320	53800-43000				*	541.22		
			DUKE ENERGY #40845 34210										
		10/31/20	DUKE-DUK	202010	320	53800-43000				*	165.43		
			DUKE ENERGY #43303 35141										
		10/31/20	TOHO-TOH	202010	320	53800-43100				*	528.95		
			TOHO METER#62644093 OCT20										
									REUNION RESORT			1,235.60	001664
11/20/20	00031	11/19/20	11192020	202011	300	20700-10000				*	9,448.93		
			FY20 DEBT SERV SER 2004-1										
									REUNION WEST C/O USBANK			9,448.93	001665
11/20/20	00031	11/19/20	11192020	202011	300	20700-10400				*	2,318.68		
			FY20 DEBT SERV SER 2015										
									REUNION WEST C/O USBANK			2,318.68	001666
11/20/20	00031	11/19/20	11192020	202011	300	20700-10500				*	3,816.46		
			FY20 DEBT SERV SER 2016										
									REUNION WEST C/O USBANK			3,816.46	001667

*** CHECK DATES 11/01/2020 - 11/30/2020 *** REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/20/20	00031	11/19/20	11192020	202011	300	20700	10600			*	3,600.44		
			FY20 DEBT SERV SER 2017										
									REUNION WEST C/O USBANK			3,600.44	001668
11/20/20	00031	11/19/20	11192020	202011	300	20700	10700			*	302.44		
			FY20 DEBT SERV SER 2019										
									REUNION WEST C/O USBANK			302.44	001669
11/20/20	00031	11/20/20	11202020	202011	300	20700	10000			*	158,500.10		
			FY21 DEBT SERV SER 2004-1										
									REUNION WEST C/O USBANK			158,500.10	001670
11/20/20	00031	11/20/20	11202020	202011	300	20700	10400			*	38,948.29		
			FY21 DEBT SERV SER 2015										
									REUNION WEST C/O USBANK			38,948.29	001671
11/20/20	00031	11/20/20	11202020	202011	300	20700	10500			*	64,107.43		
			FY21 DEBT SERV SER 2016										
									REUNION WEST C/O USBANK			64,107.43	001672
11/20/20	00031	11/20/20	11202020	202011	300	20700	10600			*	59,994.88		
			FY21 DEBT SERV SER 2017										
									REUNION WEST C/O USBANK			59,994.88	001673
11/20/20	00031	11/20/20	11202020	202011	300	20700	10700			*	52,249.09		
			FY21 DEBT SERV SER 2019										
									REUNION WEST C/O USBANK			52,249.09	001674
11/25/20	00011	11/17/20	7-183-83	202011	310	51300	42000			*	53.76		
			DELIVERY 11/06/20										
									FEDEX			53.76	001675
11/25/20	00043	11/20/20	95173	202010	310	51300	31500			*	2,634.25		
			RWDP CONVEY/AGDA/CART/AGR										
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,634.25	001676
11/25/20	00005	10/27/20	27107674	202010	310	51300	48000			*	635.00		
			NOT.LNDOWNER/ELECT/BOSMTG										
									ORLANDO SENTINEL			635.00	001677

TOTAL FOR BANK A 406,225.24

TOTAL FOR REGISTER 406,225.24

*** CHECK DATES 11/01/2020 - 11/30/2020 ***
REUNION WEST-R&M
BANK C REPLACEMENT & MAINT

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/25/20	00007	11/17/20	31855	202011	300-13100-10100		*	29,452.80		
			177 NO PRK SIGN W/ ARROWS							
		11/17/20	31855	202011	320-53800-53200		*	27,187.20		
			177 NO PRK SIGN W/ ARROWS							
						FAUSNIGHT STRIPE & LINE INC			56,640.00	000023

TOTAL FOR BANK C 56,640.00

TOTAL FOR REGISTER 56,640.00

SECTION 3

Reunion West
Community Development District

Unaudited Financial Reporting

October 31, 2020

Table of Contents

Reunion West

COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
October 31, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	$609,142	$307,871	---	---	$917,013
CUSTODY ACCOUNT	$2,872	---	---	---	$2,872
STATE BOARD OF ADMINISTRATION	---	$840,364	---	---	$840,364
DUE FROM REUNION EAST	$96,603	$16,203	---	---	$112,806
DUE FROM GENERAL FUND	---	---	$19,487	---	$19,487
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	$669,007	---	$669,007
Revenue	---	---	$674,014	---	$674,014
General Redemption	---	---	$394	---	$394
SERIES 2015					
Reserve	---	---	$163,443	---	$163,443
Revenue	---	---	$164,570	---	$164,570
Construction	---	---	---	$5	$5
SERIES 2016					
Reserve	---	---	$275,202	---	$275,202
Revenue	---	---	$405,946	---	$405,946
Prepayment	---	---	$23	---	$23
Construction	---	---	---	$67	$67
SERIES 2017					
Reserve	---	---	$254,626	---	$254,626
Revenue	---	---	$365,572	---	$365,572
Prepayment	---	---	$1,870	---	$1,870
Construction	---	---	---	$610	$610
SERIES 2019					
Reserve	---	---	$326,486	---	$326,486
Revenue	---	---	$159,704	---	$159,704
Interest	---	---	$3,030	---	$3,030
Construction	---	---	---	$92,786	$92,786
TOTAL ASSETS	**$708,617**	**$1,164,438**	**$3,483,374**	**$93,468**	**$5,449,898**
LIABILITIES:					
ACCOUNTS PAYABLE	$5,284	---	---	---	$5,284
DUE TO REUNION EAST	$120,398	$109,370	---	---	$229,768
DUE TO DEVELOPER	$2,883	---	---	---	$2,883
DUE TO DEBT 2004-1	$9,449	---	---	---	$9,449
DUE TO DEBT 2015	$2,319	---	---	---	$2,319
DUE TO DEBT 2016	$3,816	---	---	---	$3,816
DUE TO DEBT 2017	$3,600	---	---	---	$3,600
DUE TO DEBT 2019	$302	---	---	---	$302
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	$1,055,069	---	---	$1,055,069
UNASSIGNED	$560,565	---	---	---	$560,565
RESTRICTED FOR DEBT 2004-1	---	---	$1,352,864	---	$1,352,864
RESTRICTED FOR DEBT 2015	---	---	$330,332	---	$330,332
RESTRICTED FOR DEBT 2016	---	---	$684,988	---	$684,988
RESTRICTED FOR DEBT 2017	---	---	$625,668	---	$625,668
RESTRICTED FOR DEBT 2019	---	---	$489,522	---	$489,522
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	$5	$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	$67	$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	$610	$610
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	$92,786	$92,786
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	**$708,617**	**$1,164,438**	**$3,483,374**	**$93,468**	**$5,449,898**

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	$1,297,331	$0	$0	$0
TOTAL REVENUES	$1,297,331	$0	$0	$0
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	$12,000	$1,000	$800	$200
FICA	$918	$77	$61	$15
Engineering	$8,000	$667	$647	$20
Attorney	$20,000	$1,667	$2,634	($968)
Trustee Fee	$21,000	$0	$0	$0
Dissemination	$10,000	$833	$833	$0
Arbitrage	$2,400	$0	$0	$0
Collection Agent	$7,500	$7,500	$7,500	$0
Property Appraiser Fee	$500	$0	$0	$0
Annual Audit	$7,300	$0	$0	$0
Management Fees	$44,274	$3,690	$3,690	$0
Information Technology	$2,200	$183	$183	$0
Telephone	$300	$25	$0	$25
Postage	$1,500	$125	$179	($54)
Printing & Binding	$1,600	$133	$74	$59
Insurance	$9,700	$9,700	$9,192	$508
Legal Advertising	$1,500	$125	$635	($510)
Other Current Charges	$350	$29	$0	$29
Office Supplies	$300	$25	$15	$10
Travel Per Diem	$600	$50	$0	$50
Dues, Licenses & Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE	$152,117	$26,004	$26,619	($615)
MAINTENANCE-SHARED EXPENSES:				
Field Management	$34,158	$2,847	$2,847	$0
Management Services Agreement	$19,500	$1,625	$0	($1,625)
Facility Lease Agreement	$19,615	$1,635	$1,635	($0)
Telephone	$4,464	$372	$307	($65)
Electric	$292,800	$24,400	$22,320	($2,080)
Water & Sewer	$38,400	$3,200	$1,362	($1,838)
Gas	$36,960	$3,080	$226	($2,854)
Pool and Fountain Maintenance	$108,000	$9,000	$8,109	($891)
Environmental	$4,800	$400	$125	($275)
Property Insurance	$23,760	$23,760	$23,764	$4
Irrigation Repairs	$7,200	$600	$816	$216
Landscape Contract	$372,619	$31,052	$0	($31,052)
Landscape Contingency	$24,000	$2,000	$0	($2,000)
Gate and Gatehouse Expenses	$15,360	$1,280	$1,219	($61)
Roadways/Sidewalks	$24,000	$2,000	$0	($2,000)
Lighting	$4,800	$400	$0	($400)
Building Repairs & Maintenance	$12,000	$1,000	$0	($1,000)
Pressure Washing	$16,800	$1,400	$4,476	$3,076
Maintenance (Inspections)	$840	$70	$0	($70)
Repairs & Maintenance	$9,600	$800	$0	($800)
Pest Control	$348	$29	$0	($29)
Signage	$12,000	$1,000	$1,128	$128
Security	$67,200	$5,600	$5,600	$0
Parking Violation Tags	$240	$20	$0	($20)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	$20,000	$1,667	$0	$1,667
Contingency	$0	$0	$0	$0
TOTAL MAINTENANCE	$1,169,464	$119,235	$73,934	$45,301
TOTAL EXPENDITURES	$1,321,581	$145,239	$100,553	$44,686
EXCESS REVENUES (EXPENDITURES)	($24,250)		($100,553)	
FUND BALANCE - Beginning	$24,250		$661,117	
FUND BALANCE - Ending	($0)		$560,565	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Interest	$10,000	$833	$213	($620)
TOTAL REVENUES	$10,000	$833	$213	($620)
EXPENDITURES:				
Building Improvements	$100,800	$8,400	$0	$8,400
Fountain Improvements	$12,000	$1,000	$0	$1,000
Gate/Gatehouse Improvements	$48,000	$4,000	$0	$4,000
Landscape Improvements	$96,000	$8,000	$600	$7,400
Lighting Improvements	$3,840	$320	$0	$320
Monument Impovements	$12,000	$1,000	$0	$1,000
Pool Furniture	$12,000	$1,000	$5,597	($4,597)
Pool Repair & Replacements	$40,800	$3,400	$2,012	$1,388
Roadways/Sidewalks Improvements	$12,000	$1,000	$694	$306
Signage	$48,000	$4,000	$0	$4,000
Contingency	$24,000	$2,000	$14,972	($12,972)
TOTAL EXPENDITURES	$409,440	$34,120	$23,874	$10,246
EXCESS REVENUES (EXPENDITURES)	($399,440)		($23,661)	
FUND BALANCE - Beginning	$1,057,826		$1,078,730	
FUND BALANCE - Ending	$658,386		$1,055,069	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 200 4-1

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	$1,336,719	$0	$0	$0
Interest	$500	$42	$11	($31)
TOTAL REVENUES	$1,337,219	$42	$11	($31)
EXPENDITURES:				
Interest Expense 11/01	$421,719	$0	$0	$0
Principal Expense 05/01	$505,000	$0	$0	$0
Interest Expense 05/01	$421,719	$0	$0	$0
TOTAL EXPENDITURES	$1,348,438	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	($11,219)		$11	
FUND BALANCE - Beginning	$674,384		$1,352,853	
FUND BALANCE - Ending	$663,166		$1,352,864	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments Tax Collector	$326,875	$0	$0	$0
Interest	$100	$8	$2	($7)
TOTAL REVENUES	$326,975	$8	$2	($7)
EXPENDITURES:				
Interest Expense 11/01	$86,456	$0	$0	$0
Principal Expense 05/01	$155,000	$0	$0	$0
Interest Expense 05/01	$86,456	$0	$0	$0
TOTAL EXPENDITURES	$327,913	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	($938)		$2	
FUND BALANCE - Beginning	$162,946		$330,330	
FUND BALANCE - Ending	$162,009		$330,332	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 20 16

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	$549,750	$0	$0	$0
Interest	$200	$17	$3	($13)
TOTAL REVENUES	$549,950	$17	$3	($13)
EXPENDITURES:				
Interest Expense 11/01	$191,325	$0	$0	$0
Principal Expense 11/01	$155,000	$0	$0	$0
Interest Expense 05/01	$188,516	$0	$0	$0
TOTAL EXPENDITURES	$534,841	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$15,109		$3	
FUND BALANCE - Beginning	$413,718		$684,985	
FUND BALANCE - Ending	$428,827		$684,988	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	$509,279	$0	$0	$0
Interest	$200	$17	$3	($14)
TOTAL REVENUES	$509,479	$17	$3	($14)
EXPENDITURES:				
Interest Expense 11/01	$179,050	$0	$0	$0
Principal Expense 11/01	$145,000	$0	$0	$0
Interest Expense 05/01	$176,513	$0	$0	$0
TOTAL EXPENDITURES	$500,563	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$8,917		$3	
FUND BALANCE - Beginning	$370,388		$625,665	
FUND BALANCE - Ending	$379,305		$625,668	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	$435,313	$0	$0	$0
Interest	$200	$17	$2	($14)
TOTAL REVENUES	$435,513	$17	$2	($14)
EXPENDITURES:				
Interest Expense 11/01	$157,744	$0	$0	$0
Principal Expense 05/01	$120,000	$0	$0	$0
Interest Expense 05/01	$157,744	$0	$0	$0
TOTAL EXPENDITURES	$435,488	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$26		$2	
FUND BALANCE - Beginning	$165,113		$489,520	
FUND BALANCE - Ending	$165,139		$489,522	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES				
Interest	$0	$0	$0	$0
TOTAL REVENUES	$0	$0	$0	$0
EXPENDITURES				
Capital Outlay	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$0	
FUND BALANCE - Beginning	$0		$5	
FUND BALANCE - Ending	$0		$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES				
Interest	$0	$0	$0	$0
TOTAL REVENUES	$0	$0	$0	$0
EXPENDITURES				
Capital Outlay - Construction	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$0	
FUND BALANCE - Beginning	$0		$67	
FUND BALANCE - Ending	$0		$67	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES				
Interest	$0	$0	$0	$0
TOTAL REVENUES	$0	$0	$0	$0
EXPENDITURES				
Capital Outlay - Construction	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$0	
FUND BALANCE - Beginning	$0		$610	
FUND BALANCE - Ending	$0		$610	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending October 31, 2020

	ADOPTED BUDGET	PRORATED THRU 10/31/20	ACTUAL THRU 10/31/20	VARIANCE
REVENUES:				
Interest	$0	$0	$0	$0
TOTAL REVENUES	$0	$0	$0	$0
EXPENDITURES:				
Capital Outlay - Construction	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
Transfer In/(Out)	$0	$0	$0	$0
TOTAL OTHER	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$0	
FUND BALANCE - Beginning	$0		$92,785	
FUND BALANCE - Ending	$0		$92,786	

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Expenses													
Supervisor Fees	$800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$800
FICA	$61	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$61
Engineering	$647	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$647
Attorney	$2,634	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,634
Trustee Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dissemination	$833	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$833
Arbitrage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Collection Agent	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500
Property Appraiser Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Annual Audit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Management Fees	$3,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,690
Information Technology	$183	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$183
Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage	$179	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$179
Printing & Binding	$74	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$74
Insurance	$9,192	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,192
Legal Advertising	$635	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$635
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Supplies	$15	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15
Travel Per Diem	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dues, Licenses & Subscriptions	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
Total Administrative	**$26,619**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$26,619**

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	$2,847	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,847
Management Services Agreement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Facility Lease Agreement	$1,635	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,635
Telephone	$307	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$307
Electric	$22,320	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,320
Water & Sewer	$1,362	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,362
Gas	$226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$226
Pool and Fountain Maintenance	$8,109	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,109
Environmental	$125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$125
Property Insurance	$23,764	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,764
Irrigation Repairs	$816	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$816
Landscape Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Landscape Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gate and Gatehouse Expenses	$1,219	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,219
Roadways/Sidewalks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSA Building Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pressure Washing	$4,476	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,476
Maintenance (Inspections)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Repairs & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Signage	$1,128	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,128
Security	$5,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,600
Parking Violation Tags	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Irrigation System Operations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Maintenance	$73,934	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$73,934
Total Expenses	$100,553	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,553
Excess Revenues (Expenditures)	($100,553)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	($100,553)

REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 29.19%	2004-1 Debt Svc Fund 30.02%	2015 Debt Svc Fund 7.38%	2016 Debt Svc Fund 12.14%	2017 Debt Svs Fund 11.36%	2019 Debt Svs Fund 9.90%	Total 100%
					Gross Assessments	$ 4,713,456	$ 1,376,088	$ 1,415,125	$ 347,739	$ 572,366	$ 535,648	$ 466,492	
					Net Assessments	$ 4,430,649	$ 1,293,522	$ 1,330,217	$ 326,875	$ 538,024	$ 503,509	$ 438,502	
11/6/20	ACH	$ 33,742.69	$ 1,631.30	$ 642.23	$ -	$ 31,469.16	$ 9,187.38	$ 9,448.01	$ 2,321.66	$ 3,821.37	$ 3,576.23	$ 3,114.51	$ 31,469.16
11/20/20	ACH	$ 527,698.26	$ 21,108.02	$ 10,131.80	$ -	$ 496,458.44	$ 144,940.43	$ 149,052.09	$ 36,626.63	$ 60,286.06	$ 56,418.65	$ 49,134.58	$ 496,458.44
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Totals		$ 561,440.95	$ 22,739.32	$ 10,774.03	$ -	$ 527,927.60	$ 154,127.82	$ 158,500.10	$ 38,948.29	$ 64,107.43	$ 59,994.88	$ 52,249.09	$ 527,927.60