

*Reunion East
Community Development District
&
Reunion West
Community Development District
Joint Meeting Agenda
November 13, 2025*

AGENDA

Reunion East and Reunion West

Community Development Districts

219 E. Livingston Street, Orlando FL, 32801

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

UPDATED AGENDA

November 6, 2025

Joint Board of Supervisors Meeting
Reunion East & Reunion West Community Development Districts

Dear Board Members:

The joint meeting of the Board of Supervisors of the Reunion East Community Development District and the Reunion West Community Development District will be held **Thursday, November 13, 2025 at 10:30 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
 - A. Reunion East CDD
 - B. Reunion West CDD
2. Public Comment Period
3. Approval of Minutes of the October 9, 2025 Joint Board of Supervisors Meeting
 - A. Reunion East CDD
 - B. Reunion West CDD
4. Approval of Minutes of the October 9, 2025 Reunion East CDD Board of Supervisors Meeting
 - A. Reunion East CDD
5. Consideration of Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025
 - A. Reunion East CDD
 - B. Reunion West CDD
6. Consideration of Resolution 2026-01 Appointing an Assistant Secretary
 - A. Reunion East CDD
7. Discussion of Reunion West CDD Parking Rules
8. Review and Discussion on Mailbox Area Improvements at Reunion Village
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register

- a. Reunion East CDD
 - b. Reunion West CDD
 - iii. Balance Sheet and Income Statement
 - a. Reunion East CDD
 - b. Reunion West CDD
 - iv. Replacement and Maintenance Plan
 - v. E-Mail Subscribers
- E. Security Report
- 10. Other Business
- 11. Supervisor's Requests
 - A. Reunion East CDD
 - B. Reunion West CDD
- 12. Next Meeting Date: December 11, 2025
- 13. Adjournment
 - A. Reunion East CDD
 - B. Reunion West CDD

Sincerely,

Tricia L. Adams
District Manager

SECTION 3

**MINUTES OF MEETING
REUNION EAST & REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

The joint meeting of the Board of Supervisors of the Reunion East Community Development District and Reunion West Community Development District was held on Thursday, **October 9, 2025**, at 10:30 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum for the Reunion East CDD:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Present and constituting a quorum for the Reunion West CDD:

Graham Staley	Chairman
Sharon Harley	Vice Chair
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary
Michael Barry	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Grace Montanez	Reunion West POA Manager
Victor Vargas	Reunion Security
Pete Wittman	Yellowstone
Garrett Huegel	Yellowstone
Residents	

The following is a summary of the discussions and actions taken at the October 9, 2025 joint Reunion East and Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:35 a.m.

A. Reunion East CDD

Ms. Adams called the roll for the Reunion East CDD. All four Supervisors were present.

B. Reunion West CDD

Ms. Adams called the roll for the Reunion West CDD. All five Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the September
11, 2025 Joint Board of Supervisors
Meeting**

A. Reunion East CDD

Ms. Adams presented the draft minutes of the September 11, 2024, Reunion East Board of Supervisors meeting. Ms. Wispelwey clarified on Page 4, that she asked if Seven Eagles was once part of the CDD or if it was once part of the Reunion Resort. Ms. Davis clarified that she was not asking the Reunion Resort to pay a higher fee for using their Gym and did not want to hire a Methodology Consultant. In addition, Ms. Davis understood that they were meeting today at 10:30 a.m. but not meeting at 10:30 a.m. every month. Ms. Adams confirmed that the minutes were correct, as the Board adopted a meeting schedule for the fiscal year starting in October and ending in September, but the fiscal year schedule could be revised at any duly noticed Board meeting. Corrections were also provided by Mr. Staley, and he indicated that they were minor in nature.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor for the Reunion East CDD the Minutes of the September 11, 2025 Joint Board of Supervisors Meeting were approved as amended.

B. Reunion West CDD

Ms. Adams presented the minutes of the September 11, 2024 Reunion West Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package.

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor for the Reunion East CDD the Minutes of the September 11, 2025 Joint Board of Supervisors Meeting were approved as presented.

Mr. Staley reported that he asked Ms. Adams to place a spreadsheet on the table, which was based on discussion at the last meeting on the merits of having a joint meeting. At that time, he noted that 90% of the expenses that each CDD incurred, were shared expenses and the spreadsheet clarifies where this number came from. Regarding the 2025 projection and 2026 budget, when looking at operations and maintenance (O&M) expenses, which were shared 53%/47%, compared to the replacement and maintenance (R&M) expenses, which were shared 57%/43%, some of the administrative expenses were 100% specific to each CDD. However, it was such a small number, in comparison to the R&M and O&M expenses but was in fact 90% of their costs and capital expenses, which were shared. Therefore, when both CDDs approved their budget, they were approving 90%, which was shared with the other CDD.

FOURTH ORDER OF BUSINESS

**Consideration of Seven Eagle Fountain
Renovation Proposal from UCC Group**

A. Reunion East CDD

Ms. Adams reported that one item that was in consideration, as part of the Fiscal Year 2026 R&M projects, was the renovation of the fountain nearby the Seven Eagles Center. Mr. Scheerer pointed out that they did a great deal of research last year, trying to come up with a way to improve the appearance of the fountain at Linear Park. Ultimately, the Reunion East CDD Board chose to renovate the fountain. UCC Group provided a proposal for the south fountain closest to the Gym. Should the Board choose to do this, it would look exactly like the fountain by The Grand. That fountain has operated flawlessly, although there was some oxidation of the pool, which they cleaned. It still looked good and the water had never been cleaner. There were also multi color changing lights, which were a plus to the residents. Yesterday he received a request for Halloween lights, which they were looking into. The proposal from UCC Group was included in the agenda package, which addressed all of the changes to the south fountain. The Board allocated funding of \$72,000 in the R&M Fund for this year; however, there were some alternates on the bottom of the proposal, for the demo precast centerpiece and salvaging existing flowing lines of \$595 and \$3,250 to install a new tree tiered fountain, which made up the difference. Adding these items to the \$72,000, brings the total cost to \$75,845. The difference between the front fountain and the one

closest to The Grand, was the front fountain was 10 feet in diameter and this one was 15 feet in diameter, which was why the price to renovate the fountain was slightly more. It would have the same color changing lights and filtration system behind the wall.

Mr. Greenstein asked if there was a coating. Mr. Scheerer confirmed that the actual tower was sealed and at Mr. Greenstein's request, this one would be sealed. Whether this proposal gets approved or not, he would have the contractor reassess the fountain, to determine whether it needed to be dried out and resealed, as opposed to having a brand-new fountain. Mr. Greenstein recalled that 85% to 90% of the cost, was not aesthetic. The aesthetic portion was the fountain bowls. Therefore, it needed to be sealed the first time. Mr. Scheerer agreed, as the surface came off of the last fountain, because it was not sealed. The biggest expenses were re-running all the lines, re-doing all the plumbing, adding new lights and including the filtration, flow system and controllers, which would be shielded by a hedge.

Mr. Greenstein MOVED to approve the proposal from UCC Group for the Seven Eagle fountain renovation in the amount of \$75,845 and Ms. Davis seconded the motion

On VOICE VOTE with all in favor the proposal from UCC Group for the Seven Eagle Fountain Renovation in the amount of \$75,845 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Reunion Terraces Pool and Spa Chairlift Proposals from Spies Pool

A. Reunion East CDD

Ms. Adams recalled in the course of preparing the budget for Fiscal Year 2026, there was a list of projects that the Boards reviewed and tentatively approved. At last month's meeting, a schedule for the fiscal year was provided, on when various projects would tentatively be scheduled. The projects that were identified as a priority, were the fountain refurbishment, which the Board just approved and The Terraces pool and Spa chairlift, which was required for ADA compliance. Mr. Scheerer obtained proposals from Spies Pools, which he presented to the Board. Spies Pools was the lowest provider for the handicap lifts that were installed at the Seven Eagles pool and spa. They were also the lowest provider for this project. \$30,900 was allocated and the total cost of each proposal was \$15,432. These were the same lifts as Seven Eagles, which were operating

perfectly. They were hydro lifts, which required no battery and were stationary in place. One would be installed at the shallow end of the swimming pool and the other would be installed in the hot tub. Similar ones would be proposed for the Carriage Pointe pool in 2027.

On MOTION by Mr. Greenstein seconded by Ms. Davis with all in favor the proposals from Spies Pool for chairlifts for the Reunion Terraces pool and spa in the amount of \$15,432 each were approved.

SIXTH ORDER OF BUSINESS

**Consideration of Heritage Crossings
Community Center Furniture Proposals**

- A. Reunion East CDD**
 - i. Admiral Furniture**
 - ii. Apex Workplace Solutions**
 - iii. Banquet Tables Pro**
 - iv. BizChair**
 - v. Workscapes**

Ms. Adams reported that the last item that was identified as a priority, was the furniture for the Heritage Crossings Community Center (HCCC). Starting in October, they started a more formalized rental program for the HCCC. The Board previously adopted policies, which allow for the rental of this facility. However, this facility did not have any tables. There were a couple of options for the Board to consider. One option was for white plastic tables, which were inexpensive and easy to move. Another option for a higher end laminate style table, that looks attractive without being covered by linens. The proposals from Admiral Furniture, Apex Workplace Solutions, Banquet Tables Pro and BizChair, were for the white plastic tables with silver legs. The lowest bids were right around \$7,000. The proposal from Workscapes was for the higher end laminate style, which had a gray top with a wishbone style black leg. Workscapes was a vendor used at other facilities that had high end banquet facilities. They provided good service and were the low bidder for a competitive bid. Their proposal was in the amount of \$40,000. It was up to the Board, but the benefit of the white furniture, was that it was lightweight, easy to move and store and inexpensive, but it did not look nice when it was not covered, versus the laminate style, which looked nice when it was not covered, but was heavy and hard to move.

Board Members questioned what types of rentals they had and the type of warranty. Ms. Adams recalled that recently there was a real estate seminar and a conference and in November, there would be a church conference. Most of the white plastic furniture had a one-year warranty.

They were commercial grade and were used as an inexpensive table option. Mr. Greenstein wanted something that was durable and looked like the tables that they were currently using. Ms. Adams pointed out that the current tables were laminate top borrowed from Reunion Resort. Mr. Staley questioned the rental income for the year. Ms. Adams indicated that they have not done any projections, but they budgeted \$10,000, which they felt was realistic. Mr. Staley pointed out that this was not a huge sum of money and it did not make sense to spend \$40,000, if they generated \$20,000 to \$30,000 in rental income. Hopefully, there would be many bookings, but they did not know. He preferred doing different options, using the white tables for card games or bringing the fancy ones in for conferences. Mr. Greenstein preferred to have plastic tables that were not heavy to move around. Ms. Wispelwey agreed with Mr. Staley and preferred to purchase the less expensive tables. Ms. Adams suggested that the Board approve a not-to-exceed amount of \$11,000, as the two low bids were around \$7,000. The lead time on both bids were good, as a conference was scheduled for early November and therefore, she would choose the one that had the better lead time.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the purchase of white plastic tables for the Heritage Crossings Community Center in a not-to-exceed amount of \$11,000 was approved.

SEVENTH ORDER OF BUSINESS

**Request for Approval of NOCs from LGI
Homes (Reunion Village)**

A. Reunion East CDD

Ms. Adams reported ongoing development occurring at Reunion Village, with irrigation installation pending in Phases 4 and 5. One of the builders at Reunion Village, LGI Homes (LGI), requested permission from the CDD to install common area irrigation on CDD tracts. Ms. Trucco was in communication with LGI regarding this matter and the Notice of Commencements (NOCs). Ms. Trucco clarified that LGI was trying to finish the irrigation lines and controllers that supply water to the landscaping in Reunion Village, on parcels that have already been conveyed to the CDD. Furthermore, because the CDD was the owner of those parcels, the CDD must sign the NOCs, to permit them to obtain the permit and allow this work to proceed. She had no objection to it but did not want to approve it outside of a Board meeting and informed the representative of LGI that she recommended it to the Board. There would also be a License Agreement in place, in

case they caused damage to CDD property or the CDD gets sued, as a result of one of their contractor's doing work on CDD property. If the Board was in agreement, Ms. Trucco recommended directing staff to prepare the License Agreement.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor approving the Notice of Commencements from LGI Homes and authorization for District Counsel to prepare a License Agreement was approved.

EIGHTH ORDER OF BUSINESS

Review of Improvements for Reunion Village Boulevard and Poplin Street/Spine Road Mailbox Kiosk Parcel

Ms. Adams recalled that this item was on the Action Items List, which pertained to a mailbox kiosk at the intersection of Reunion Village Boulevard, the main road going through Reunion Village and Poplin Street/Spine Road. It was brought to the attention of District staff, that in order for citizens to retrieve their mail, they must stop at this intersection and as a result, the Board asked staff to investigate options for making improvements. However, staff needed to contact the post office, to determine if the CDD had the ability to move the mailbox kiosk or if an approval process was needed from the post office. She was able to speak to someone at the post office, who confirmed in writing, that they would support any improvements that the Reunion East CDD wanted to make, to improve the access to the mail kiosks, which would also be a benefit for their mail carrier. Initially, Mr. Curley had done some preliminary layouts and recommendations. Ms. Wispelwey was in favor of a plan that improved mail access at the lowest cost. Mr. Staley asked if there was an opportunity to take the cars off of the road, instead of having the mailboxes by the side of the road, similar to what was occurring on the corner of Traditions Boulevard and Grand Traverse Parkway. Mr. Curley indicated that they could do something similar.

Mr. Curley would investigate taking the existing kiosk near the Sales Office and making it a mail center for the entire Reunion Village community at a more reasonable cost. Ms. Adams would discuss with the District Engineer and District Counsel whether bond construction funds could be used for this purpose. Discussion ensued by the Board regarding the proposed locations. Options were discussed such as having a pickup lane or placing a mailbox kiosk on a side street. Ms. Trucco would look at the original site plan for the mailbox kiosks that were approved by the County, as well as the recorded documentation. Mr. Greenstein liked the idea of merging or

expanding the existing facility. Ms. Trucco suggested communicating with the developer, to express the Board's concerns. Mr. Staley requested that Mr. Curley work further on these locations. *There was Board consensus for Mr. Curley provide a recommendation at the next meeting on the preferred location, based on parameters specified by Mr. Greenstein, on the most cost effective and efficient way and for District Counsel to review the documents and open up lines of communication with the developer, as to their willingness to participate in a solution.*

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported for the Reunion East CDD, that Bond Counsel responded to their question about the use of bonds for The Stables. It was good news. Everything should be okay, as it appears that The Stables were paid for through the 2003 bonds, which matured and were paid off. They were not refinanced or refunded in 2007. Therefore, she asked Bond Counsel to prepare a short summary of their findings, so that she could provide it to the Board. It looks like they may not have to redeem any portion of the bond, which was the best-case scenario. Rowstar responded to Ms. Trucco, regarding the easement request related to their cell tower. They provided some revisions, which she must review. If she did not agree with what they were proposing, it would come back to the Board, but otherwise, the Board had already delegated authority for her to finalize this agreement and would continue to move in this direction. Mr. Staley questioned the location of the cell tower. Ms. Trucco indicated that it was next to I-4, on a DOT parcel. It was not on CDD property, but Rowstar was requesting access. Eminent domain counsel, at the end of last week, provided a draft of the Right of Entry Agreement and asked if the CDD was comfortable signing off on it. She informed them that she would speak to the Boards about it. She and Jan had no issue with it, but the Florida Department of Transportation (FDOT) requested permission for contractors to access two of those parcels for field work, which were wetland parcels that abut Old Lake Wilson Road, that they were considering paying the CDD through eminent domain. They drafted a Right of Entry Agreement that reimburses the CDD for any damages caused to CDD property.

Also, for the Reunion East CDD, Ms. Trucco received feedback that there was still a desire to have yoga classes at the HCCC. A year ago, the Board considered it, when the Management Service Agreement (MSA) was terminated and the Board said that they were comfortable with the yoga classes proceeding, if the resort was comfortable signing a License Agreement with the CDD. At the time they weren't interested in signing it; however, there has continued to be requests to be

able to have those yoga classes and if the Board agreed, Ms. Trucco would look into what options the CDD could take, to try to reduce the liability, for the CDD to have those classes. Ms. Adams confirmed that the resort had not yet reached out. Ms. Hobbs did not want to spend any time on it until the Resort reached out. Ms. Wispelwey agreed. Ms. Trucco understood that the Board was open to exploring other options, if the Reunion Resort approached the CDD. Therefore, at this time, she would put this issue to the side and go from there, unless the Reunion Resort approached the CDD. She was continuing to follow and track the conveyances for the Reunion East CDD. For Reunion West, they were continuing to track the lawsuit but did not have anything new to report. Mr. Staley questioned the Fairway 17/18 conveyance. Ms. Trucco indicated that their attorney wanted to see the title work, but they would get there eventually. She offered to talk with Mr. Staley offline about this matter.

B. Engineer

Mr. Curley provided his report. He was working with the consulting engineer on the eminent domain matter.

C. Field Manager Updates

Mr. Scheerer reported in Reunion East, a couple of days ago, they had to shut down The Terraces pool briefly, after backflow inspections were performed in both Reunion East and Reunion West, as the backflow that feeds the potable water to The Terrace's bathroom, had water pouring out of the bottom of the diaphragm. As a result, it had to be shut down. The pool was shut down for eight hours and reopened by 7:00 p.m. They had a number of backflows fail, which was not due to anything that they did. For the most part, all of the backflows passed, with the exception of the fire line backflows, which were being repaired. The results were sent to Toho, as they required it to be done annually and appreciated Mr. Vargas' team, for ensuring that process was taken care of. This morning, Barbizon Lighting finished replacing some of the covers. They promised to get the lighting upgrades done by the first of November. There were some questions on the 38 recessed lights in the ceiling, versus the compact fluorescence for the emergency lights, but that was squared away today. They would be back this afternoon, to do more work on the processor. They should be out by 3:00 p.m. There may be some orange markings on the sidewalks, as they were marking sidewalks for grinding and repair. They were trying to implement the bio barrier for any sidewalk replacements, but if they could not do so, they would grind the sidewalks,

as the bio barrier process was costly. Ms. Wispelwey noted that she was walking the sidewalks more than she normally would and it appears that they replaced one incorrectly. Mr. Scheerer confirmed that they were not replacing any sidewalks at this time. All they were doing was identifying the sidewalk maintenance issues. They were not a trip hazard, but roots were starting to push them up. They would grind the ones that they could and the ones that needed to be replaced, they would come back to. Their practice was, if it was a quarter inch or less, they would grind them, but ones over a quarter inch, would be replaced.

Mr. Scheerer reported an internet issue with the Carriage Pointe gates, which Envera was working on. He was meeting next week with the janitorial company, as residents were requesting deeper cleaning of the floors. The yoga balls were removed from the Gym, as some were old, as reported by Ms. Davis. As far as Reunion West, the flex stakes were going to be redone, as they were constantly replacing them. The sign that was discussed by the Board, indicating visitor and resident parking, was moved closer to the driveway, which looked better and the old sign was removed. The signs were reflective, which helps. Irrigation inspections were ongoing. Mr. Staley recalled Mr. Barry mentioning the Reunion Castle golf cart crossing. Mr. Scheerer indicated that he was trying to find an adequate piece of equipment that would fit, versus having a piece of steel or sheet metal, as he has seen in other golf course communities. The biggest challenge was trying to find something that was hollow underneath it, to allow water to flow down the stormwater drain. Mr. Staley recalled the placement of No Swimming alligator and snake signs around Golden Bear Lake and that a No Fishing sign would be installed as well. Mr. Scheerer planned to post 100 No Fishing signs around the community. Mr. Staley noted on Facebook, people were saying that the HOA was paying to put fish into Golden Bear Lake. Mr. Scheerer explained when they put fish in a pond, it was usually to control hydrilla and submersive vegetation or for midge management. Mr. Staley asked if the alligator was relocated. Mr. Scheerer did not know, because when the Florida Fish and Wildlife Conservation Commission (FWC) was contacted, they harvest the alligator.

D. District Manager's Report

i. Action Items

Mr. Scheerer reported that as far as the Action Items List, the last meter was installed for the Reunion Village/Davenport Creek Bridge gate. Guardian Access was doing all of the wiring, to get everything up and going. Hopefully, that would turn around soon. He was working with the

IT Department at Reunion, to get the internet installed. They suggested a wireless mobile connection, but there were concerns with it, with the amount of data that could be collected and processed in a timely manner, as opposed to a hard line. As a result, IT was working with Mr. Steve Gibler at Guardian Access. Regarding the Reunion Village gate, once the CDD gets ownership, they could get internet to that location. The Whitmarsh pavement markings were completed. Regarding The Stables parcel, Ms. Wispelwey recalled the last time they met, discussing using The Stables for indoor pickleball courts. Ms. Adams pointed out if the Board wanted to determine the feasibility of converting The Stables to indoor pickleball courts, there were outside vendors who could be consulted, but wanted there to be Board consensus, as it would take staff time to confer with a vendor and provide information. If it was feasible, there would be an expense to make The Stables into a recreational facility. Ms. Wispelwey indicated that she was a big fan of selling The Stables. Mr. Greenstein recalled having interest from property management companies who wanted to lease The Stables and was interested in discussing that with them and entering into an MSA, without having to make modifications, as they were looking to cover expenses. Ms. Trucco recalled discussing how leases were considered private business use, which raised an issue with the bond financing; however, there would not be an issue with leasing it, as it appears that the bonds that financed that property, were redeemed and there were no outstanding bonds. Mr. Staley felt that they were asking a great deal of staff, as this was time consuming project and wanted a couple of people from this group, to work with staff to discuss the options for The Stables, because another month would go by and nothing would ever happen. Mr. Greenstein suggested that someone from the Reunion West CDD and someone from the Reunion East CDD, work on this project. Ms. Adams recalled when a parcel was potentially for sale or for lease, other CDDs engaged a commercial real estate agent, to assume the responsibility of marketing the property and negotiating the best lease or sale on behalf of the District. Mr. Staley felt that two people working together, would move the project along quicker. Mr. Greenstein pointed out that he wanted to get shovels in the ground, between now and the end of the year. Ms. Harley questioned if they were to enter into a Lease Agreement with an entity, whether Reunion Resort must provide input. Ms. Adams indicated that because it was CDD property, it was not usually subject to the recorded declarations for private property. Ms. Trucco pointed out as part of their due diligence process, they would examine every recorded document for this parcel, to ensure that there was no restriction on use, because there was a declaration over all the property.

Ms. Trucco pointed out if someone proposed a different use, they must go back to the Reunion Resort, to see if they had any objection. However, at this time, they were waiting to see what bond counsel's final opinion was in writing, regarding this parcel and the feasibility of potentially selling it or changing the use. Ms. Adams recalled that the District Engineer reviewed the parcel, when there was early discussion about the feasibility of selling it. The tract currently included a stormwater parcel, which would need to be parsed out and retained by the District, if the Board ultimately decided to sell it. Most of the items on the Action Items List were discussed. They started the electronic mail messaging system on October 1st and as of October 6th, they had 33 subscribers at Reunion East and 114 at Reunion West. Since that date, they released another promotion through the Associations, encouraging sign up and did a targeting email to Reunion Resort, Reunion Security, the Association Managers and short-term rental companies, so they would be privy to maintenance notices, road construction and other important news. Mr. Staley asked if they could provide their email addresses. Ms. Adams pointed out that they could provide it, but they could not technically sign people up without them consenting to the Public Records Law. After the furniture was in place at HCCC, a message would be sent to Reunion residents, indicating that this space was available for private rentals.

ii. Approval of Check Register

a. Reunion East CDD

Ms. Adams presented the Check Register from September 1, 2025 through September 30, 2025, for the Reunion East CDD, in the amount of \$207,838.39, which was included in the agenda package, along with a detailed check run.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the September Check Register for the Reunion East CDD was approved.

b. Reunion West CDD

Ms. Adams presented the Check Register from September 1, 2025 through September 30, 2025, for the Reunion West CDD, in the amount of \$70,190.28, which was included in the agenda package, along with a detailed check run.

On MOTION by Ms. Harley seconded by Mr. Witcher with all in favor the September Check Register for the Reunion West CDD was approved.

iii. Balance Sheet and Income Statement

a. Reunion East CDD

b. Reunion West CDD

Ms. Adams presented the Balance Sheet and Income Statement through August 31st, which were included in the agenda package. One month remained in the current fiscal year. There was nothing to bring to the Board's attention.

iv. Consideration of Series 2021 Requisition #9

a. Reunion East CDD

This item was discussed under Supervisor's Requests.

v. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. The schedule was discussed at last month's meeting and reiterated that the items for October, were the three items that were presented to the Board today. There would be nothing further until the first of the year. They were obtaining proposals for the Seven Eagles restrooms, counters, tile and paint, for the Board to consider in February. There was also some stormwater structural work with crosswalks and proposals would be provided at the March meeting. The Reunion Village No Parking signs for Phases 4 and 5, would not be installed until construction was completed, which was slated for March or thereafter. The Reunion East CDD Board will be adopting the Parking Rules for those phases later today.

E. Security Report

Ms. Adams reported that the September Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required. Mr. Victor Vargas of Reunion Security was present and reported that the last couple of weekends, were very active for the staff, dealing with a couple of house parties that needed to be shut down. One house was full of teenagers that were drinking. However, they were dropped off by their parents and when the party was shut down, the street was full of teenagers. One of those teenagers was intoxicated and the police needed to be called. The teenager was transported to

Celebration Hospital. For this specific home, the security guards communicated with the Homeowners Association (HOA). It was a rental through Airbnb on Gathering Drive and the homeowner was not taking control over their guests. Mr. Staley asked if the HOA had any ability to penalize this homeowner. Mr. Vargas indicated that anytime they had the police involved or there were any house parties, an incident report was completed, which was provided to Ms. Adams and the HOA. He personally communicated with Mr. John Kingsley regarding this homeowner, because there was an issue with them almost every weekend. When he spoke to the owner, the owner stated that it was a last-minute guest. Ms. Harley recalled that there were terms of conditions for the rental, but if there was no one there to oversee it, that was an issue. In this case, the HOA could probably reach out to the county and pull their rental license. Ms. Adams thought that it was good that Mr. Vargas contacted the police, as it was illegal to have a household of intoxicated minors. Ms. Grace Montanez, Property Manager of the Reunion West POA, was also present. She was cooperative with the CDD and attended meetings regularly. Her team was helpful in getting communication out to owners.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

- **Consideration of Series 2021 Requisition #9**
 - a. **Reunion East CDD**

Ms. Adams presented Requisition #9 for Series 2021 for the Reunion East CDD, which was included in the agenda package. These were the construction funds for the Reunion Village and Spectrum area, which was payable to Governmental Management Services (GMS) in the amount of \$7,000.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Requisition #9 for Series 2021 for the Reunion East CDD was approved.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

- A. **Reunion East CDD**
 - i. **Discussion of Maintenance Assessment Methodology for Reunion East CDD**

Ms. Adams reported that a Supervisor's Request was received from Ms. Davis to discuss the Assessment Methodology for the Reunion East CDD. Ms. Davis felt that the assessment fees should be reviewed. Ms. Adams advised Reunion East CDD used Equivalent Assessment Units (EAU). The maintenance fee methodology followed the debt methodology, but it did not have to. Typically, the maintenance fee follows the same debt methodology, but not always. Sometimes it was equalized and sometimes it was based on other factors. If the Boards wanted to consider a reevaluation of the Assessment Methodology for the maintenance fees, she could bring back a proposal. Mr. Staley questioned what information was provided to Ms. Davis. Ms. Adams indicated that she provided Ms. Davis with a Supplemental Assessment Methodology for bond issues at Reunion East. There was an Engineer's Report that defined the eligible improvements and the amount of the improvements. The Assessment Methodology then takes the eligible cost for those improvements and apportions it based on the benefit that the properties receive.

Mr. Staley would speak to Ms. Adams separately about this, as he never saw anything defining how they arrived at two EAUs per family home, 1.5 for a condo and 1 for a golf unit. Ms. Adams explained that the allocation was proportional to the benefit that the property received from the improvement. Ms. Davis wanted to look at what the maintenance fee was for. Ms. Adams indicated that it was for the maintenance of the roads, streetlights, stormwater system and entrance gates and other budgeted expenses as well as the operation of the CDD. Ms. Davis pointed out that her point was whether multi-family should pay more than a commercial or single-family property and whether everything should be equal. Ms. Adams explained that it was not unusual, if there were different product types, as a single-family home was typically assessed more than a multi-family home. It was based on the benefit that the property would receive. Mr. Staley pointed out that not every single-family home was created equal. For example, a single-family home in Patriot's Landing had 30-to-40-foot lots, whereas in Eagle Estates, there were 80-foot lots. Ms. Adams recalled Ms. Hobbs bringing up during the budget discussion, if a single-family home was built on two lots, they would pay double the assessment amount. No Board action was taken on this matter.

B. Reunion West CDD

Mr. Staley requested the Parking Rules for the Reunion West CDD, be placed on the next agenda.

TWELFTH ORDER OF BUSINESS

Next Meeting Date: November 13, 2025

The next meeting was scheduled for November 13, 2025.

THIRTEENTH ORDER OF BUSINESS

Adjournment

A. Reunion East CDD

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor for the Reunion East CDD the meeting was adjourned.

B. Reunion West CDD

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor for the Reunion West CDD the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

**MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **October 9, 2025** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary
John Magnusson	Incoming Supervisor

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Pete Wittman	Yellowstone
Garrett Huegel	Yellowstone
Residents	

The following is a summary of the discussions and actions taken at the October 9, 2025 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:09 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident (Mr. Black) was attending the meeting for the first time, in person and requested that the Board consider investing in some additional audio-visual components for those attending via Zoom. There being no further comments, Ms. Adams closed the public comment period.

- **Public Hearing to Amend and Restate Parking Rules** (*Item 4*)

- A. **Open Public Hearing**

Ms. Adams received a request from the Chairman to hold the public hearing to amend and restate the Parking Rules, ahead of organizational matters. There was no objection from the Board.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the public hearing to amend and restate the Parking Rules was opened.

- B. **Public Comment**

Ms. Adams recalled that the Board met and approved the scheduling of a rule hearing for this meeting, which was properly noticed in accordance with Florida Statutes. The draft of the Parking Rules, had been reviewed by the Board. The only change to the narrative section, was to update the narrative to restrict parking around speed humps. In the Parking Rules, the most salient changes, were to have additional No Parking zones on Excitement Way. The Board was also being asked to consider updating the Parking Rules for Phases 4 and 5 in Reunion Village. Mr. Scheerer recognized that there were tight lots and the way that the driveways were staggered, there was no way to park on one side of the public roadway, without restricting neighbors getting in and out of their driveway on the opposite side of the street. However, the District Engineer was able to scrutinize the area and identified places where public parking on the roadway could be considered by the Board. There were no public comments.

On MOTION by Ms. Davis seconded by Ms. Wispelwey with all in favor the public hearing to amend and restate the Parking Rules were closed.

C. Consideration of Resolution 2026-02 Adopting the Amended and Restated Parking Rules

Ms. Adams presented Resolution 2026-02, Adopting the Amended and Restated Parking Rules, which was included in the agenda package. Attached as an exhibit, were the proposed Parking Rules. The only change was highlighted on Page 24, Section 5.3.8, *“Speed bumps have been installed throughout the community as traffic calming measures to enhance roadway safety for residents and pedestrians. Speed humps are marked with standard warning striping, to ensure visibility, emergency access and the effectiveness of traffic calming features. Parking is strictly prohibited within 20 feet of any speed hump in either direction. Vehicles found in violation are subject to towing. No vehicle, trailer or object shall obstruct or impede visibility or access to speed humps, warning signage or painted roadway markings. Obstructing vehicles and trailers are subject to towing.”* The Parking Rules were attached to the resolution, as well as the parking maps. It now included detail for Section 1.06 or Map #6, which was Reunion Village, Phases 4 and 5. Mr. Curley pointed out that there was parallel parking on Excitement Drive, on the opposite side of the roadway. Ms. Adams indicated that the map on Page 30 of the agenda package, included the revisions that were discussed. The Board previously reviewed the maps and feedback was provided to the District Engineer. Mr. Curley noted that 1.06, showed how tight the parking was. Ms. Davis asked if they were deleting all of the area on the side of Excitement Drive. Mr. Scheerer explained that the map on Page 30, was coming in off Old Lake Wilson Road, but the map that was labeled 1.01, was Gathering Drive to the S-curves. They could consider parallel on-street parking for 1.06.. Ms. Davis requested signage. Ms. Wispelwey agreed, as it would be a nightmare if there was not signage.

Ms. Adams pointed out that the Parking Rules were subject to District Counsel sign off, to ensure that there were no statutory changes. Ms. Trucco suggested having a disclaimer of warranty such as parking at own risk and the District was not responsible for any damages, for incidents that occur while vehicles were parked within the boundary of the District. *There was Board consensus to include this language.* Ms. Wispelwey noted that there was one speed hump on Excitement Drive where there was parking. There was no parking within 20 feet of the speed hump, which did not make sense, because there was parking right next to it. Ms. Adams would include the language, *“Except in designated off-street parking spaces, vehicles were strictly prohibited . . .”* Mr. Greenstein questioned how they would communicate the most recent changes. Ms. Adams indicated that a few administrative steps needed to be taken. First, signs had to be adjusted to be

in accordance with the amended Parking Rules. Sometimes signs had be taken away and sometimes they needed to be added; however, this takes time. There may be a proposal for signage, depending on the amount of monies that needed to be expended. After the parking signs matched the rules, staff would notify the Association, so they could inform their towing provider and they would contact Reunion Security. There would also have to be some updating or amending the Towing Enforcement Agreements. Then residents would be notified of the change, through the Association electronic mail messaging system, as well as through the CDD messaging system. The other agreement that needed to be updated, was the Towing Enforcement Agreement with Bolton's Towing. Residents would not be notified until everything was in place. Mr. Greenstein wanted to ensure that they catch all of the changes that were made and security was fully aware of where these areas were. Mr. Victor Vargas of Reunion Security confirmed that within the first three days, everyone was on notice.

Ms. Adams recalled that the first time they implemented rules, they may have done a mailed notice. It was not required but was done as a courtesy. However, at this time, the method was primarily electronic mail. The towing enforcement through Reunion Security, was a notification system, but the District provided parking violation notices to vehicles that were improperly parked. In addition, Reunion Security was good about trying to make contact with vehicle owners that improperly parked their vehicle. Ms. Adams indicated that the purpose of this parking rule hearing, was due to the changes for Excitement Drive, but then they looked at the rules globally and wanted to include language about the speed humps and Reunion Village Phases 4 and 5. Mr. Scheerer may decide to obtain a proposal for these areas, but it would be implemented in phases and it would not be until construction was completed, as they did not want to install signs too early. Mr. Scheerer pointed out that they were ordering signage for the Excitement Drive section between Gathering Drive and Radiant Street, as well as any speed bump signs. In addition, where there were houses on Reunion Boulevard, in the Podocarpus, there were No Parking signs. Ms. Wispelwey felt that it was good to have the signs but questioned whether they needed them. Mr. Greenstein pointed out that the reason he asked the question about communication, was to ensure that they were highlighting the changes. Ms. Adams agreed and would point out the changes, as well as add a courtesy reminder that it was good citizenship for residents to utilize their driveways and garages to the best extent possible.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor Resolution 2026-02 Adopting the Amended and Restated Parking Rules was adopted.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Review of Resumes(s)/Letter(s) of Interest to Fulfill the Board Vacancy in Seat #4

- i. Byron Allen**
- ii. Diana Boyce**
- iii. John Magnusson**

Ms. Adams recalled that a resignation was received from Mr. John Dryburgh in Seat #4 and as a result, the Board declared Seat #4 vacant and the Board directed staff to send out communication through the electronic mail messaging system, to let citizens know that there was an opportunity for an appointment to the Board of Supervisors. As a result of that communication, three resumes were received from residents who are interested in serving on the Reunion East CDD Board. Resumes were received from Mr. Byron Allen, Ms. Diana Boyce and Mr. John Magnusson, which were included in the agenda package. All candidates were informed about the meeting, so that they could answer questions from the Board. Ms. Diana Boyce and Mr. John Magnusson were in attendance. Mr. Greenstein was pleased that they had three candidates that had credentials that would benefit the Board; however, they only had one vacancy.

B. Appointment of Individual to Fulfill the Board Vacancy in Seat #4 with a Term Ending November 2028

Mr. Greenstein MOVED to appoint Mr. John Magnusson to Seat #4 with a term ending November of 2028. There being no second, the motion failed.

Ms. Davis wanted to hear from the candidates. Ms. Wispelwey appreciated that two of the candidates were present but wanted to know their availability. Mr. John Magnusson indicated that he was not available in May, June or July, but could attend electronically. Ms. Diana Boyce pointed out that she lived in the community, but would like to attend in person, so she could get a better feel of the Board. Ms. Wispelwey noted that this question was important to her, as three people needed to be present to have a quorum. Mr. Greenstein appreciated the question. Ms. Davis questioned what the candidates would like to add or see. Ms. Diana Boyce would like to see better

feedback from residents and situations such as violations, so that they could work together as a team. Mr. John Magnusson would like to use his professional background. Ms. Wispelwey envisioned the CDD having many things that come up in the next few years that were going to be tough decisions and would like to know their willingness to make a tough decision and an example of what decision they made. Mr. John Magnusson indicated that he made many decisions in his various jobs and was happy with the outcome and felt that he had the capability of making tough decisions. Ms. Diana Boyce felt that she would make good decisions, because she lived in the community and was very active, working with the HOA.

Mr. Greenstein felt that this was a difficult choice, as they only had one vacancy and there was nothing negative about the candidates. While they had monthly meetings, the work of a CDD Board Member, was more encompassing and supported outside of the meetings than within and questioned the candidate's ability to engage with outside entities such as the Reunion West CDD, Master Association, Condo Associations and the developer, as well as support staff. It was not a full-time job, but they had to put substantial work into it. Mr. Magnusson felt that Ms. Diana Boyce was the better choice, as she could be here at every meeting, while he was unavailable in May, June and July. Mr. Greenstein appreciated it.

Mr. Greenstein MOVED to appoint Ms. Diana Boyce to Seat #4 with a term ending November of 2028. There being no second, the motion failed.

Ms. Davis felt that both candidates would be a great addition to the Board, but with Mr. Magnusson's engineering experience, he would be of better value to the Board.

On MOTION by Ms. Davis seconded by Ms. Hobbs with all in favor the appointment of Mr. John Magnusson to Seat #4 with a term ending November of 2028 was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Magnusson.

Ms. Adams reported that Mr. Magnusson was now an elected official and could fully participate in further Board action. Ms. Trucco would meet with Mr. Magnusson outside of the

meeting to provide an orientation. Ms. Adams pointed out that he was entitled, as a Board Member, to receive \$200 for attending each meeting, in person or by phone. If Mr. Magnusson elected to receive it, he must fill out payroll forms. In addition, the Florida Commission on Ethics, required elected officials, including CDD Board Members, to file an annual Financial Disclosure Form, 30 days after being appointed. Staff would register him and he would receive an email for the initial filing, which would be based on the 2024 taxes and in the future, it was due on July 1st of each year. Some Board Members preferred to keep their CDD email separate from personal emails, as Board Members written communication was subject to public records requests, which include text and email messages. She served as District Manager, Mr. Alan Scheerer was the Field Services Manager, Mr. Vargas represented Reunion Security and Mr. James Curley was the District Engineer.

D. Consideration of Resolution 2026-01 Appointing an Assistant Secretary

This item was not discussed.

FOURTH ORDER OF BUSINESS

**Public Hearing to Amend and Restate
Parking Rules**

A. Open Public Hearing

B. Public Comment

**C. Consideration of Resolution 2026-02 Adopting the Amended and Restated
Parking Rules**

This item was discussed.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Davis seconded by Ms. Wispelwey with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 5

SECTION A

October 27, 2025

Reunion East Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Reunion East Community Development District, ("the District") for the fiscal year ended September 30, 2025 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Reunion East Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$4,750. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested 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 or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Reunion East Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Reunion East Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Reunion East Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION B

October 27, 2025

Reunion West Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Reunion West Community Development District, (“the District”) for the fiscal year ended September 30, 2025 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2025. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management’s Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor’s Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Reunion West Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$5,250. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested 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 or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 West Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Reunion West Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Reunion West Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Reunion West Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION 6

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Reunion East Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to elect an Assistant Secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. John Magnusson is elected Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 7

Reunion East CDD Amended and Restated Parking Rules 10.09.2025. In addition to updating Parking Maps, the Parking Rules were Amended as follows:

Parking is at your own risk. The District is not responsible for any damages or incidents that occur while a vehicle is parked within the boundary of the District.

*Speed humps have been installed throughout the community as traffic-calming measures to enhance roadway safety for drivers and pedestrians. Speed humps are marked with standard warning striping. To ensure visibility, emergency access, and the effectiveness of traffic calming features, except for designated parking spaces located off the roadway, **parking is strictly prohibited within 20 feet** of any speed hump in either direction. Vehicles found in violation are subject to towing. No vehicle, trailer, or object shall obstruct or impede visibility or access to speed humps, warning signage, or painted roadway markings. Obstructing vehicles and trailers are subject to towing.*

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Adopted August 13, 2020 (Resolution 2020-04); Revised April 8, 2021 (Resolution 2021-06);
Revised December 14, 2023 (Resolution 2024-01) and Revised April 10, 2025 (Resolution 2025-05)

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion West Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, verge areas (space between sidewalk and roadway) swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right- of -Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "Parking and Towing Maps"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking and Mailbox and Playground Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Maps – Revised April 10, 2025, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate at a public Board of Supervisors meeting.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale and verge area (space between the sidewalk and roadway).

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini-motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance

with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes. Parking in the parking spaces located in front of the playground and /or mailbox kiosks, is restricted unless the individual parked is in such spaces during their use of the playground and /or mail kiosk. Parking for mailbox kiosks is restricted to no more than fifteen (15) minutes and parking for playground use is restricted to no more than sixty (60) minutes. Any cars parked in the mail kiosk and/or playground parking spaces for extended periods of time, including overnight, shall be subject to towing at owner's expense.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.
- (f) Shall not park within fifteen (15') on either side of a fire hydrant.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area and shall immediately be removed. Abandoned and/or broken down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of five (5) days is considered abandoned and subject to being towed at the owner's expense.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a

tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

- 5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 5.5 Enforcement
- 5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.
- 5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.
- 5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.
- 5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.
- 5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lots or Parking Areas, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

- 5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

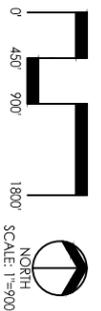
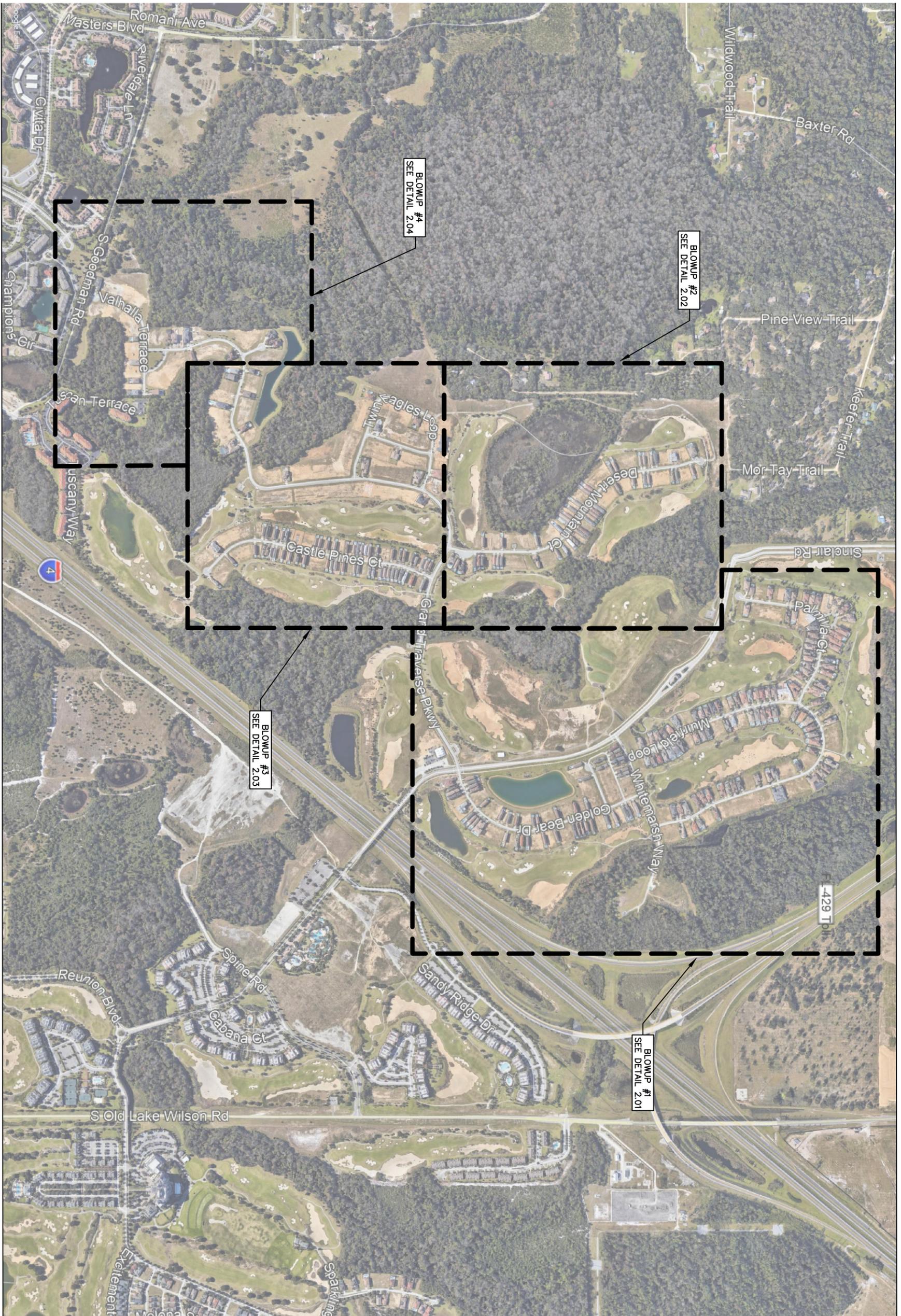
Effective: April 10, 2025

Statutory authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

Appendix 5.0

District Parking and Towing Maps – Revised April 10, 2025

[ATTACHED ON FOLLOWING PAGE(S)]



SHEET NO.
2.00

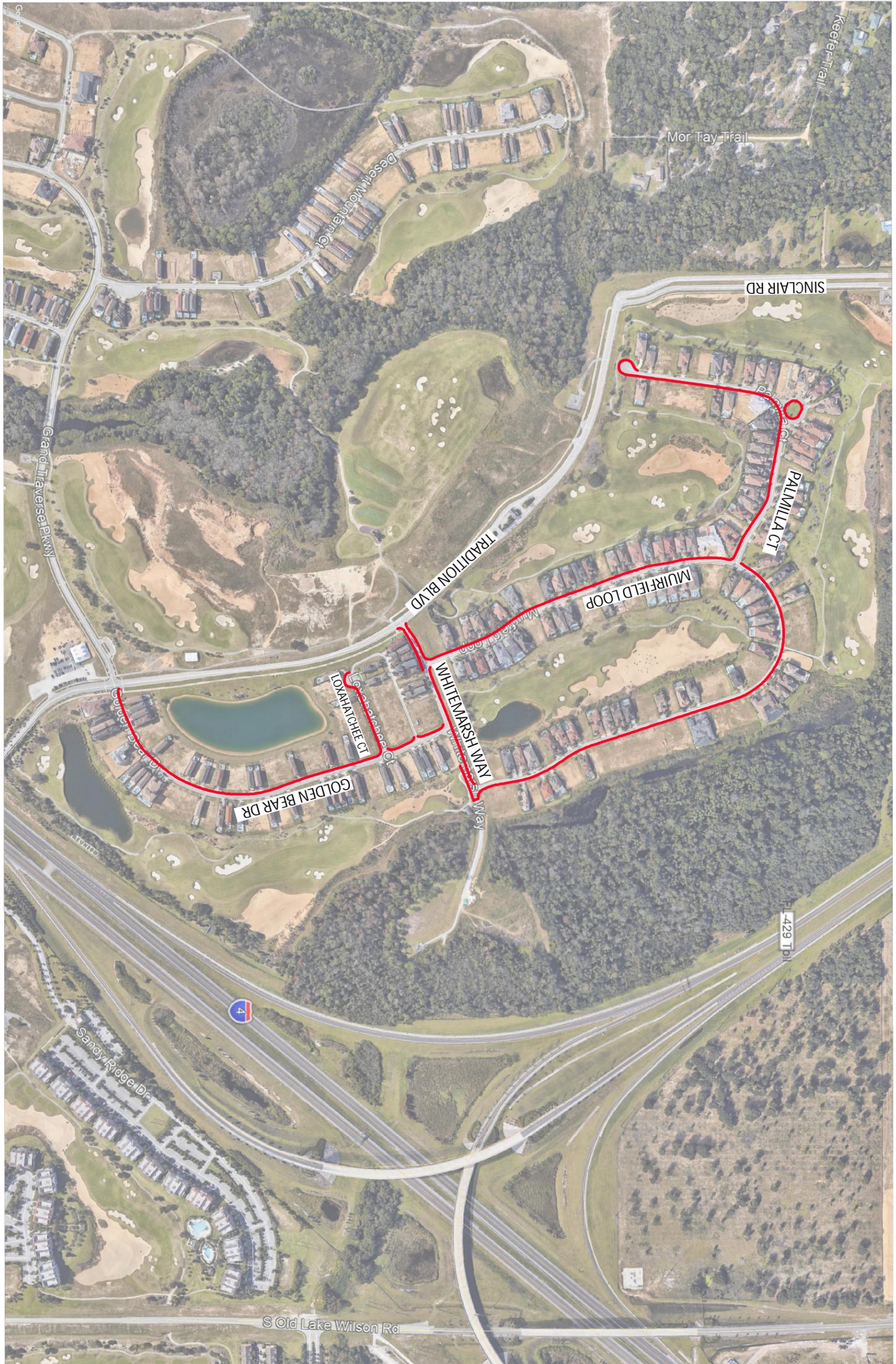
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 Scale: AS SHOWN
 Project No: 1003.001
 Drawn By: CDB
 Designed By: CDB
 Checked By: SNB

REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
AREAS OF NO PARKING OVERALL

Rev.	Date	Description	Chk By

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43225

BOYD CIVIL
ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)494-2693
 Certificate of Auth. 29791



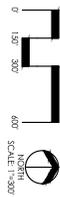
LEGEND
 AREAS OF NO PARKING



SHEET NO. 2.01	REUNION WEST CDD REUNION CDD ORANGE COUNTY, FLORIDA				Civil Engineer STEVEN N. BOYD, P.E. License No. 43225	BOYD CIVIL ENGINEERING 6816 Hanging Moss Road Orlando, Florida 32807 Office: (407)494-2693 Certificate of Auth. 29791																	
	NO PARKING DETAIL 1 OF 4																						
Date: 6/3/2025 Scale: AS SHOWN Project No: 1003.001 Drawn By: CDB Designed By: CDB Checked By: SNB	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">Rev.</th> <th style="width:10%;">Date</th> <th style="width:45%;">Description</th> <th style="width:40%;">Chk By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Rev.	Date	Description	Chk By																	Date: 6/3/2025 Scale: AS SHOWN Project No: 1003.001 Drawn By: CDB Designed By: CDB Checked By: SNB
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LEGEND
 AREAS OF NO PARKING



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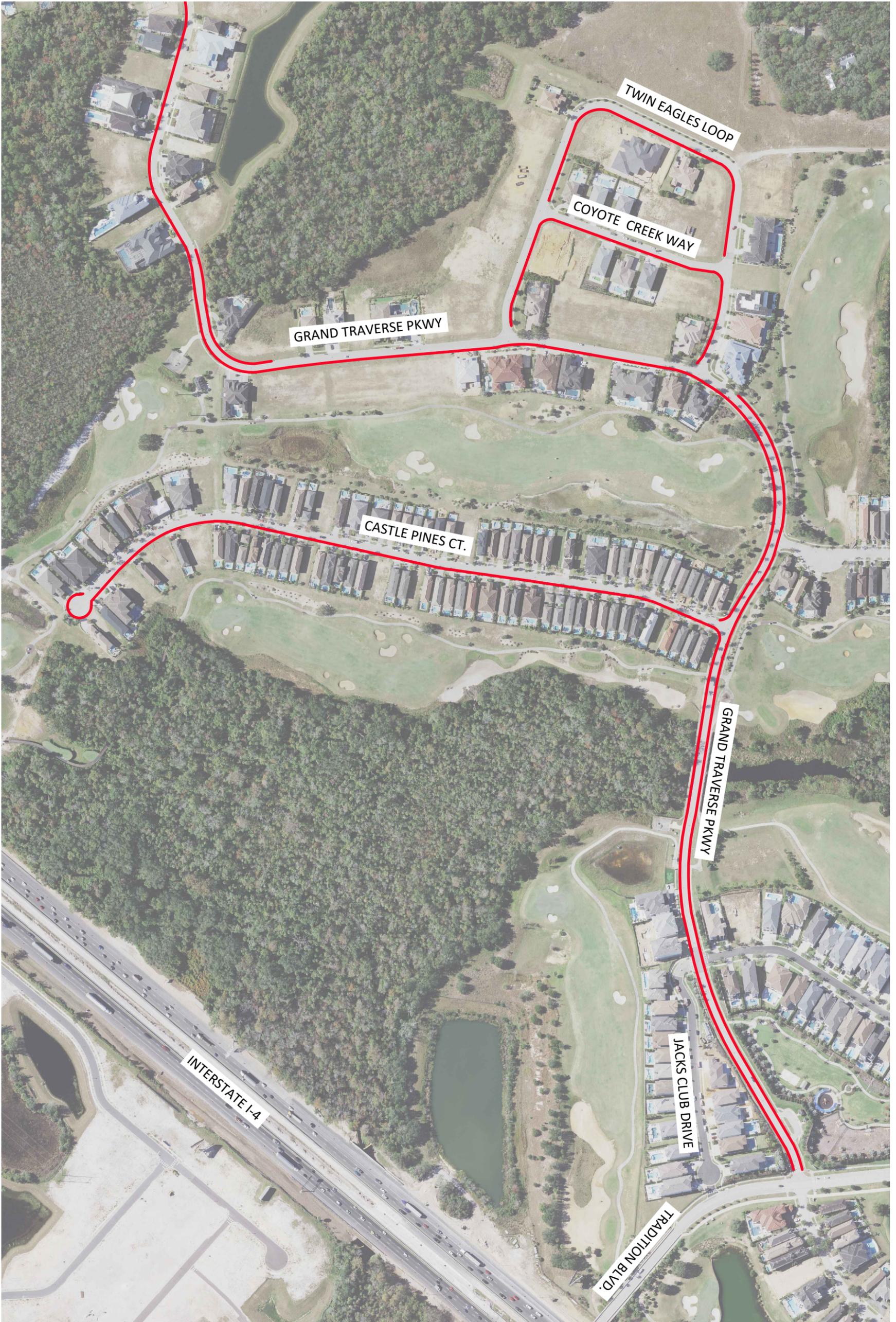
DATE: 7/15/2020
 DRAWN BY: SCOTT S. SHOWN
 PROJECT NO.: 10000001
 SHEET NO.: 000001
 DESIGNED BY: CDB
 CHECKED BY: SJB

REUNION WEST CDD <small>REUNION CDD ORANGE COUNTY, FLORIDA</small>			
NO PARKING DETAIL 2 OF 4			
Rev.	Date	Description	CHK BY

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43225



BOYD CIVIL ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)494-2693
 Certificate of Auth. 29791



LEGEND

— AREAS OF NO PARKING

0 150' 300' 450' 600'

NORTH

SCALE: 1"=300'

SHEET NO.
2.03

Date: 6/3/2025
 Scale: AS SHOWN
 Project No: 1003.001
 Drawn by: CDB
 Designed by: CDB
 Checked by: SNB

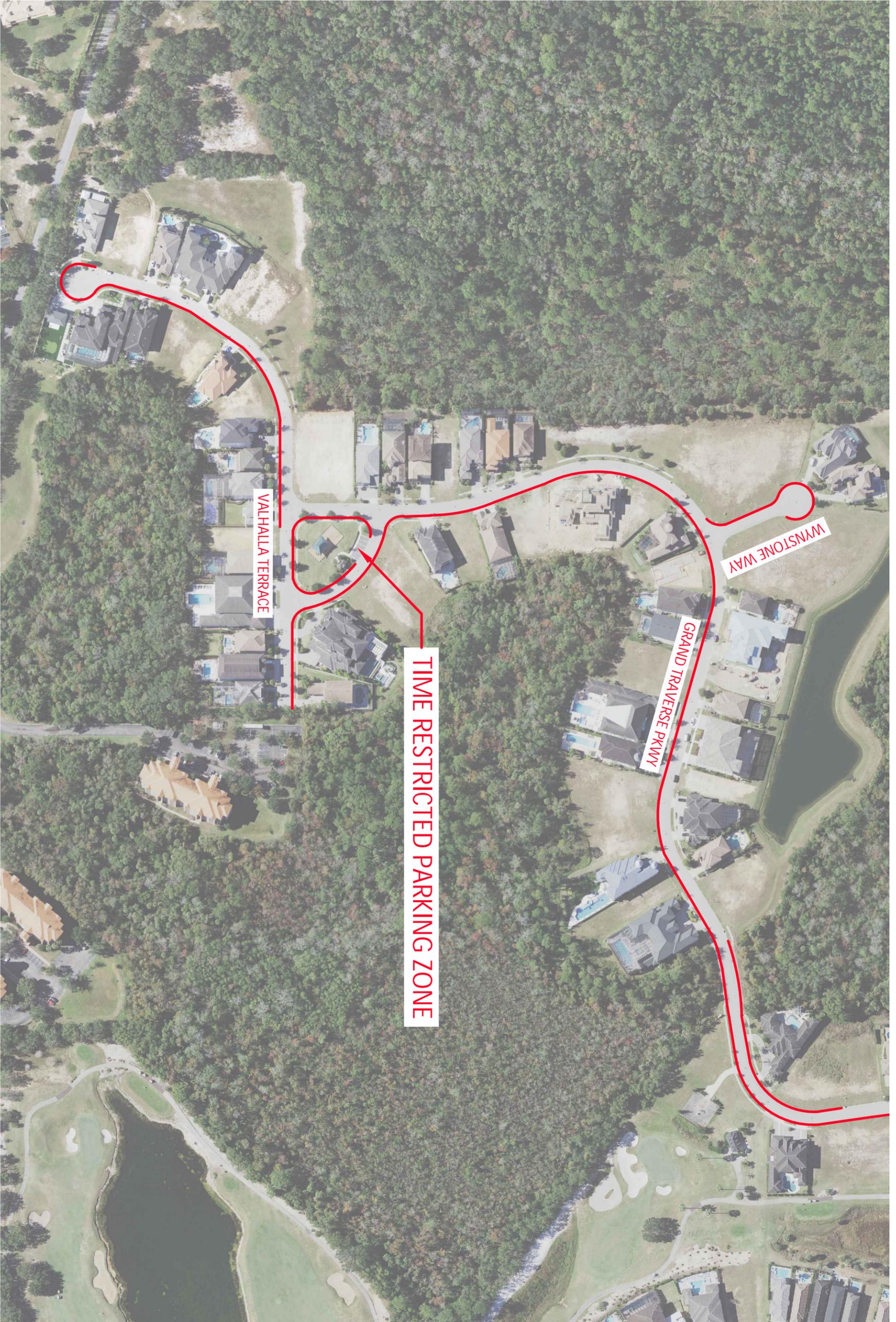
REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 4

Rev.	Date	Description	Chk By

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43225

BOYD CIVIL ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)494-2693
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LEGEND
 — AREAS OF NO PARKING



TIME RESTRICTED PARKING ZONE

VALHALLA TERRACE

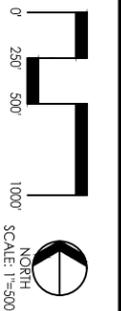
GRAND TRAVERSE PKWY

WYNSTONE WAY

SHEET NO. 2.04	REUNION WEST CDD REUNION CDD ORANGE COUNTY, FLORIDA NO PARKING DETAIL 4 OF 4	Date: 4/8/2024 Scale: AS SHOWN Project No: 1003.001 Drawn by: CDB Designed by: CDB Checked by: SNB	Civil Engineer STEVEN N. BOYD, P.E. License No. 43225	 6816 Hanging Moss Road Orlando, Florida 32807 Office: (407)494-2693 Certificate of Auth. 29791																
		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">Rev.</th> <th style="width:5%;">Date</th> <th style="width:40%;">Description</th> <th style="width:10%;">Chk By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev.		Date	Description	Chk By													
Rev.	Date	Description	Chk By																	



LEGEND
 AREAS OF NO PARKING



SHEET NO.
2.05

ENCORE AT REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
 PROPOSED T SIDE STREET
 PARKING OPTION

Rev.	Date	Description	Chk By

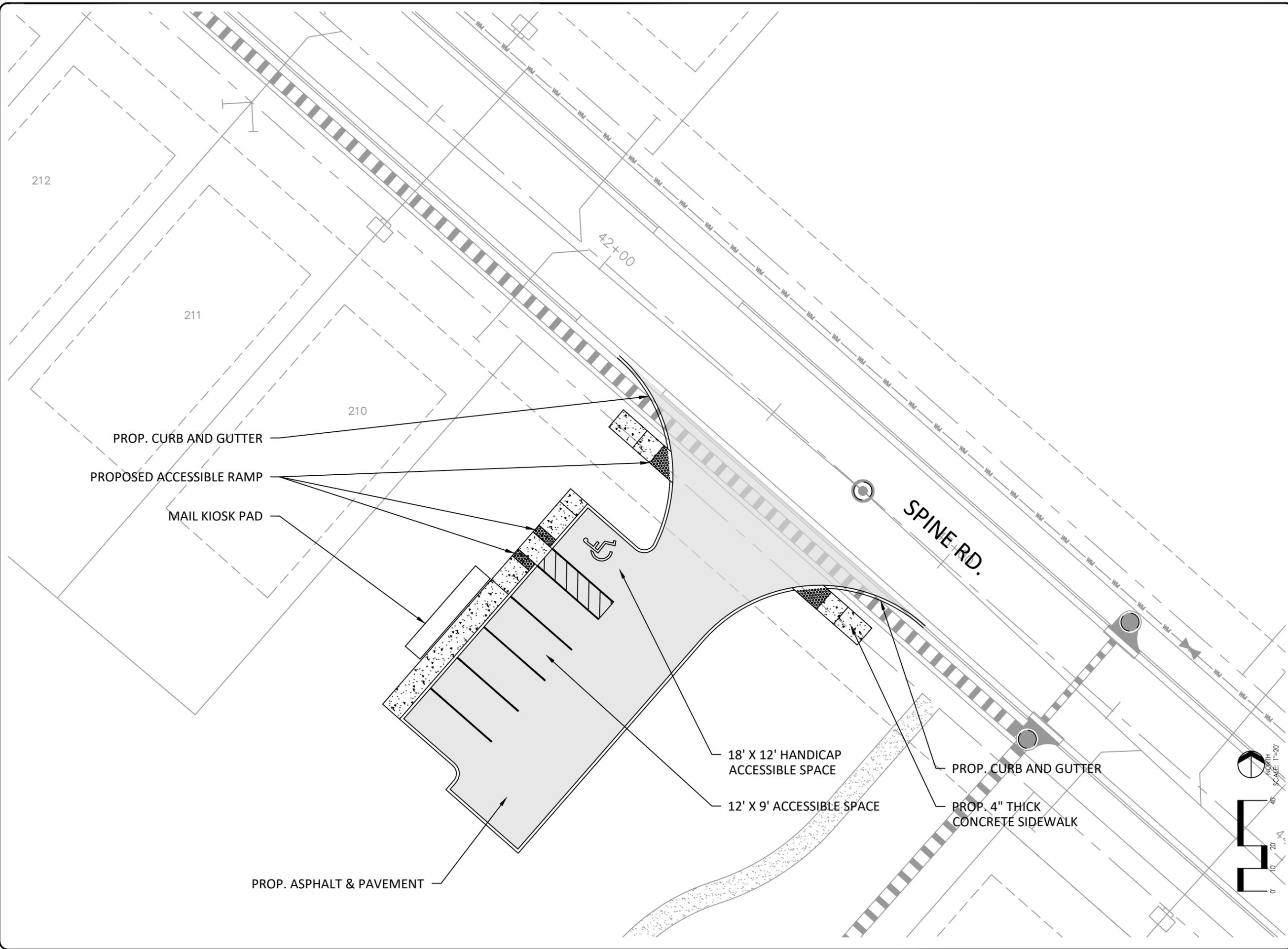
Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43225



BOYD CIVIL ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)494-2693
 Certificate of Auth. 29791

SECTION 8

Z:\PROJECTS\1003.000 Reunion East CDD\2025-04-08 Mail Box Kiosk Sketch\Reunion Village Mailbox Sketch_OPTION 1.dwg Plotted November 9, 2025, 5:35:08 PM



BOYD CIVIL ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)994-2693
 Certificate of Auth: 29791

Civil Engineer: **STEVEN N. BOYD, P.E.**

Rev.	Date	Description	Chk. By	License No.
				43225

MAIL KIOSK PICK UP LANE
 REUNION VILLAGE
 OSCEOLA COUNTY, FLORIDA
EXHIBIT 1

Date: 11/9/2025
 Scale: AS SHOWN
 Project No.: 1003.000
 Drawn By:
 Designed By:
 Checked By:

SHEET NO.
1

REUNION CDD

Engineer's Opinion of Probable Cost

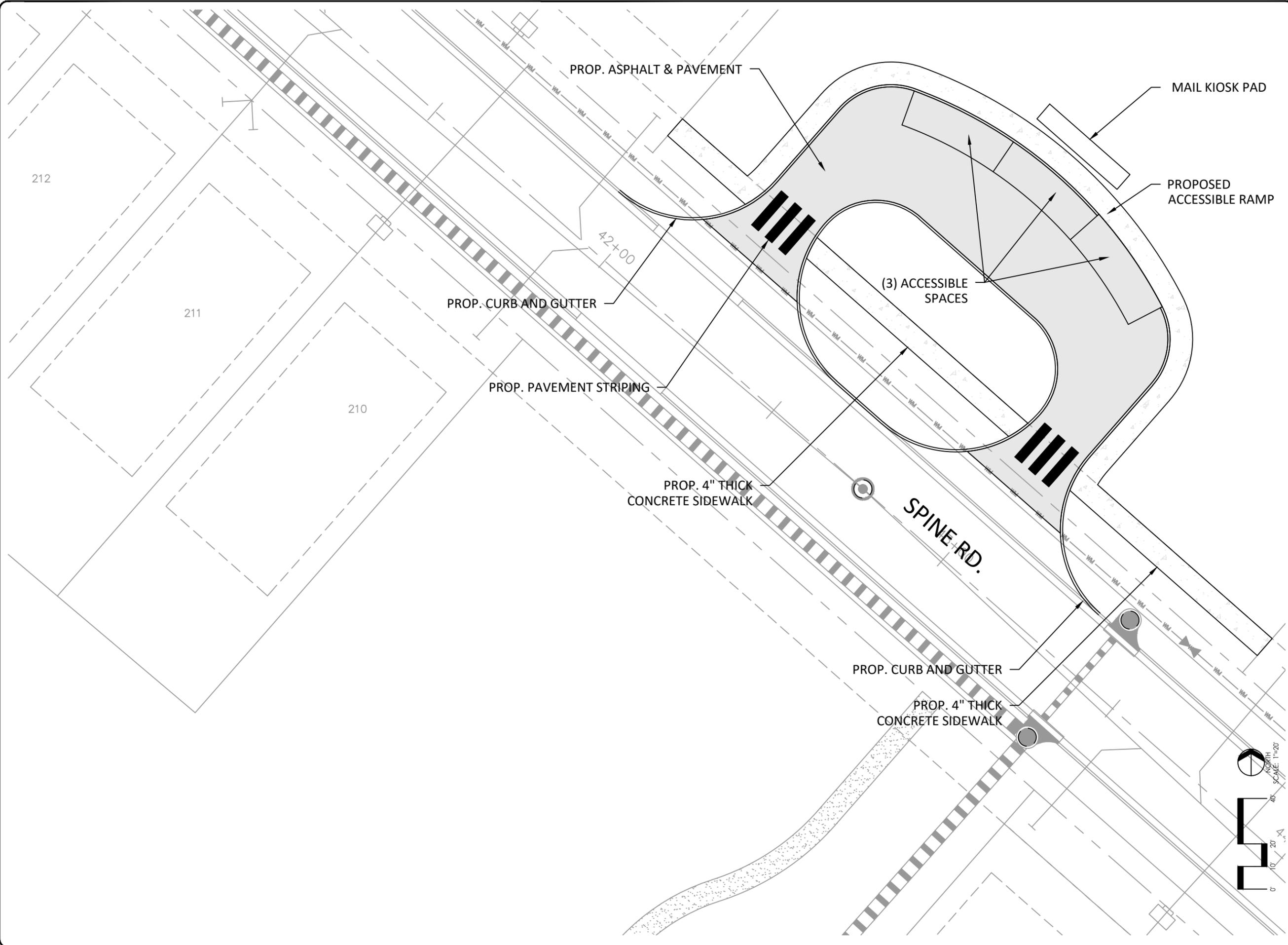
For: Reunion East CDD

DATE: 10/15/2025



Item No.	Description	Quantity	Unit	Unit Price	Extended Price
A					
General Conditions					
A1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
A2	Construction Survey and Layout	1	LS	\$ 5,000.00	\$ 5,000.00
A3	Certified As-Builts	1	LS	\$ 5,000.00	\$ 5,000.00
A4	Maintenance of Traffic	1	LS	\$ 7,500.00	\$ 7,500.00
Sub Total					\$ 22,500.00
B					
Earthwork					
B4	Silt Fence	500	LF	\$ 3.75	\$ 1,875.00
B5	Soil Tracking Prevention	1	EA	\$ 4,875.00	\$ 4,875.00
B6	Clear & Grub	0.34	AC	\$ 1,250.00	\$ 425.00
Sub Total					\$ 7,175.00
D					
Roadway/ Curbs/ Sidewalks/ Pavement					
D1	1- 1/2" SP9.5 Asphalt	398	SY	\$ 18.75	\$ 7,462.50
D3	6" Limerock Base	398	SY	\$ 25.00	\$ 9,950.00
D6	12" Stabilized Sub Grade	398	SY	\$ 12.50	\$ 4,975.00
D7	4" Thick Concrete Sidewalk	437	SF	\$ 15.00	\$ 6,549.00
D9	Type 'D' Curb	286	LF	\$ 37.50	\$ 10,725.00
D11	ADA Handicap Ramp	3	EA	\$ 1,200.00	\$ 3,600.00
D12	Striping & Signage	1	LS	\$ 2,500.00	\$ 2,500.00
Sub Total					\$ 45,761.50
G					
Landscaping & Irrigation					
G1	Landscaping	1	LS	\$ 2,000.00	\$ 2,000.00
Sub Total					\$ 2,000.00
TOTAL (Summation of Items A through E)					\$ 77,436.50

Z:\PROJECTS\1003.000 Reunion East CDD\2025-04-08 Mail Box Kiosk Sketch\Reunion Village Mailbox Sketch.dwg Plotted By:James R. Curley Plotted:November 9, 2025, 5:34:04 PM



BOYD CIVIL ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)994-2693
 Certificate of Auth: 29791

Civil Engineer: STEVEN N. BOYD, P.E.
 License No. 43225

Rev.	Date	Description	Chk. By

MAIL KIOSK PICK UP LANE
 REUNION VILLAGE
 OSCEOLA COUNTY, FLORIDA
EXHIBIT 2

Date: 11/9/2025
 Scale: AS SHOWN
 Project No.: 1003.000
 Drawn By:
 Designed By:
 Checked By:

SHEET NO.
2

REUNION CDD

Engineer's Opinion of Probable Cost

For: Reunion East CDD

DATE: 10/15/2025



Item No.	Description	Quantity	Unit	Unit Price	Extended Price
A					
General Conditions					
A1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
A2	Construction Survey and Layout	1	LS	\$ 5,000.00	\$ 5,000.00
A3	Certified As-Builts	1	LS	\$ 5,000.00	\$ 5,000.00
A4	Maintenance of Traffic	1	LS	\$ 7,500.00	\$ 7,500.00
Sub Total					\$ 22,500.00
B					
Earthwork					
B4	Silt Fence	503	LF	\$ 3.75	\$ 1,886.25
B5	Soil Tracking Prevention	1	EA	\$ 4,875.00	\$ 4,875.00
B6	Clear & Grub	0.30	AC	\$ 1,250.00	\$ 375.00
Sub Total					\$ 7,136.25
D					
Roadway/ Curbs/ Sidewalks/ Pavement					
D1	1- 1/2" SP9.5 Asphalt	368	SY	\$ 18.75	\$ 6,900.00
D3	6" Limerock Base	368	SY	\$ 25.00	\$ 9,200.00
D6	12" Stabilized Sub Grade	368	SY	\$ 12.50	\$ 4,600.00
D7	4" Thick Concrete Sidewalk	1,550	SF	\$ 15.00	\$ 23,244.60
D9	Type 'D' Curb	404	LF	\$ 37.50	\$ 15,150.00
D11	ADA Handicap Ramp	5	EA	\$ 1,200.00	\$ 6,000.00
D12	Striping & Signage	1	LS	\$ 2,500.00	\$ 2,500.00
Sub Total					\$ 67,594.60
G					
Landscaping & Irrigation					
G1	Landscaping	1	LS	\$ 2,000.00	\$ 2,000.00
Sub Total					\$ 2,000.00
TOTAL (Summation of Items A through E)					\$ 99,230.85

SECTION 9

SECTION D

SECTION i

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/ Davenport Creek Bridge	Curley/Scheerer	In Process	<p>Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Permitting with Osceola County issued for construction. Permit for electrical work issued. Directional bore completed. Contractor on site December 2024. Infrastructure gates and equipment installed. Wiring completed March 2025. One Meter installed at west gate as of 06.26.2025. Meter for east gate installed 09.23.2025.</p> <p>Final Inspection Completed 10.15.2025. Gates tested. Internet needed to complete operations. Equipment on order.</p>

5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	In Process	Approved 07.13.2023; RFID/prox card reader installed. Transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel	Trucco	In Process	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis is pending. Agreement executed.
10/12/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.

12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	In Process	Developer funding agreement approved. Offer reviewed 09.12.2024 and BOS delegated further communication to the Chair. New offer approved 11.14.2024. Agreement pending finalization as of 01.09.2025. Alternative access approved by BOS 03.13.2025
3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	In Process	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.
3/13/25	Mailbox Parking Modification	Adams/Curley	In Process	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Reviewed site plan 10.09.2025. DE to bring back options and estimated costs.

3/13/25	Reunion East Rentals - Heritage Crossings Community Center	Adams	In Process	District Manager met with Reunion Resort rental Director of Sales and Marketing 03.31.2025. Marketing materials pending. Consideration of agreement for Rental Management approved 07.10.2025 and is effective 10.01.2025. Proposal for tables approved 10.09.2025. Furniture received.
7/10/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Meeting with Master Association 10.06.2025 to determine feasibility of requiring tree guards for replacement trees.
7/10/25	Implement Electronic Mail Messaging	Adams	In Process	Agreement approved 07.10.2025 with services starting 10.01.2025.

Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project			South Old Lake Wilson Road improvement (CR 532 intersection to Assembly Ct) expedited due to I-4 planned improvements. Impact to CDD property being evaluated. North Old Lake Wilson Road improvements to be facilitated by FDOT.
7/10/25	Whitemarsh Way Parking Improvements	Scheerer/Curley	In Process	Whitemarsh Way Parking space painting, centerline striping, crosswalk striping, stop bar striping approved 07.10.2025 and scheduled 09.04.2025. Whitemarsh Way review parking map for correctness - no parking on right side.

SECTION ii

SECTION a

Reunion East

Community Development District

Summary of Invoices

October 01, 2025 - October 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	10/2/25	6629-6637	\$ 121,726.20
	10/9/25	6638-6646	34,005.00
	10/15/25	6647-6651	21,256.76
	10/22/25	6652-6657	8,956.46
	10/28/25	6658-6663	14,555.75
			\$ 200,500.17
R&M Fund			
	10/2/25	299-300	\$ 36,310.07
	10/15/25	301	\$ 2,700.00
			\$ 39,010.07
Payroll			
	<u>October 2025</u>		
	Diane Davis	50839	\$ 184.70
	John Magnusson	50840	184.70
	June Wispelwey	50841	184.70
	Mark Greenstein	50842	184.70
	Trudy Hobbs	50843	184.70
			\$ 923.50
TOTAL			\$ 240,433.74

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/02/25	00074	7/15/25 229741	202507 320-53800-47000	AQUATIC PLANT MGMT JUL25	*	754.11	
		7/15/25 229741	202507 300-13100-10100	AQUATIC PLANT MGMT JUL25	*	568.89	
APPLIED AQUATIC MANAGEMENT, INC.							1,323.00 006629
10/02/25	00129	9/27/25 5923	202509 330-53800-47700	HCCC-ADJ.WTRTBL/RPLC SEAT	*	94.05	
		9/27/25 5923	202509 300-13100-10100	HCCC-ADJ.WTRTBL/RPLC SEAT	*	70.95	
		9/27/25 5924	202509 320-53800-53000	HC-PATCH/RPR POTHOLES-D	*	219.45	
		9/27/25 5924	202509 300-13100-10100	HC-PATCH/RPR POTHOLES-D	*	165.55	
		9/27/25 5925	202509 320-53800-46200	REPLACE 7 POOL UMBRELLAS	*	322.05	
		9/27/25 5925	202509 300-13100-10100	REPLACE 7 POOL UMBRELLAS	*	242.95	
		9/27/25 5926	202509 320-53800-47700	SE-RPLC FLUSH VALVE/HANDL	*	390.45	
		9/27/25 5926	202509 300-13100-10100	SE-RPLC FLUSH VALVE/HANDL	*	294.55	
BERRY CONSTRUCTION INC.							1,800.00 006630
10/02/25	00144	9/26/25 14998319	202509 320-53800-47700	RPLC 4ELECT.FLOAT SWITCHES	*	439.40	
		9/26/25 14998319	202509 300-13100-10100	RPLC 4ELECT.FLOAT SWITCHES	*	331.47	
FRANK'S AIR CONDITIONING, INC.							770.87 006631
10/02/25	00176	9/23/25 30120A	202509 320-53800-48200	FINAL-SPNBKE/HEAT ROW/HAM	*	1,192.65	
		9/23/25 30120A	202509 300-13100-10100	FINAL-SPNBKE/HEAT ROW/HAM	*	899.72	
		9/23/25 30323	202509 320-53800-48200	SE-PREVENTATIVE MNT SEP25	*	185.25	
		9/23/25 30323	202509 300-13100-10100	SE-PREVENTATIVE MNT SEP25	*	139.75	
FITNESS SERVICES OF FLORIDA INC							2,417.37 006632
10/02/25	00192	10/01/25 1913	202510 320-53800-43300	POOL AMENITIES OCT25	*	1,730.52	
		10/01/25 1913	202510 300-13100-10100	POOL AMENITIES OCT25	*	1,305.48	
		10/01/25 1913	202510 320-53800-43300	POOL ATTENDANT OCT25	*	4,320.60	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/25		1913	202510 300-13100-10100	POOL ATTENDANT OCT25	*	3,259.40		
10/01/25		1913	202510 330-53800-43300	HCCC CLEANING OCT25	*	494.19		
10/01/25		1913	202510 300-13100-10100	HCCC CLEANING OCT25	*	372.81		
10/01/25		1913A	202509 330-53800-43300	300CT-6OZ LITOPK PAPER CUP	*	100.95		
10/01/25		1913A	202509 300-13100-10100	300CT-6OZ LITOPK PAPER CUP	*	76.15		
							11,660.10	006633

10/02/25	00054	10/01/25	2025OCT 202510 320-53800-34500	SECURITY SERVICES OCT25	*	6,650.00		
		10/01/25	2025OCT 202510 300-13100-10100	SECURITY SERVICES OCT25	*	5,016.66		
							11,666.66	006634

10/02/25	00060	9/19/25	321116 202509 320-53800-46200	CP-INSP/RPLC VLV/TIMR/LED	*	365.94		
		9/19/25	321116 202509 300-13100-10100	CP-INSP/RPLC VLV/TIMR/LED	*	276.06		
		9/19/25	321446 202509 320-53800-46200	SE-310GAL BLCH/30GAL S.AC	*	603.32		
		9/19/25	321446 202509 300-13100-10100	SE-310GAL BLCH/30GAL S.AC	*	455.13		
		9/22/25	321489 202509 320-53800-46200	HC A-280GAL BLCH/4GAL ACD	*	477.63		
		9/22/25	321489 202509 300-13100-10100	HC A-280GAL BLCH/4GAL ACD	*	360.32		
							2,538.40	006635

10/02/25	00030	9/01/25	982099 R 202509 320-53800-47300	LANDSCAPE MAINT SEP25	*	29,023.29		
		9/01/25	982099 R 202509 300-13100-10100	LANDSCAPE MAINT SEP25	*	21,894.76		
		9/01/25	982099 R 202509 320-53800-47300	LANDSCAPE MNT PH1-5 SEP25	*	7,235.94		
		9/01/25	982099 R 202509 300-13100-10100	LANDSCAPE MNT PH1-5 SEP25	*	5,458.69		
		9/01/25	982099 R 202509 320-53800-47300	STABLE/POND/REC CTR SEP25	*	1,456.92		
		9/01/25	982099 R 202509 300-13100-10100	STABLE/POND/REC CTR SEP25	*	1,099.08		
		9/01/25	982099 R 202509 320-53800-47300	BEDDING PLANTS SEP25	*	7,825.46		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/25	982099 R	202509	300-	13100-	10100			*	5,903.41		
			BEDDING PLANTS SEP25										
		9/01/25	982099 R	202509	320-	53800-	47300			*	739.75		
			BEDDING PLANT PH1-3 SEP25										
		9/01/25	982099 R	202509	300-	13100-	10100			*	558.05		
			BEDDING PLANT PH1-3 SEP25										
		9/01/25	982099 R	202509	320-	53800-	47300			*	6,701.75		
			PALM TRIMMING SEP25										
		9/01/25	982099 R	202509	300-	13100-	10100			*	5,055.70		
			PALM TRIMMING SEP25										
		9/01/25	982099 R	202509	320-	53800-	47300			*	1,939.71-		
			W/O REMAINING PHASE SEP25										
		9/01/25	982099 R	202509	300-	13100-	10100			*	1,463.29-		
			W/O REMAINING PHASE SEP25										
			YELLOWSTONE LANDSCAPE-SOUTHEAST LLC										
												89,549.80	006637
10/09/25	00095	9/29/25	254614	202508	320-	53800-	57400			*	139.65		
			RPR WIRE/LOCK GATE OPEN										
		9/29/25	254614	202508	300-	13100-	10100			*	105.35		
			RPR WIRE/LOCK GATE OPEN										
		9/30/25	255182	202509	320-	53800-	57400			*	139.65		
			SVC CALL-QUOTING RPR/PRTS										
		9/30/25	255182	202509	300-	13100-	10100			*	105.35		
			SVC CALL-QUOTING RPR/PRTS										
		10/03/25	254716	202509	320-	53800-	57400			*	1,103.62		
			RPLC PDK CLOUD NODE/MODEM										
		10/03/25	254716	202509	300-	13100-	10100			*	832.55		
			RPLC PDK CLOUD NODE/MODEM										
			ACCESS CONTROL SYSTEMS LLC										
												2,426.17	006638
10/09/25	00134	9/30/25	4519	202509	310-	51300-	31100			*	639.90		
			CDD MEETING/OLD LK WILSON										
			BOYD CIVIL ENGINEERING INC										
												639.90	006639
10/09/25	00049	9/15/25	663	202510	310-	51300-	31700			*	8,111.00		
			FY26 ASSESSMENT ROLL CERT										
			GOVERNMENTAL MANAGEMENT SERVICES										
												8,111.00	006640
10/09/25	00079	9/19/25	11294787	202509	320-	53800-	47900			*	48.34		
			MTHLY PEST CONTROL SEP25										
		9/19/25	11294787	202509	300-	13100-	10100			*	36.46		
			MTHLY PEST CONTROL SEP25										
			HOMETEAM PEST DEFENSE										
												84.80	006641
10/09/25	00175	10/01/25	1012346	202510	320-	53800-	46200			*	4,845.00		
			POOL MAINTENANCE OCT25										

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/25		1012346	202510 300-13100-10100		*	3,655.00	
			POOL MAINTENANCE OCT25				
				ROBERTS POOL SERVICE AND REPAIR INC			8,500.00 006642
10/09/25	99999	10/09/25	VOID 202510 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 006643
10/09/25	00060	9/20/25	321117 202509 320-53800-46200		*	193.80	
			HC A-QTRL SAFETY INSPECT				
		9/20/25	321117 202509 300-13100-10100		*	146.20	
			HC A-QTRL SAFETY INSPECT				
		9/20/25	321119 202509 320-53800-46200		*	193.80	
			TER-SAFETY/RPLC MRKR TILE				
		9/20/25	321119 202509 300-13100-10100		*	146.20	
			TER-SAFETY/RPLC MRKR TILE				
		9/22/25	321485 202509 320-53800-46200		*	197.76	
			SE-RPLC BRKN PVC FITTING				
		9/22/25	321485 202509 300-13100-10100		*	149.19	
			SE-RPLC BRKN PVC FITTING				
		9/23/25	321500 202509 320-53800-46200		*	1,707.15	
			CP-INST.LED FIX-SPA/TRNSF				
		9/23/25	321500 202509 300-13100-10100		*	1,287.85	
			CP-INST.LED FIX-SPA/TRNSF				
		9/23/25	321509 202509 320-53800-46200		*	177.46	
			TER-RPLC DECK MRKR TILE				
		9/23/25	321509 202509 300-13100-10100		*	133.87	
			TER-RPLC DECK MRKR TILE				
		9/25/25	320087 202509 320-53800-46200		*	591.06	
			SE-TREAT SPA#1 BIOFILM				
		9/25/25	320087 202509 300-13100-10100		*	445.89	
			SE-TREAT SPA#1 BIOFILM				
		9/26/25	320086 202509 320-53800-46200		*	591.06	
			SE-TREAT SPA#2 BIOFILM				
		9/26/25	320086 202509 300-13100-10100		*	445.89	
			SE-TREAT SPA#2 BIOFILM				
		10/01/25	321810 202510 320-53800-46200		*	393.27	
			HS-240GAL BLK BLEACH/DLVR				
		10/01/25	321810 202510 300-13100-10100		*	296.68	
			HS-240GAL BLK BLEACH/DLVR				
				SPIES POOL LLC			7,097.13 006644
10/09/25	00070	9/30/25	82288 202510 320-53800-47200		*	1,616.52	
			RPLC 3 BULB/BALLAST-POOL				
		9/30/25	82288 202510 300-13100-10100		*	1,219.48	
			RPLC 3 BULB/BALLAST-POOL				
				TERRY S ELECTRIC INC			2,836.00 006645
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/09/25	00117	9/25/25	7906618	202509	310-51300-32300		TRUSTEE FEES SER.2021	*	4,000.00		
		9/25/25	7906618	202509	310-51300-32300		INCIDENTAL EXP SER.2021	*	310.00		
USBANK										4,310.00	006646
10/15/25	00129	10/09/25	5929	202509	320-53800-47700		SE-RPLC AERATOR/FLSH HNDL	*	247.95		
		10/09/25	5929	202509	300-13100-10100		SE-RPLC AERATOR/FLSH HNDL	*	187.05		
		10/09/25	5930	202510	320-53800-57400		RPLC BRK TOILET SEAT/SCRW	*	105.45		
		10/09/25	5930	202510	300-13100-10100		RPLC BRK TOILET SEAT/SCRW	*	79.55		
		10/09/25	5931	202510	320-53800-47200		HC-CLN LEN/RPR 4 TREELGHT	*	418.95		
		10/09/25	5931	202510	300-13100-10100		HC-CLN LEN/RPR 4 TREELGHT	*	316.05		
		10/09/25	5933	202510	320-53800-48100		RPLC ROTTED WOOD/TRELLISE	*	493.05		
		10/09/25	5933	202510	300-13100-10100		RPLC ROTTED WOOD/TRELLISE	*	371.95		
		10/11/25	5937	202510	320-53800-57400		RPR OVERHEAD SIGN/REINST	*	219.45		
		10/11/25	5937	202510	300-13100-10100		RPR OVERHEAD SIGN/REINST	*	165.55		
BERRY CONSTRUCTION INC.										2,605.00	006647
10/15/25	00130	10/01/25	92703	202510	310-51300-54000		FY26 SPECIAL DISTRICT FEE	*	175.00		
FLORIDA DEPARTMENT OF COMMERCE										175.00	006648
10/15/25	00049	10/01/25	665	202510	310-51300-34000		MANAGEMENT FEES OCT25	*	4,414.50		
		10/01/25	665	202510	310-51300-35200		WEBSITE ADMIN OCT25	*	108.17		
		10/01/25	665	202510	310-51300-35100		INFORMATION TECH OCT25	*	162.25		
		10/01/25	665	202510	310-51300-31300		DISSEMINATION FEE OCT25	*	901.25		
		10/01/25	665	202510	310-51300-51000		OFFICE SUPPLIES	*	1.08		
		10/01/25	665	202510	310-51300-42000		POSTAGE	*	53.61		
		10/01/25	666	202510	320-53800-12000		FIELD MANAGEMENT OCT25	*	3,838.58		
GOVERNMENTAL MANAGEMENT SERVICES										9,479.44	006649
REUE REUNION EAST TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/25	00060	8/18/25	22794	202508	320	53800	46200		14-CHEMICAL CONTROLLER MS	*	798.00		
		8/18/25	22794	202508	300	13100	10100		14-CHEMICAL CONTROLLER MS	*	602.00		
		10/06/25	321916	202510	320	53800	46200		CP-160GAL BLCH/90GAL ACID	*	568.83		
		10/06/25	321916	202510	300	13100	10100		CP-160GAL BLCH/90GAL ACID	*	429.12		
		10/06/25	321918	202510	320	53800	46200		HC B-180GAL BLCH/45GAL SA	*	432.63		
		10/06/25	321918	202510	300	13100	10100		HC B-180GAL BLCH/45GAL SA	*	326.37		
		10/06/25	321920	202510	320	53800	46200		280GAL BLCH/30GAL SU.ACID	*	539.22		
		10/06/25	321920	202510	300	13100	10100		280GAL BLCH/30GAL SU.ACID	*	406.78		
		10/06/25	321921	202510	320	53800	46200		TER-180GAL BULK BLEACH	*	282.15		
		10/06/25	321921	202510	300	13100	10100		TER-180GAL BULK BLEACH	*	212.85		
SPIES POOL LLC												4,597.95	006650
10/15/25	00030	10/09/25	1014020	202509	320	53800	46500		RPR 2SCRUB VLV/4ADPTR/2SF	*	998.30		
		10/09/25	1014020	202509	300	13100	10100		RPR 2SCRUB VLV/4ADPTR/2SF	*	753.11		
		10/09/25	1014021	202509	320	53800	47400		DECLINE TREE RMV 09/09/25	*	312.34		
		10/09/25	1014021	202509	300	13100	10100		DECLINE TREE RMV 09/09/25	*	235.62		
		10/09/25	1014022	202509	320	53800	46500		MNLN RPR-6"MEGALUG/BLTKIT	*	1,197.00		
		10/09/25	1014022	202509	300	13100	10100		MNLN RPR-6"MEGALUG/BLTKIT	*	903.00		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC												4,399.37	006651
10/22/25	00129	10/14/25	5939	202510	320	53800	53000		LIBERT.BLUFF-19 SDWK GRND	*	285.00		
		10/14/25	5939	202510	300	13100	10100		LIBERT.BLUFF-19 SDWK GRND	*	215.00		
BERRY CONSTRUCTION INC.												500.00	006652
10/22/25	00144	8/01/25	14127990	202508	330	53800	47700		HCCC SENSOR BATTERY/CONFG	*	96.63		
		8/01/25	14127990	202508	300	13100	10100		HCCC SENSOR BATTERY/CONFG	*	72.89		
FRANK'S AIR CONDITIONING, INC.												169.52	006653
REUE REUNION EAST TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/22/25	00186	10/01/25 760730	202510 300-15500-10000	ALARM MONITOR SRVC NOV25	*	767.19	
		10/01/25 760730	202510 300-13100-10100	ALARM MONITOR SRVC NOV25	*	578.75	
							1,345.94 006654

10/22/25	00119	10/15/25 146477	202509 310-51300-31500	LIC AGR.MAILBOX/PH4&5/REQ	*	2,904.00	
		10/15/25 146478	202509 310-51300-31500	PARCEL 137/FDOT OFFER/DOM	*	192.00	
							3,096.00 006655

10/22/25	00060	8/25/25 320894	202508 320-53800-46200	SE-280GAL BULK BLEACH	*	438.90	
		8/25/25 320894	202508 300-13100-10100	SE-280GAL BULK BLEACH	*	331.10	
		10/18/25 23062	202510 320-53800-46200	14-CHEMICAL CONTROLLER MS	*	798.00	
		10/18/25 23062	202510 300-13100-10100	14-CHEMICAL CONTROLLER MS	*	602.00	
							2,170.00 006656

10/22/25	00142	10/15/25 IVU00184	202510 330-53800-47700	HCCC-RPLC 4" WTR FLW/BLRM	*	954.75	
		10/15/25 IVU00184	202510 300-13100-10100	HCCC-RPLC 4" WTR FLW/BLRM	*	720.25	
							1,675.00 006657

10/28/25	00095	10/27/25 255872	202510 320-53800-57400	GATE#3-REWIRE SWITCH/TEST	*	361.95	
		10/27/25 255872	202510 300-13100-10100	GATE#3-REWIRE SWITCH/TEST	*	273.05	
							635.00 006658

10/28/25	99999	10/28/25 VOID	202510 000-00000-00000	VOID CHECK	C	.00	
							*****INVALID VENDOR NUMBER*****
							.00 006659

10/28/25	00092	9/30/25 3070	202509 320-53800-41000	CP PHONE LINE 2365 SEP25	*	49.69	
		9/30/25 3070	202509 300-13100-10100	CP PHONE LINE 2365 SEP25	*	37.49	
		9/30/25 3070	202509 320-53800-41000	HC PHONE LINE 4574 SEP25	*	49.69	
		9/30/25 3070	202509 300-13100-10100	HC PHONE LINE 4574 SEP25	*	37.49	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/25	3070		202509 320-53800-41000						HS PHONE LINE 9325 SEP25	*	49.69		
9/30/25	3070		202509 300-13100-10100						HS PHONE LINE 9325 SEP25	*	37.49		
9/30/25	3070		202509 320-53800-41000						HS PHONE LINE 9385 SEP25	*	49.69		
9/30/25	3070		202509 300-13100-10100						HS PHONE LINE 9385 SEP25	*	37.49		
9/30/25	3070		202509 330-53800-41000						HC IRRG LINE 9758 SEP25	*	49.69		
9/30/25	3070		202509 300-13100-10100						HC IRRG LINE 9758 SEP25	*	37.49		
9/30/25	3070		202509 330-53800-41000						HC IRRG LINE 9867 SEP25	*	49.69		
9/30/25	3070		202509 300-13100-10100						HC IRRG LINE 9867 SEP25	*	37.49		
9/30/25	3070		202509 330-53800-41000						HC FIRE LINE 3534 SEP25	*	49.69		
9/30/25	3070		202509 300-13100-10100						HC FIRE LINE 3534 SEP25	*	37.49		
9/30/25	3070		202509 330-53800-41000						HC FIRE LINE 9525 SEP25	*	49.69		
9/30/25	3070		202509 300-13100-10100						HC FIRE LINE 9525 SEP25	*	37.49		
9/30/25	3072		202509 320-53800-41000						CENTURYLNK-CP GATE/ACCESS	*	124.27		
9/30/25	3072		202509 300-13100-10100						CENTURYLNK-CP GATE/ACCESS	*	93.74		
9/30/25	3073		202509 320-53800-41000						POOL CIRCUITS/MODEM SEP25	*	385.06		
9/30/25	3073		202509 300-13100-10100						POOL CIRCUITS/MODEM SEP25	*	290.48		
10/01/25	3080		202508 320-53800-43100						TOHO METER#62644090 AUG25	*	51.65		
10/01/25	3082		202509 320-53800-43000						DUKEENERGY#9100 8324 0443	*	793.99		
10/01/25	3083		202509 320-53800-43000						DUKEENERGY#9100 8323 9862	*	7.37		
KINGWOOD ORLANDO REUNION RESORT LLC											2,444.00	006660	
10/28/25	99999	10/28/25	VOID	202510	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	006661	
10/28/25	00060	10/02/25	321740	202510	320	53800	46200		SE-RMV JUMPER FRM SPA TIM	*	151.05		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/25		321740	202510 300-13100-10100	SE-RMV JUMPER FRM SPA TIM	*	113.95	
10/08/25		322008	202510 320-53800-46200	HC A-SAFE.INSP/VLV/LADDER	*	259.89	
10/08/25		322008	202510 300-13100-10100	HC A-SAFE.INSP/VLV/LADDER	*	196.06	
10/08/25		322013	202510 320-53800-46200	HC A-INSP.HEATER/BYPSSVLV	*	640.68	
10/08/25		322013	202510 300-13100-10100	HC A-INSP.HEATER/BYPSSVLV	*	483.32	
10/10/25		321115	202510 320-53800-46200	HS-SAFE.INSP/2GRATE/ESCUT	*	260.43	
10/10/25		321115	202510 300-13100-10100	HS-SAFE.INSP/2GRATE/ESCUT	*	196.47	
10/10/25		321118	202510 320-53800-46200	HC B-SAFE.INSP/RPLC GRATE	*	133.92	
10/10/25		321118	202510 300-13100-10100	HC B-SAFE.INSP/RPLC GRATE	*	101.03	
10/23/25		322462	202510 320-53800-46200	SE-230GAL BLEACH/DELIVERY	*	377.60	
10/23/25		322462	202510 300-13100-10100	SE-230GAL BLEACH/DELIVERY	*	284.85	
10/23/25		322463	202510 320-53800-46200	HC A-230GAL BULK BLEACH	*	360.53	
10/23/25		322463	202510 300-13100-10100	HC A-230GAL BULK BLEACH	*	271.97	
10/23/25		322465	202510 320-53800-46200	CP-180GAL BULK BLEACH	*	282.15	
10/23/25		322465	202510 300-13100-10100	CP-180GAL BULK BLEACH	*	212.85	
SPIES POOL LLC							4,326.75 006662
10/28/25	00142	10/22/25	IVU00184 202510 320-53800-47700	RPR BCKFLWS-SE/MD/ASM/GTH	*	4,075.50	
		10/22/25	IVU00184 202510 300-13100-10100	RPR BCKFLWS-SE/MD/ASM/GTH	*	3,074.50	
UNITED FIRE PROTECTION INC							7,150.00 006663
TOTAL FOR BANK A						200,500.17	
TOTAL FOR REGISTER						200,500.17	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/25	00005	10/01/25	10012025	202510 300-20700-10100		*	19,126.32		
			EXP.DUE TO RW THRU AUG25						
		10/01/25	10012025	202510 300-13100-10100		*	11,556.25-		
			EXP.DUE FROM RW THR AUG25						
REUNION WEST CDD								7,570.07	000299
10/02/25	00045	9/24/25	SIN34084	202509 320-53800-53200	10 RADAR SIGNS/MOUNT BRKT	*	17,806.80		
		9/24/25	SIN34084	202509 300-13100-10100	10 RADAR SIGNS/MOUNT BRKT	*	13,433.20		
		9/24/25	SIN34084	202509 320-53800-53200	INVOICE DISCOUNT	*	1,425.00-		
		9/24/25	SIN34084	202509 300-13100-10100	INVOICE DISCOUNT	*	1,075.00-		
TRAFFIC LOGIX CORPORATION								28,740.00	000300
10/15/25	00001	10/11/25	5935	202510 320-53800-53000	HS-101 CONCRETE SDWK GRND	*	1,539.00		
		10/11/25	5935	202510 300-13100-10100	HS-101 CONCRETE SDWK GRND	*	1,161.00		
BERRY CONSTRUCTION INC.								2,700.00	000301
TOTAL FOR BANK C							39,010.07		
TOTAL FOR REGISTER							39,010.07		

SECTION b

Reunion West

Community Development District

Summary of Invoices

October 01, 2025 - October 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	10/2/25	2609	\$ 101,519.02
	10/9/25	2610-2613	13,348.48
	10/15/25	2614-2616	9,772.94
	10/22/25	2617	2,006.00
	10/29/25	2618	732.08
			\$ 127,378.52
Payroll			
	<u>October 2025</u>		
	Graham Staley	50702	\$ 184.70
	Mark Greenstein	50703	\$ 184.70
	Michael Barry	50704	\$ 184.70
	Sharon Harley	50705	\$ 184.70
			\$ 738.80
TOTAL			\$ 128,117.32

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/25	00029	10/01/25	10012025	202510	300	20700	10100			*	151,751.33		
			EXP.DUE TO RE THRU AUG25										
10/01/25		10012025	202510	300	13100	10100				*	50,232.31-		
			EXP.DUE FROM RE THR AUG25										
									REUNION EAST CDD			101,519.02	002609
10/09/25	00051	9/30/25	4520	202509	310	51300	31100			*	497.40		
			MILEAGE/CDD MTG 09/11/25										
									BOYD CIVIL ENGINEERING INC			497.40	002610
10/09/25	00066	9/30/25	RWCDD076	202509	300	13100	10100			*	570.96		
			RPR 14 POPUP SPRINKLR/PIP										
9/30/25		RWCDD076	202509	320	53800	46500				*	430.72		
			RPR 14 POPUP SPRINKLR/PIP										
									CREATIVE NORTH INC			1,001.68	002611
10/09/25	00020	9/15/25	627	202510	310	51300	31700			*	8,111.00		
			FY26 ASSESSMENT ROLL CERT										
									GOVERNMENTAL MANAGEMENT SERVICES			8,111.00	002612
10/09/25	00069	8/06/25	RW202508	202508	300	13100	10100			*	834.14		
			MTHLY GATE REPAIRS AUG25										
8/06/25		RW202508	202508	320	53800	34500				*	629.26		
			MTHLY GATE REPAIRS AUG25										
10/01/25		6147816	202510	300	13100	10100				*	1,296.75		
			SECURITY COST SHARE OCT25										
10/01/25		6147816	202510	320	53800	34500				*	978.25		
			SECURITY COST SHARE OCT25										
									REUNION WEST PROPERTY OWNERS INC			3,738.40	002613
10/15/25	00053	10/09/25	5927	202510	300	13100	10100			*	416.10		
			REINST.SGN W/ CONCRETE FT										
10/09/25		5927	202510	320	53800	53200				*	313.90		
			REINST.SGN W/ CONCRETE FT										
10/11/25		5936	202510	300	13100	10100				*	185.25		
			RPLC BRKN SIGN CLAMP/SIGN										
10/11/25		5936	202510	320	53800	53200				*	139.75		
			RPLC BRKN SIGN CLAMP/SIGN										
									BERRY CONSTRUCTION INC.			1,055.00	002614
10/15/25	00049	10/01/25	92712	202510	310	51300	54000			*	175.00		
			FY26 SPECIAL DISTRICT FEE										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	002615
10/15/25	00020	10/01/25	628	202510	310	51300	34000			*	4,414.42		
			MANAGEMENT FEES OCT25										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/25		628	202510 310-51300-35200	WEBSITE ADMIN OCT25	*	108.17		
10/01/25		628	202510 310-51300-35100	INFORMATION TECH OCT25	*	162.25		
10/01/25		628	202510 310-51300-31300	DISSEMINATION FEE OCT25	*	901.25		
10/01/25		628	202510 310-51300-51000	OFFICE SUPPLIES	*	.63		
10/01/25		628	202510 310-51300-42000	POSTAGE	*	60.47		
10/01/25		629	202510 320-53800-12000	FIELD MANAGEMENT OCT25	*	2,895.75		
GOVERNMENTAL MANAGEMENT SERVICES							8,542.94	002616
10/22/25	00043	10/15/25 146479	202509 310-51300-31500	MTG/APP.AQUA.AGR/VEG.MGMT	*	941.00		
		10/15/25 146480	202509 310-51300-31500	COMPLAIN&DEFND/TRIAL LST	*	1,065.00		
LATHAM LUNA EDEN & BEAUDINE LLP							2,006.00	002617
10/29/25	00036	9/30/25 3071	202509 300-13100-10100	AMAZON-POPLIN-BRDG PT/MNT	*	61.97		
		9/30/25 3071	202509 320-53800-57400	AMAZON-POPLIN-BRDG PT/MNT	*	46.75		
		10/01/25 3079	202508 320-53800-43100	TOHO METER#62644090 AUG25	*	37.74		
		10/01/25 3084	202509 320-53800-43000	DUKEENERGY#9100 8324 0443	*	580.23		
		10/01/25 3085	202509 320-53800-43000	DUKEENERGY#9100 8323 9862	*	5.39		
KINGWOOD ORLANDO REUNION RESORT LLC							732.08	002618
TOTAL FOR BANK A						127,378.52		
TOTAL FOR REGISTER						127,378.52		

SECTION iii

SECTION a

*This item will be provided under
separate cover*

SECTION b

*This item will be provided under
separate cover*

SECTION iv

Reunion East and West R&M

FY2026 Project List	Estimated Cost	RE 57%	RW 43%	Month
Seven Eagles Fountain Refurbishment/Linear Park	\$ 72,100.00	\$ 41,097.00	\$ 31,003.00	In Process
Seven Eagles, Restrooms Counters, Tile, Paint	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	February
Stormwater Catch Basins - Drain Inlet	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	March
Stormwater Concrete Curbs and Gutters	\$ 70,000.00	\$ 39,900.00	\$ 30,100.00	March
Concrete Sidewalks	\$ 75,000.00	\$ 42,750.00	\$ 32,250.00	TBD
ROW Paver Crosswalks Spine & Tradition	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	March
Pool Equipment Allowance	\$ 46,371.00	\$ 26,431.47	\$ 19,939.53	TBD
ADA Pool Lift Terraces (2)	\$ 30,900.00	\$ 17,613.00	\$ 13,287.00	In Process
Pool Furniture Allowance	\$ 15,000.00	\$ 8,550.00	\$ 6,450.00	In Process
HVAC Replacement Allowance	\$ 25,000.00	\$ 14,250.00	\$ 10,750.00	TBD
Signage Replacement Allowance	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	TBD
Heritage Crossings Furniture	\$ 7,024.00	\$ 4,003.68	\$ 3,020.32	Completed
Contingency	\$ 100,000.00	\$ 57,000.00	\$ 43,000.00	
Projects deferred from 2025 project list		\$ -	\$ -	
Access Control System at Reunion Village Gate	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	In Process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	\$ 116,850.00	\$ 88,150.00	In Process
Reunion Village No Parking Signs Phase 4 & 5	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	March
Signage Replacement, Radar Speed	\$ 67,531.00	\$ 38,492.67	\$ 29,038.33	Invoiced FY25
Totals	\$ 953,926.00	\$ 543,737.82	\$ 410,188.18	

SECTION V

Time Sent	Campaign Name	Sends	Opens	Open Rate	Mobile Open Rate	Desktop Open Rate	Clicks	Click Rate	Bounces	Bounce Rate	Unsubscribes	Unsubscribe Rate
2025/10/29 11:05 AM	Reunion Traffic Advisory 10.29.25	204	145	73.6%	31.2%	68.8%	0	0.0%	7	3.4%	0	0.0%
2025/10/28 4:24 PM	Reunion Traffic Advisory 10.28.25	188	133	72.7%	36.2%	63.8%	16	8.7%	5	2.7%	0	0.0%
2025/10/22 10:29 AM	Reunion - Amenity Opening 10.22.25	77	59	80.8%	30.0%	70.0%	0	0.0%	4	5.2%	0	0.0%
2025/10/21 6:08 PM	Amenity Closure 10.21.25	195	156	83.9%	47.8%	52.2%	0	0.0%	9	4.6%	0	0.0%
2025/10/17 5:29 PM	Reunion CDDs Traffic Advisory 10.17.25	174	129	77.2%	58.1%	41.9%	10	6.0%	7	4.0%	0	0.0%
2025/10/16 12:54 PM	Reunion CDDs Traffic Advisory 10.10.25	190	151	83.4%	51.9%	48.1%	15	8.3%	9	4.7%	0	0.0%
2025/10/07 9:04 AM	Joint Board of Supervisors Meeting Reminder 10.6.25	162	118	75.2%	28.3%	71.7%	14	8.9%	5	3.1%	0	0.0%
2025/10/07 9:03 AM	Reunion East BOS 10.6.25	51	39	79.6%	40.0%	60.0%	3	6.1%	2	3.9%	0	0.0%
2025/10/06 2:34 PM	Amenity Closure 10.6.25	161	129	82.2%	20.0%	80.0%	0	0.0%	4	2.5%	0	0.0%
2025/10/06 1:40 PM	Reunion Traffic Advisory 10.6.25	161	122	77.7%	20.5%	79.5%	11	7.0%	4	2.5%	0	0.0%