

*Reunion West Community  
Development District*

*Agenda*

*January 8, 2026*

# AGENDA

# *Reunion West*

## *Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

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

December 30, 2025

Board of Supervisors  
Reunion West Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, January 8, 2026 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
2. Public Comment Period
3. Approval of Minutes of the November 13, 2025 and December 11, 2025 Board of Supervisors Meetings
4. Public Hearing to Amend and Restate Parking Rules
  - A. Open Public Hearing
  - B. Public Comment
  - C. Consideration of Resolution 2026-01 Adopting Amended and Restated Parking Rules
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager Updates
  - D. District Manager's Report
    - i. Action Items
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Replacement and Maintenance Plan
    - v. Consideration of Revised Fiscal Year 2026 Meeting Schedule
    - vi. E-Mail Subscribers
  - E. Security Report
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date: February 12, 2026
9. Adjournment

Sincerely,

Tricia L. Adams  
District Manager

# MINUTES

**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, **November 13, 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
John Magnusson	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 November 13, 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 10:30 a.m.

**A. Reunion East CDD**

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

**B. Reunion West CDD**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the Public Comment Period. Resident (Brian Beebe, 7462 Excitement Drive) requested that the Board do something about Excitement Drive, as cars were parking on both sides, which makes it difficult for parking and for emergency vehicles to obtain access. Ms. Adams indicated that there would be an update on Parking Rules under the District's Manager's Report. There being no further comments, Ms. Adams closed the Public Comment Period.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the October 9, 2025 Joint Board of Supervisors Meeting**

Ms. Adams presented the draft meeting minutes of the October 9, 2025 Reunion East Board of Supervisors meeting, which were included in the agenda package. Corrections were provided by Mr. Staley and Mr. Greenstein. On Page 3, the motion was made by the Reunion West CDD. There was also a clarifying correction on Page 9, to identify the location that was being discussed, which was the Heritage Crossing Community Center (HCCC) and on Page 11, identifying that the Fitness Center for Reunion Resort, was being discussed. Under separate cover, corrections were provided by Ms. Wispelwey.

**A. Reunion East CDD**

On MOTION by Ms. Davis seconded by Mr. Greenstein with all in favor for the Reunion East CDD the Minutes of the October 9, 2025 Joint Board of Supervisors Meeting were approved as amended.

**B. Reunion West CDD**

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor for the Reunion West CDD the Minutes of the October 9, 2025, Joint Board of Supervisors Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the October 9, 2025 Reunion East CDD Board of Supervisors Meeting**

**A. Reunion East CDD**

Ms. Adams presented the draft minutes of the October 9, 2025 Reunion East Board of Supervisors meeting, which were included in the agenda package.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor for the Reunion East CDD the Minutes of the October 9, 2025 Reunion East CDD Board of Supervisors Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025**

Ms. Adams recalled that this was the time of year when the Boards were required to approve audit engagement letters, to undergo an annual independent audit of the District's financial records. The audits were due to be filed with the State of Florida by June 30<sup>th</sup> of each year. The Boards selected the same auditor, DiBartolomeo, McBee, Hartley & Barnes and engaged them for five years. Each year, an engagement letter was provided to the Boards for the current year's audit. This was a budgeted expense, in accordance with the Auditing Services Agreement. The fee for the Reunion East CDD audit was \$4,750.

**• Discussion on Joint Meetings (Added)**

Ms. Davis reported that there were several emails back and forth and conversations about the joint meetings. According to her understanding of Florida Statutes, anything that was jointly discussed could be negated. She spoke with Special District counsel, Mr. Jack Dakin, regarding comments that occurred at the last meeting. There were multiple interjections from the Reunion West CDD before Reunion East CDD could discuss. Reunion East CDD Board Members are

elected officials, representing owners. When Reunion West CDD Board Members interject, it provided them with voice and influence that they were not elected to do. Mr. Greenstein requested that this matter be discussed at this time, as he had previously discussed this issue with the District Manager to clarify procedurally how they were going to operate. Regarding the legal compliance issues, Ms. Adams pointed out that the District management office held meetings in accordance with Florida Statutes. However, as a matter of procedure moving forward, when they introduced items for Reunion East CDD Board discussion, they would first hold discussion for the Reunion East CDD and before the Board takes action, if there was any discussion from the Reunion West CDD Board, they would take discussion from the Reunion West CDD Board and vice versa.

Ms. Davis felt that, as Board Members, they needed to understand everything about the CDD and that they crossed a line. They were creating an opportunity for people who were not elected to both Boards, to voice their ideas, when it was not appropriate. Ms. Trucco pointed out that she needed to investigate a specific statute, before giving a formal recommendation or response. Ms. Davis pointed out that due to what occurred at the last meeting, she was bringing this matter up, as there was a great deal of discourse and interjections. She liked to do research, especially on security and parking and to share what she learned. In addition, members of the public were told not to speak unless it was in the public comments section, but this was not occurring, as the other Board was allowed to have an equal voice. Ms. Davis understood from Mr. Dakin; the meetings were supposed to be separate and not to be integrated.

Mr. Greenstein pointed out that Ms. Davis's point was well made. Had he known Ms. Davis was passionate about this issue, he would have insisted that Ms. Adams handle it administratively, after roll call. Procedurally, when an agenda item pertaining to the Reunion East CDD (that would have been handled by the Reunion East CDD separately) the Reunion East CDD Board Members would discuss it in full and then invite the Reunion West CDD Board to opine. When he and Mr. Staley ran individual meetings, if they believed that the matter could be best discussed and resolved, they would extend the public comment period into that agenda item. If it was a Reunion West CDD item, then the Reunion West CDD Board should deal with it and invite the Reunion East CDD Board or request to speak about that item. Furthermore, when voting, if it was a Reunion East CDD only item, only Reunion East CDD Board Members would vote and vice versa. In his opinion, nothing was being done in violation of the statutes, and he favored joint meetings. Ms. Adams pointed out that GMS has been managing districts in Central Florida for over 25 years, and

it was not uncommon for communities like Reunion, where the community was bifurcated with two separate districts, to schedule joint meetings on a regular basis. It was not a joint meeting per se, as technically, two meetings were being called to order at the same time, in order to not run into potential violations of the Sunshine Laws. Mr. Staley agreed with Mr. Greenstein.

Ms. Davis felt that they were missing the point of an elected official having a voice, as the point of being an elected official was to have discussions amongst the Board, but not after public comments. According to Mr. Dakin, he never heard of this occurring or had any boards run simultaneously. Boards could meet on the same day, but one board had to adjourn and then the other board could begin their meeting. Ms. Davis was advised by Mr. Dakin that this joint meeting was not appropriate and strongly stated it should not be continued. Ms. Trucco requested that, in the future, if Board Members had an issue or concern, they reach out to her, as she did not know what statute Mr. Dakin was referring to that states this is not permitted and that this concern needed to be investigated thoroughly. In the meantime, the Boards could improve procedurally by trying to separate the Reunion East and Reunion West items more. To her knowledge, these meetings were advertised in a newspaper of local jurisdiction as a joint meeting, and the agenda was available seven days prior to the meeting on the CDD website. Both Boards decided on and voted on following the joint meeting format, and only the five Board Members for each of the separate Boards were voting on each of the measures. Furthermore, Boards could decide amongst themselves, to allow additional public comment. Ms. Wispelwey felt that it was prudent to find out what Mr. Dakin thought about this. Ms. Adams reported having discussions with Ms. Davis regarding this matter but assumed that it was prior to her discussion with Mr. Dakin, as their discussion was relative to only procedural questions and matters of communication and courtesy during the Board meeting. Ms. Davis pointed out through two conversations including Ms. Adams and two emails to Ms. Adams stating her meeting concerns and she was only going to attend the Reunion East CDD November meeting.

Mr. Staley voiced concern about Ms. Davis feeling that she was silenced and questioned who silenced her. Ms. Davis replied that she tried to complete her ideas or points, but the Reunion West CDD Board jumped into the Reunion East CDD discussion. Another case she tried to complete her idea and the Reunion West CDD Board talked over her for 10-15 seconds. This was unprofessional, uncivil and inappropriate for Reunion West CDD unelected owners. Mr. Staley pointed out that now that Ms. Davis raised this matter, they needed to follow through with it

legally. In addition, Mr. Greenstein's summary on how to work the meeting, was a good one, as going forward, each Board would make their comments first and then the second Board would be asked to comment. Furthermore, his constituents elected him and expected him to ask questions before spending 43% of the cost of a project and equally, he would expect someone who lived on Corolla Court, to expect Ms. Davis to ask all of the questions that she needed to ask, before spending 57% of the cost of a project. Mr. Greenstein requested that District Counsel research this matter and provide their opinion at the next meeting. Ms. Trucco recommended that each Board make a motion to open the floor for discussion, when providing feedback. Ms. Davis appreciated the Boards time.

**A. Reunion East CDD**

Ms. Adams presented an Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025, for the Reunion East CDD, which was included in the agenda package and was in the amount of \$4,750.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor for the Reunion East CDD, the Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025 in the amount of \$4,750 was approved.

**B. Reunion West CDD**

Ms. Adams presented an Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025, for the Reunion West CDD, which was included in the agenda package and was in the amount of \$5,250. Mr. Staley questioned the \$500 difference in the audit fee. Ms. Adams explained that the bond issue required more auditing of the trustee's financial records, in addition to the CDD records.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor for the Reunion West CDD, the Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025 in the amount of \$5,250 was approved.

## SIXTH ORDER OF BUSINESS

### Consideration of Resolution 2026-01 Appointing an Assistant Secretary

#### A. Reunion East CDD

Ms. Adams presented Resolution 2026-01, for the Reunion East CDD, Appointing Mr. John Magnusson as an Assistant Secretary, which was included in the agenda package. He was appointed to the Board at the last Reunion East CDD meeting. Following an election or appointment, the Board was required to organize and elect officers. Currently, Mr. Mark Greenstein served as Chairman, Ms. Trudy Hobbs served as Vice Chair and the remaining Board Members served as Assistant Secretaries.

On MOTION by Ms. Davis seconded by Ms. Hobbs with all in favor for the Reunion East CDD, Resolution 2026-01 Appointing John Magnusson as an Assistant Secretary was adopted.

## SEVENTH ORDER OF BUSINESS

### Discussion of Reunion West CDD Parking Rules

Ms. Adams reported that there had been a great effort by Reunion West to work in tandem with Reunion East and to keep things like the amenity policies and the parking rules as parallel as possible. So irrespective of where someone lives in the District, they have an understanding of the overall guidelines for CDD adherence. At a recent Reunion East CDD meeting, there was a public hearing to adopt Parking Rules, at which time, some additional No Parking Zones were placed on Excitement Drive, in order to improve the free flow of traffic and emergency vehicle access. As a result, updated parking maps were being prepared by the District Engineer, to finalize the Board action. There were also some changes to the verbiage in the Parking Rules, which were highlighted in the version that was included in the agenda package. One change was recommended by District Counsel, to have parking at own risk, as an overall liability protection. There was also a statement added, relative to the new speed bumps that were installed, to restrict parking on either side of the speed hump. Because the Parking Rules were enforced with towing, a public hearing would need to be scheduled, if the Reunion West CDD Board felt there was merit to amending and restating the Parking Rules. However, it does require a 35- and 28-day notice and could be scheduled no sooner than the January meeting.

Mr. Staley felt that it was important to keep things consistent, as there were six humps on the west side, but only two would be affected, because the other four were in No Parking Zones.

He did not think that Reunion East approved any additional signage and did not suggest it, as it would be overkill but there was nothing to indicate parking within 20 feet. Ms. Adams pointed out that the area was striped as a warning area. Mr. Staley did not think they needed another sign. Mr. Barry and Ms. Davis have noticed in a few places where residents or visitors would park on top of speed humps; however, there were quite a few identifying marks approaching the speed hump, as well as a rectangular sign. Ms. Adams explained in cases where vehicles were known to park in and around speed humps, it would be a good idea to install signage. Mr. Staley preferred to make a motion to allow the Reunion East CDD Board to comment on this matter, since it affected them as well. Mr. Barry questioned how security dealt with vehicles parked on speed humps. Mr. Victor Vargas of Reunion Security reported that it only happened once in a while and it was addressed.

On MOTION by Mr. Staley seconded by Ms. Harley with all in favor for the Reunion West CDD, scheduling a public hearing in January of 2026 to amend and restate the Reunion West parking rules was approved.

Ms. Adams confirmed that once the Parking Rules were amended and restated, there were quite a few administrative tasks, such as having the Parking Rules finalized and signed off by District Counsel and receipt of the final parking maps from the District Engineer. Once the maps were received, the Field Services Manager would evaluate the current signage and meet with a specialist in signage, to determine what signage changes were needed. For example, Excitement Drive had some No Parking signs that needed to be moved or installed, in accordance with the rules that the Board approved. In addition, the Towing Service Agreement with Bolton's Towing, needed to be amended, as well as the parking enforcement with the Master Association. Mr. Scheerer was evaluating the speed bumps with Mr. Vargas on a case-by-case basis, as it would make sense to have No Parking signs in an area where vehicles were incorrectly parking. Mr. Barry recalled a great deal of conversation on the west side related to Whitemarsh Way, as well as re-striping and marking and questioned how it worked out. Mr. Vargas confirmed that it fixed everything, as there were no phone calls. Ms. Hobbs suggested putting this out to the rental companies, so their guests could be made aware of it. Mr. Greenstein was in favor of sending out information through their email system, to alert residents to these changes, before it was formalized, but was not in favor of having additional signs. Alternatively, he would like to paint

the curbs yellow and create No Parking Zones after speed humps and/or hydrants. The Board was in favor of this. Ms. Adams did not want to create confusion, as there was a history of installing No Parking signs, which drivers were accustomed to, but would bring back a proposal for No Parking Zones before and after hydrants. Mr. Staley requested opening up the discussion to the Reunion East CDD Board.

On MOTION by Mr. Staley seconded by Mr. Witcher with all in favor for the Reunion West CDD, opening up the discussion for the Reunion East CDD Board to comment on the Reunion West parking rules was approved.

Ms. Wispelwey pointed out that Reunion East did not have a dog in the fight, as they only had one hump, but it was near a fire hydrant and there was already no parking permitted near that hump. Mr. Greenstein recalled discussing with Ms. Harley about having to put up additional signage where there was existing signage, as most of the humps were No Parking, at least on one side, if not both sides. In addition, he felt that there should be uniformity, unless there was a unique situation. Mr. Hobbs recalled previously discussing the concept of having yellow lines, which she would be in favor of, as there would not be confusion in Reunion West, because yellow lines were used throughout the US, to indicate no parking. Ms. Adams suggested Mr. Scheerer bringing back a proposal for the Board to consider. Mr. Greenstein asked Mr. Beebe where there should be no parking on Excitement Drive. Resident (Brian Beebe, 7462 Excitement Drive) confirmed that the worst of it was between Euston Drive and Titian Court. Towards Gathering Drive, a resident parked their car on the speed bump 24/7. Mr. Greenstein believed that they already addressed that issue, as there was designated no parking. Mr. Scheerer indicated that from Gathering Drive all the way past Radiant, was no parking, but the house on the speed hump side, always parked on the speed table. The S-curve signs were installed, as well as the centerline striping, just past Titian Court, but there was parking on one side or the other, from there to the traffic circle. Ms. Davis recalled that a public hearing was held last month, to try to clean up the traffic on Excitement Drive and hoped that Mr. Beebe would be pleased when the signs were installed. Mr. Scheerer clarified that all of the sign posts would be installed by then; however, they were waiting for the updated maps, to ensure that all areas were covered and as soon as he received them from the District Engineer, the signs would be installed.

Ms. Adams questioned if the Board wanted to schedule the public hearing for February 12<sup>th</sup>, due to the holidays. Mr. Staley preferred to have it in January. He pointed out that on the map for Whitemarsh Road needed to include the markings at the first Muirfield Loop/Whitemarsh Road junction and at the second Muirfield Loop/Whitemarsh Road junction, there was no parking on both sides of the road. Mr. Curley would get it straightened out. Ms. Davis recalled that there was an email regarding parking at houses that had businesses, which was an HOA issue, as residents of Reunion were not supposed to have businesses. Ms. Adams pointed out that the CDD only governs parking on a public roadway and any operation of businesses outside of a residential home, would be an HOA matter. Mr. Staley pointed out that the HOA had clear rules, but in this case, the homeowner was not violating those rules, so the HOA could not take any action against that homeowner. The Reunion West CDD Board did not take any action against the running of a business in a home but discussed the parking issues. Ms. Davis restated her point to complete her point that businesses were not to be run out of homes per HOA and unfortunately it has spilled into the roads and has become a CDD issue. Mr. Staley indicated that the HOA's powers and rules were limited in what they can do. For example, a vehicle that was being used in a business outside of a home could be parked legally, provided they were not violating some of the other HOA rules that goes along with running a business out of a home. If they were not violating those rules such as having an open door or signage above the front door, having a car with a logo on it outside of their home, was not a problem for the HOA, but it still caused a problem for the CDD regarding the parking, which was why it was discussed by the Board. Mr. Staley recalled spending many hours on this issue with Mr. Vargas, even including Mr. John Kingsley, because it was not a CDD issue and Mr. Kingsley worked with Mr. Vargas, to see if it was an HOA issue, which it turned out not to be.

Ms. Harley asked if Reunion allowed abandoned and wrapped vehicles. Mr. Vargas confirmed that commercial vehicles were not permitted. Mr. Greenstein recalled if someone was parking a large box truck, the Master Association covenants would enable them to take further action, if necessary. Furthermore, the Master Association could address the issue of wrapped vehicles, but how deep could they go, as people had pink and purple cars, but if it was a nuisance, it was the business of the Master Association to handle it. Ms. Trucco recommended consulting with the HOA about specific rules and regulations that they had, as the CDD only had jurisdiction over property that the CDD owns. The CDD's position was that they owned the roadways that the

rules were subject to. Mr. Staley pointed out that this particular instance was discussed for many months, as many vehicles were involved, but they were not branded as commercial vehicles. They were passenger cars that were causing a traffic problem. Ms. Wispelwey recalled that the Board was asked to consider changing the designation of abandoned vehicles from five days to two days and questioned how they could change it, as they had renters who stayed in a house and not moved their car for seven days. Ms. Adams clarified that this stemmed from the neighbor who had a dispute with their neighbor and requested that the Reunion East CDD change the definition of an abandoned vehicle in the Parking Rules, from five days to two days. Mr. Staley felt that five days was too tight and was hard for Mr. Vargas to manage and preferred to change it to ten days. Ms. Davis felt that seven days made sense as most renters stayed a week or less. Having to manage their car in the middle of their vacation was a nuisance. We appreciate the resident's comments. Ms. Adams would follow up with the resident, at the Board's request.

**EIGHTH ORDER OF BUSINESS**

**Review and Discussion on Mailbox Area  
Improvements at Reunion Village**

Ms. Adams reported that the mailbox area improvements at Reunion Village, was a Reunion East CDD matter. The District Engineer prepared two different options for the Board to consider, as well as engineering drawings and potential cost estimates. Diagrams were included in the agenda package, which Mr. Curley presented. Mr. Curley recalled being tasked at the last meeting with using the knowledge that they had and requests by the Board, to move the proposed mail kiosk pickup area from the original location to the new location on Spine Road. He also provided two engineer's opinion of cost for each exhibit, which included the previous bid and budget, as well as an escalator to some of the unit costs that would be appropriate for this size project for asphalt, striping, sidewalk curb ramps, etc., to show the general cost difference between the two. Exhibit 1 included the same layout as previously proposed in the existing mail kiosk location but moving it to Spine Road. In his opinion, this was a more efficient layout, as it had more parking and was less expensive to construct. Exhibit 2 depicted the roundabout that was on Grand Traverse Parkway. In order to make this roundabout work in the space that they were provided, they had to flip it to the other side of the road, to provide more space.

Ms. Trucco felt that it was beneficial to get the Board's feedback and to take a closer look at the HOA CCNRs and County regulations. Mr. Curley confirmed that once the Board decides on something, there was a whole other process to go through with the County, before they submit the

actual construction documents. Ms. Wispelwey questioned who would pay for it, because the developer of Reunion Village, put mailboxes in a place that was untenable. Ms. Adams recalled at last month's meeting, the Board directed District Counsel to open the lines of communication with developer's counsel regarding their participation. Ms. Trucco wanted to know the specifics on the location, before speaking with developer's counsel. Mr. Greenstein brought up at the last meeting, whether there were any funds available in the original bond issuance, as this would have been paid out of the bond funds. Mistakes were made, but this was a significant mistake. There were two options and questioned whether a third option was discussed, such as placing a kiosk at the entrance to the community or the possibility of expanding one location. The least expensive way was modifying the existing facility by adding pads. Ms. Wispelwey recalled that this was discussed. Mr. Curley voiced concern about potential traffic, as eventually there would be a house built in the parking lot next door to it and there would be homes across the street. Ms. Davis pointed out that neither of Mr. Curley's drawings represented the emailed smaller landprint, cost or parking examples of Homestead or Liberty Bluff. Mr. Curley stated that idea was "nixed." Ms. Wispelwey, Ms. Davis and Ms. Hobbs stated, "*That is not true.*" Mr. Greenstein concluded that expansion of the sales center kiosk was not feasible, due to the limited amount of space and for purposes of the use of public funds, the Board needed to evaluate that option, but was open to enhancing it aesthetically, so it was not an eyesore.

However, the cost was exorbitant and to minimize the footprint, Ms. Davis submitted pictures to Mr. Curley and Ms. Adams of the existing kiosks at Liberty Bluff and Homestead, which had a small inside room and two parking spaces and worked fine. It was inconvenient, but the cost was reasonable and was consistent with the community. Ms. Wispelwey liked the third option, but did not see the need for consistency, as Reunion Village would be separate from the rest of the community and wanted it to be paid for by the builder, as they made the mistake with the location. She felt that the first thing that they should do, was to inform the builder that it was unsafe, they needed to fix it and come up with some options, before the CDD spent money for civil engineering time. Mr. Magnusson felt that the mailbox distribution portals should be split up into four to six different units, disbursed around Reunion Village. He suggested modifying the existing mail kiosks with a concrete pad throughout the community in more convenient locations. Mr. Greenstein was in favor of speaking with the developer, as they should be the ones to fix the anomaly. Ms. Davis questioned whether there would even need to be parking, as someone could

just walk down the street to get their mail. Ms. Hobbs agreed, as there were mail kiosks in Patriots Landing, that did not have designated parking spaces. The board was open to leaving the mail kiosk without the aesthetics like the mail kiosks by the water parking lot. Mr. Curley would speak to the post office about separating out the units.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor for the Reunion East CDD, to direct District Counsel to speak with developer's counsel regarding the funding of mailbox improvements was approved.

*Mr. Witcher left the meeting.*

Mr. Barry understood that the developer would be open to doing something with the Board, but if he were the developer, he would say, "No" and asked if the CDD had any legal standing. Ms. Trucco had some questions for the developer, such as whether this required a permit from the County, if the kiosk was set forth in the construction plans that were already approved by the County and if the location was approved by the County. She agreed with Mr. Greenstein's point as to whether bond funds were expended and would see whether the CDD had the legal grounds to require that the developer work with the CDD in moving the location. Mr. Barry felt that made sense but pointed out if the developer followed everything and obtained the proper approvals, it would be harder for the Board to say that it was unsafe. Ms. Trucco would look to see what if any approvals that they received and whether the developer had a duty to pay for the new location or relocate the mailbox kiosk.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco reported for the Reunion East CDD, she did not have any specific updates. She was continuing to follow up with bond counsel for the Stables and hoped to have something for the December agenda. As far as the access easement for the cell towers, there was a turn of the document and Ms. Trucco reviewed those comments since the last meeting. However, she went back to their counsel about incorporating an alternative route, in the event that they were not able to access that piece of property through the primary route that was originally proposed. They requested removal of the word, "Only" and believed that they wanted the rights to use both of those routes. She believed the Board's preference was that it would be a true alternate route,

because it was not a paved road. Her impression from the Board was that they would only grant the alternate route, if the primary route could not be accessed. Ms. Hobbs asked if the primary was paved and the alternate route was not. Mr. Greenstein believed that it was vice versa. Ms. Trucco clarified that she thought a portion of the alternate route may have a curb cutout, but it was not through the current roadway. Mr. Greenstein felt that there were adequate provisions in the access easement for their responsibility and liability for damage, which the Board was trying to limit and would be evaluating periodically, the condition of those roadways and the access points that they would use. If they violated the agreement by causing damage, the Board would deal with it. Ms. Trucco agreed to follow that direction and recalled the Board previously asking for notice from the grantee prior to them using the access routes and starting construction. Ms. Trucco noted the requestor came back and said that it was impractical for them to reach out every single time that for example a truck goes out there, but they would provide notice in advance of construction starting. They also asked for written notice, prior to starting construction, in the form of an email. Mr. Greenstein was fine with it and Ms. Trucco would follow up.

Regarding the Reunion West CDD, Ms. Trucco reported that she received the signed conveyance documents for the Fairway 17 and 18, Phase 3 plat, and so that task was now finalized. The litigation was still ongoing and recommended against Supervisors negotiating anything on behalf of the CDD, outside of CDD Board meetings, as it could be construed as a violation of the Sunshine Law. Mr. Greenstein pointed out that they were approaching the end of the year and had the mandatory ethics training requirement and requested that the links be provided to both Boards. Ms. Trucco agreed and noted she sent an email reminder on those requirements before the meeting started that day.

**B. Engineer**

Mr. Curley reported that there were no updates to the old Lake Wilson Road Improvement Project, which was not a bad thing. They were supposed to run calculations on a potential change in pond location. Since he had not heard anything, he assumed that it might not be working out.

*Mr. Curley left the meeting.*

**C. Field Manager Updates**

Mr. Scheerer reported in Reunion West, No Trespassing, No Fishing, No Boating and No Swimming signs were installed. One may have already been hit by a lawnmower. He went on a

drive through the other day with Yellowstone and they spotted someone standing next to the sign on Golden Bear and fishing. The person was very nice and walked back to his house, after it was explained that no fishing was allowed. Fourteen signs were placed on the lakes. For every alligator warning sign, there were No Trespassing, No Fishing, No Boating and No Swimming signs. He was asked about the ramps going up on the golf cart crossing. They were expected this week but were slightly delayed. He would try out a couple of rubber bumpers, in the meantime. His goal was to get them up before Thanksgiving. Mr. Staley recalled the location was at the castle crossing. Mr. Scheerer confirmed the location. Radar signs were installed in Reunion West and Reunion East. He did an onboarding class with the sign company last Thursday, going through all of the protocols. One of the final items, was to confirm that the locations were acceptable, because they could not move them once they were in place.

Mr. Scheerer reported in Reunion East, there were some pool light repairs at the Heritage Crossing Pool B, recently. With the upcoming holidays, they wanted to ensure all of the deck lights were working. They were also doing some heater work and deep cleaning of all the hot tubs. Today, they were doing the Terraces spa, as a preventative measure to ensure no bacteria was getting trapped inside of those lines. They were doing this on a quarterly basis, as well as performing safety checks with ladders, steps and handrails. The new fountains that the Board approved, would be installed in December. They were currently going through the permitting process. Yellowstone helped to cap off the lines around the base of the fountain and supplied a hose bib, so that the contractor could tie into it. Ms. Wispelwey recalled that they could have different colors on the fountain and requested red and green lights for Christmas. Mr. Scheerer would change the lights from red, white and blue to red and green. They were doing some sidewalk work and would install a bio barrier. Ms. Wispelwey asked if a bio barrier was approved for the new homes. Mr. Scheerer and Ms. Davis led a meeting with the Resort to partner and approve the bio barrier for new constructions and agreed on removing the Sycamore tree from the preferred list of plantings. The height sign was damaged and replaced. The backflow inspection was recently completed. Some repairs needed to be made, which were signed off by Toho. There were also some minor guardhouse repairs.

Mr. Scheerer further reported that the handicap lifts, which were approved by the Board for the Terraces pool, arrived and would be installed in the next week or two. The homeowners who utilized this pool, would be contacted. He was still waiting for the lights on the ballroom. The

holiday lighting was installed. In anticipation of this, some pre-work was completed in Encore Reunion West, which Yellowstone was involved with, which he appreciated. The new gates on Spine Road, were ready. They tested the card readers, which were working, but they still needed internet for the transponders, which IT was working hard on. Mr. Greenstein asked if control over the gates at the bridge, was independent on the issue with the guardhouse. Mr. Scheerer replied affirmatively. Mr. Greenstein requested that the gates be operational as soon as possible. Mr. Scheerer indicated that Mr. Vargas' team tested guest and staff cards. All of the cards were good to go. They were just waiting for the internet to be installed. The E-pass stickers would be uploaded and operational. It was a long journey, but they were getting close. Around all of the curb cuts, where all of the devices were stored, Yellowstone cleaned all of those up and taped it. There was plenty of space for anything coming up in the future. It was also mulched. Some annuals should be installed on December 3<sup>rd</sup>.

Ms. Wispelwey recalled that a request was received from Heritage Crossing about trees by the pool. Mr. Scheerer confirmed that he received a request from Ms. Pappas, to lift the Oak tree. They have already handled the Crepe Myrtles that Ms. Pappas requested in the past. He met with Mr. Huegel, after he received the request to lift the Oak trees. Ms. Wispelwey would provide this request to Mr. Scheerer, so he could figure out if it was for the same thing. Mr. Scheerer explained to Ms. Pappas that there was a detail crew and tree trimming may not fall within the scope of the guys that were weeding and trimming, which turned out to be the case, as this was a mature tree and there was no way for the crew to do a proper tree trimming. They were doing what they could, by taking care of any trees that were within the proper tree care. Yellowstone was fully versed on it and would provide the best advice on how to trim the tree, but they could only do so much. Mr. Staley asked if everything was running smoothly in Encore. Mr. Scheerer reported that they were trying to be as responsive as possible. However, the gates were being maintained and Yellowstone was working well to acclimate to their new surroundings in Encore Reunion West. They were in communication with Mr. William Barber, who was in contact with Mr. Huegel. In his opinion, everything was going well. Mr. Scheerer was on vacation for the week of Thanksgiving.

Mr. Barry heard Mr. Anthony Carll mention at the HOA meeting the other day, that the only people who could use the card reader anyone going from Reunion into Reunion Village, were people that lived in Reunion proper or Reunion Village, but the other way coming into Reunion, could only be accessed by people that lived in Reunion Village. Mr. Scheerer confirmed that it

worked both ways. Mr. Greenstein pointed out that it was resident only access, which worked the same way as the Liberty Bluff gate behind CVS. Ms. Trucco advised that CDD roadways must be open to the public. Mr. Scheerer pointed out that registered guests could get access across the bridge. Mr. Barry hoped to have some before and after data from the Gathering Drive speed sign. Mr. Scheerer pointed out that the before data was gone, because they removed the Bluetooth system. His last step was to assign a location. If he did not hear from anyone, he would use the locations they were currently at. They were currently collecting data, except for the one in the traffic circle which needed further calibration. However, he spoke with the instructor and they were researching that particular device. They would be set at 15 to 45 miles-per-hour, which were the average speeds in the neighborhood. Mr. Staley felt that they needed to monitor the e-bikes and scooters and requested that Mr. Vargas inform them when they needed to do something, as they were not following the traffic rules. Mr. Scheerer pointed out that the riders were mandated to follow the same traffic signs.

**D. District Manager's Report**

**i. Action Items**

As far as the Action Items List, Mr. Scheerer reported the RFID ownership concern was addressed. They needed to ensure that the revised maps for Whitemarsh Way were correct. Ms. Davis questioned the ongoing saga of the Terraces plumbing. Mr. Scheerer confirmed that it was hit or miss and it was still being monitored. It would be non-stop until they get it right. Ms. Adams reported that Ms. Grace Montanez, POA Manager for Reunion West Encore, was present. She had nothing to report to the Board. District Counsel, the District Engineer and field staff, covered many of the action items. They were included in the agenda package. The electronic mail messaging system was implemented. They were continuing to recruit additional subscribers for Reunion East and Reunion West. A sign-up sheet was provided at this meeting and there was an opportunity for residents to sign up on the homepages for Reunion East and Reunion West. In addition, from time to time, the associations were distributing reminders. As of November 7<sup>th</sup>, Reunion West had 134 active subscribers and Reunion East had 67 active subscribers, in the past month. In the 31-day period for October, 10 email messages were sent for Reunion East and Reunion West, five of which were related to upcoming traffic advisory notices from the Florida Department of Transportation, due to many closings at the Champions Gate intersection because of I-4 improvements. There was also information about upcoming public meetings, such as one that was

being held onsite at Reunion on Tuesday. Three messages were related to amenity closings or openings and two emails were distributed to the Board of Supervisors. In addition, a report was received from staff on the number of messages that were sent, number of subscribers, how many were opened and how many unsubscribed. Mr. Staley pointed out that the total number was disappointing. Ms. Adams confirmed that the total number of subscribers was low. Mr. Greenstein was not surprised. Mr. Staley did not know what else they could do.

Ms. Adams noted that the furniture that was approved by the Reunion East Board of Supervisors for Heritage Crossing, was ordered following the meeting. They were able to go with the low bid, which was in the total amount of \$7,800. The reason that they went with this vendor, was they were able to ship everything within 10 days or so. They now had an inventory of round tables, banquet table, card tables and high-top tables. Last night, she was meeting with rental clients who were very happy that there were tables for their event next Summer. This was a step forward. Ms. Davis questioned how they were doing with reservations. Ms. Adams indicated that most of the clients who see the space, submitted an application. Once they submitted an application, they receive an invoice for the room. There were four or five showings a month. Most of the clients were referred by Reunion Resort. Mr. Greenstein recalled that yoga was returning to this facility. Ms. Adams was informed by Reunion Resort that they now had an instructor who could facilitate the program.

Ms. Davis requested an update on the tree trimming situation. Mr. Whittman felt that they needed to come up with an action plan of how to address each tree specifically, but if the tree was too mature, they did not want to jeopardize the root structure by trying to dig out all of the roots. The action plan would include having root barriers in place, which the developer was handling for new construction, but if the CDD or homeowner was replacing a tree, there needed to be protocols in place. Yellowstone was happy to help by looking at the trees and determining what needed to be done, such as bringing in an arborist. Ms. Davis appreciated their enthusiasm and that Yellowstone may be using Google Earth technology to identify the trees, as we need to have an accurate number of the damage and the treatments that needed to be done. This would be a marathon, but every month, they should bring something of advancement to the Board. Mr. Whittman worked with communities in the past that did a tree inventory. In Baldwin Park, they took pictures of every single tree and measured them, to document the health of the tree, as well as having GPS locations of the tree. There were numerous companies that provided these services,

such as Landscape360. If the approved tree list needed to be updated, they also provided this service, as with the current list, only two made sense. Mr. Staley asked if the HOA agreed that every new home would have to put the bio material in by a certain date. Ms. Davis confirmed that this meeting occurred and the HOA approved it, to be effective immediately.

**ii. Approval of Check Register**

**a. Reunion East CDD**

Ms. Adams presented the Check Register from October 1, 2025 through October 31, 2025, for the Reunion East CDD, in the amount of \$240,433.74, which was included in the agenda package, along with a detailed check run.

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

**b. Reunion West CDD**

Ms. Adams presented the Check Register from October 1, 2025 through October 31, 2025, for the Reunion West CDD, in the amount of \$128,117.32, which was included in the agenda package, along with a detailed check run.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the October 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 September 30, 2025, which were provided to the Boards under separate cover. No Board action was required.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the R&M Plan for the Reunion East and West CDDs, which were included in the agenda package. It was a project list. Of note, the total amount of the Heritage Crossing furniture was \$7,024, which was reasonable. There were several projects that the

respective Boards have approved, which were in process. Some items were scheduled after the new calendar year starts.

**E. Security Report**

Ms. Adams reported that the October Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required and was for informational purposes. Mr. Victor Vargas of Reunion Security was present. Mr. Vargas reported that everything was going well and they were getting ready for next weekend, which was the classic car weekend. Mr. Scheerer pointed out that they were having some internet challenges at the Carriage Point gate, which they were working with Envera on. There were intermittent issues. Mr. Staley recalled that a teenager party was closed down a couple of weeks ago and someone came off of the road and hit the tree outside of the Clubhouse and questioned how they got on the other side of the road. Mr. Vargas reported that the individual was intoxicated and speeding. Mr. Greenstein asked if there was an end of the year process for reactivation of cards that were not working. Mr. Vargas indicated that they had to come to the office to reactivate it again for 12 months. Ms. Wispelwey understood that there were some car break-ins. Mr. Vargas confirmed that it was an old incident that occurred at the end of Watson, when a brand-new Mercedes was left unlocked.

**TENTH ORDER OF BUSINESS**

**Other Business**

Ms. Trucco reported for the Reunion West CDD, that Section 286.011, Florida Statutes allowed private “shade” sessions to discuss pending litigation and recommended that the Board schedule one as counsel desired advice concerning the litigation. It required a formal motion.

On MOTION by Mr. Staley seconded by Ms. Harley with all in favor for the Reunion West CDD, to schedule a Shade Session was approved.

Mr. Staley questioned the date of the Shade Session. Ms. Trucco did not have any dates at this time. Mr. Staley felt it was helpful for Ms. Trucco to provide the Board with the written rules. Ms. Trucco responded that she would.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

**A. Reunion East CDD**

**B. Reunion West CDD**

Ms. Adams reported that a Supervisor's Request was received from Ms. Davis to discuss bidding out new services. Ms. Davis clarified that she did not have a comment but wanted to review the contracts. Mr. Greenstein was not aware of this request and preferred when there were Supervisor Requests, they would discuss it for a minute or two and decide whether it should be placed on a future agenda, but not to have a full discussion. Ms. Adams would be mindful of this and would provide as many options as she could for the Board to select a service provider. Mr. Staley asked if it was necessary next month to talk about how they use technology to allow more people to be heard, understood, etc. Ms. Adams recalled that they had an audio video vendor who was meeting with her and Mr. Scheerer onsite this afternoon, regarding the equipment that was installed in the meeting room. At this meeting, instead of having one speaker input, there were two speaker inputs. If the six Zoom attendees wanted to provide input regarding audio quality, that would be helpful. By having two microphone inputs and spreading them out, it might be helpful for the Zoom attendees. In the interim, they could ask members of the public to approach the Board to make their comments, so they could be heard by the microphone. Mr. Greenstein agreed that it was not coming across on Zoom, as sometimes he heard every word that was said and other times, he had to listen carefully. Therefore, they needed a local PA, that would amplify everyone. Ms. Adams would ask Mr. Curley to provide feedback on whether he could hear the Board.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date: December 11, 2025**

Ms. Adams stated that the next meeting was scheduled for December 11, 2025 at 10:30 a.m.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**A. Reunion East CDD**

On MOTION by Ms. Hobbs seconded by Mr. Greenstein 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.

**Reunion East CDD**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

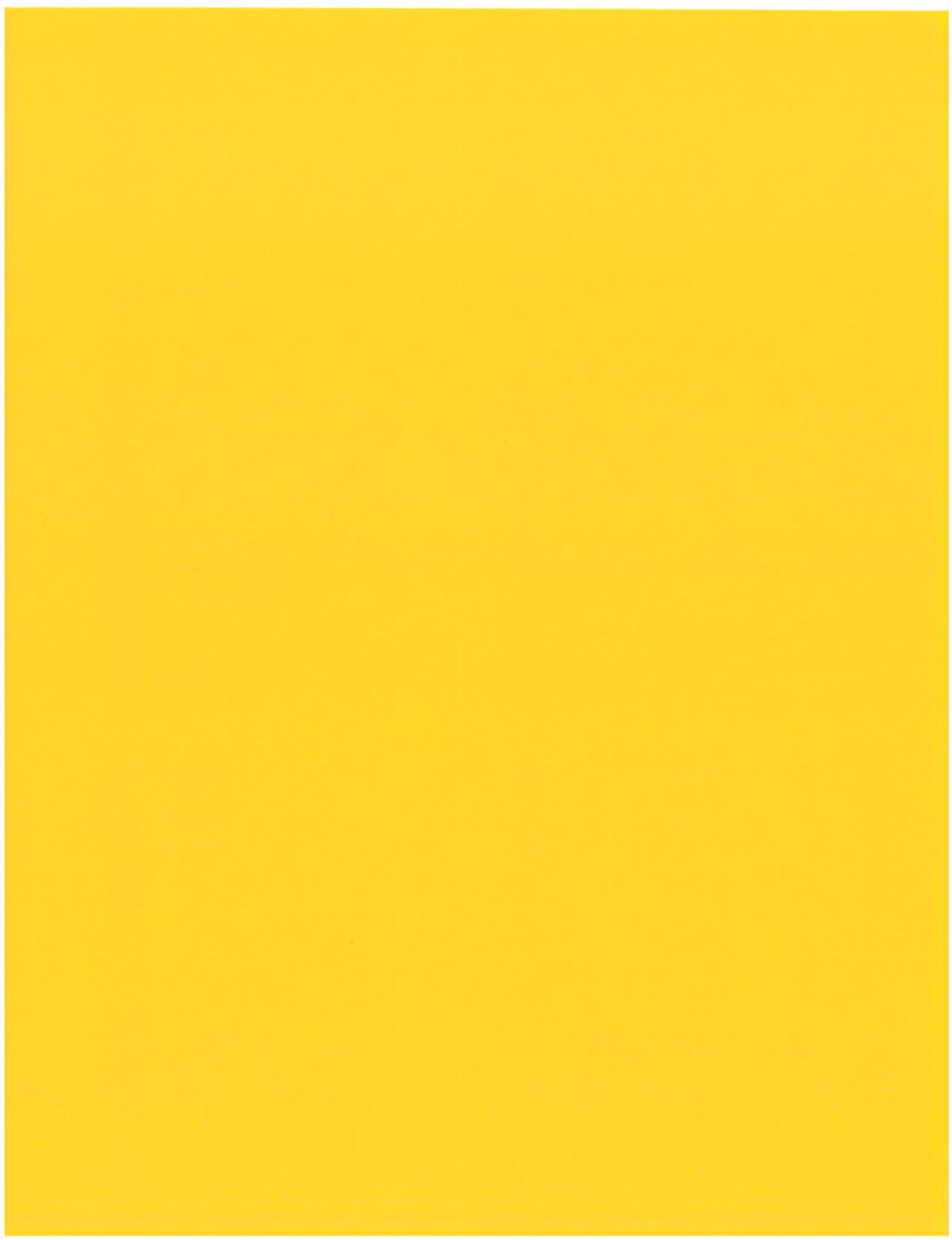
**Reunion West CDD**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **December 11, 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:

Graham Staley	Chairman
Sharon Harley <i>joined late</i>	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
Victor Vargas	Reunion Security
Grace Montanez	Reunion West POA
Residents	

*The following is a summary of the discussions and actions taken at the December 11, 2025 Reunion West Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 10:31 a.m. and called the roll. A quorum was 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 November 13, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes of the November 13, 2025 Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. These were the joint meeting minutes and there was a correction on Page 8 of 22 for the Reunion East CDD and a correction on Page 19 of 22, where Ms. Davis was the speaker, in the last sentence of the first paragraph. There was also a correction on Page 21, where Ms. Harley should be identified and not Ms. Hobbs. In addition, corrections were received under separate cover from Mr. Greenstein, regarding Page 17. There was some inaccuracy in the middle of the paragraph regarding registered guests not getting access across the bridge. This item was deferred, as Ms. Adams was gathering corrections from each CDD Board. The corrected minutes would be provided to the Board at the next meeting.

### FOURTH ORDER OF BUSINESS

### Discussion of Amended and Restated Parking Rules

Ms. Adams reported that this was a discussion item, because the Parking Rule hearing would fall on January 8<sup>th</sup> and staff wanted to provide ample time for the Board to review the Parking Rules and the parking maps and determine if there were any additional changes. Last month, the Board made a motion to set a public hearing for January 8<sup>th</sup>, to ensure that the Parking Rules for Reunion West, were in tandem with the Parking Rules for Reunion East. The Reunion East CDD Board had recently revised the Parking Rules to ensure that there were no vehicles parked around the speed hump. A general liability statement had been added and there was an administrative correction to the parking map on Whitemarsh Way. There were no comments from the District Engineer or District Counsel on any additional changes required to the Rules or Maps. Mr. Staley asked if this were the same Parking Rules as Reunion East or if there were still some differences. Ms. Adams confirmed that it was a mirror image. The drafted Parking Rules were provided to Reunion Security and the Reunion West POA, for their input. Comments were not provided by either entity.

Mr. Staley questioned whether they would be discussing signage today, for the speed hump change. Ms. Adams explained that the process was for the Board to adopt the rules and signage was ordered to match amended rules. She asked if the Board wanted to discuss the No Parking signs or No Parking zones today. Mr. Staley pointed out according to the minutes, Mr. Scheerer

was supposed to come back with recommendations. Mr. Scheerer confirmed that he had a meeting scheduled with Fausnight Stripe and Line (Fausnight), to deal with some of the 15-foot fire hydrant markings and the striping on the curb lines for stop signs so they could get an accurate proposal and the costs. Mr. Barry assumed that other than the speed humps, the current signage was consistent with the maps. Ms. Adams replied affirmatively.

Mr. Greenstein recalled at the last meeting, he brought up that Reunion East CDD was considering painting curbs yellow, versus putting up more signs. Ms. Adams indicated at the recent meeting, there was specific dialogue related to yellow curb marking around fire hydrants and intersections. These were always No Parking Zones per State Law. Board members thought painting curbs would help drivers to be aware of no parking zones on either side of fire hydrant or intersections. Based on the direction from the Reunion East CDD Board, Mr. Scheerer was meeting with Fausnight, to get estimated costs for painting curbs, which he would provide to the Board. They could also discuss how the maintenance budget would be adjusted in the future, to ensure curbs were repainted on an interval that would keep them in good condition. Ms. Adams pointed out that this information would be provided to the Reunion West CDD Board for consideration and review at a later time.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco reported that mediation was moving forward. She would keep the Board updated on the results. She was also investigating the topic of having joint meetings. Mr. Witcher asked if she had any time to do any work on that. Ms. Trucco indicated that she spoke to someone at the State about having joint meetings. He was confident that joint meetings were not permitted for Special Districts. She had done other investigating and spoke to other individuals including attorneys who had a different opinion. Therefore, at this point, it was in everyone's best interest that they take some time to analyze the law and investigate further. She wanted to investigate it more before making a formal recommendation.

Mr. Staley asked if there was any news on the letter from counsel on The Stables. Ms. Trucco indicated that Bond Counsel confirmed that no bonds need to be redeemed for Reunion East for The Stables. It was not a formal memo, but they confirmed this in writing, which she provided to the Reunion East CDD Board. The bottom line was that Bond and Tax Counsel for the CDD, analyzed the prior bond issuance and different requisitions and the amount of expenditures

from the bond proceeds, in comparison to The Stables and how much was paid off. Their conclusion was that the Reunion East CDD did not need to redeem any portion of a prior bond. It would then be up to the Reunion East CDD Board on how to proceed. Mr. Staley pointed out in the interest of transparency, he asked Ms. Trucco, as she was looking at the concept of joint meetings, to take into consideration, the Cost Share Agreement that was in place, as there were specific provisions on responsibility for costs and how those should be handled. Mr. Witcher recalled that residents on the Reunion West side were paying 47% of those expenses and they had an obligation as members of the Reunion West CDD Board to represent their citizens, because of the cost sharing that was in place.

*\*Ms. Harley joined the meeting at this time.*

**B. Engineer**

Mr. Curley did not have any update for the Board.

**C. Field Manager Updates**

Mr. Scheerer reported that there was a meeting with Fausnight, at which time they would address the missing flex stakes coming in the Sinclair gate, as well as the additional painting quotes that were requested. No Fishing signs were installed around the Golden Bear pond. The pressure washing team was onsite. They were starting on the east side, Reunion Boulevard and would be working through the community, as they have done for the past several years. There were gate repairs and some items over at the Sinclair Road gate, as well as the encore Reunion West gate. The speed signs seem to be operating and he would bring back reports at a future meeting. Mr. Witcher believed that one location of the new speed signs needed to be reconsidered, because it was nearby a speed table and would provide false data. Mr. Scheerer would relocate it.

Mr. Staley pointed out that there were a number of occasions including yesterday, that he had seen a dog running around the playground, inside of the fence. It was not good to have dogs on a playground and requested that a sign be installed on the gate. Mr. Scheerer would install one. Mr. Barry noted at the Sinclair entrance, people were knocking over the flex stakes and asked if there were other technologies that they could use. Mr. Scheerer would talk with Fausnight about it, as the bases seem to be in place. The flex stakes were meant to bend or be knocked down when struck by a vehicle. It may be a matter of buying extra flex stakes and storing them for quicker replacement. Mr. Barry noticed at the exit off of that same gate, if he left early enough, the gates

were down and at some point, they were left up and questioned the rationale. Mr. Vargas confirmed that the exit gates were opened at 7:00 a.m. and closed by 6:30 p.m. They closed exit gates at that time, because people sometimes had house parties at night and drivers who were desperate to come in were entering through the exit lane. Mr. Scheerer advised there were incidents where the gates were down during the day and people were not paying attention to the gates and they were getting hit. Mr. Vargas' team decided to open the gates during the day to avoid gate damages.

**D. District Manager's Report**

**i. Action Items**

Ms. Adams presented the Action Items List, which was included in the agenda package for Reunion East and West CDDs. The last item under Reunion West, was an administrative correction on the parking maps, which has now been completed.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from October 1, 2025 through October 31, 2025 in the amount of \$378,186.46, which was included in the agenda package, along with a detailed check run. Mr. Staley noted on Page 49, the gate bill was huge, about \$10,000 and asked if that was predominately for Encore Reunion West. Mr. Scheerer believed that it was for August, September and October. Ms. Harley asked if the gates were hit. Mr. Scheerer confirmed that it was to replace gate parts that were hit. Ms. Harley asked if they try to recover those costs, as security used to identify what house the vehicle went to and would go after the homeowner to pay the costs. Ms. Montanez confirmed that they try to identify the person that caused the damage. Ms. Adams offered to coordinate with Reunion West POA on damage recovery. Ms. Trucco would review the agreement, to see what they could do to try to limit costs. Mr. Staley questioned how successful they were in the main resort. Ms. Adams confirmed that they were more successful with commercial vehicles than private vehicles. If Mr. Vargas' team had any useful CCTV or reports, they provided it to the District Management office.

Ms. Trucco recalled that the last time that she looked into this issue for a CDD in Osceola County, there was no database with license plates and even if they had a camera, it would be had to track them, as opposed to if it was a registered business, then they could send a demand letter to the business. Ms. Adams pointed out that oftentimes when they call a business owner regarding property damage, they just want to mail a check to cover the cost for repairs. Ms. Trucco indicated

if it were a guest, they could go a step further. They could require homeowners register their guest vehicle. Ms. Harley recalled that was what security used to do. They would track the vehicle to the house and go after the homeowner. Mr. Staley was not proposing that they cross charge the POA, but the POA was paying for part of it and perhaps Ms. Montanez could go to the POA Board at the next meeting, to see if they had any creative ideas. Mr. Greenstein felt that they needed to slow vehicles down and look at traffic control devices, in order for people to be cognizant that there was a gate. Mr. Staley offered to do some observations.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the October Check Register was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through October 31, 2025, which were included in the agenda package. Mr. Staley pointed out that now that they have September's numbers, they should update their five-year plan.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the R&M Plan, which was included in the agenda package. There were no updates. Some projects were in process. An electronic mail notice was sent out last Friday and one goes out this Friday, about the pool lift being installed and when it would impact The Terraces pool and spa, as two lifts would be installed there. Mr. Scheerer reported that the fountain work was under permitting and hoped to have the permit soon for Seven Eagles Linear Park. Mr. Staley recalled that there was a proposal in the Reunion East CDD agenda today for sound and video systems, as it was an unbudgeted item. Ms. Adams confirmed that it was a discussion item to lay out the options for the Heritage Crossing Community Center to have an audio and video system. Once they know what the Board's desire was, they could competitively bid out that scope.

**v. Consideration of Revised Fiscal Year 2026 Meeting Schedule**

Ms. Adams reported that a rule hearing was scheduled for January 8<sup>th</sup> at 10:30 a.m. There was a great deal of discussion about the meeting times for Reunion West. At one time there was interest in perhaps starting Reunion West earlier in the morning. However, one issue they now had, was that yoga was now scheduled to meet in half of the ballroom, ending at 10:00 a.m. In

order to allow time for yoga attendees to exit the building 10:15 a.m. would be the earliest start time unless it was the Board's direction to relocate yoga or have them adjust their class schedule. Mr. Witcher recalled that yoga was held at one time when they were meeting and did not remember a great deal of noise from it. Ms. Adams explained that yoga emphasizes a serene environment and some of the class was conducted in silence. Therefore, Board Meetings may disturb them. *There was Board consensus to hold the Reunion West CDD meetings at 10:30 a.m.* Mr. Staley questioned when the Reunion East CDD would start their meetings. Mr. Greenstein wondered if 1.5 hours would be sufficient. Mr. Staley believed that two hours may be needed at least twice per year. Mr. Staley questioned whether Reunion East CDD should meet first. Ms. Trucco suggested getting feedback first from the Reunion East CDD Board today.

Ms. Adams pointed out that they must meet at 10:30 a.m. next month, due to the scheduled rule hearing. Mr. Greenstein questioned the notice requirement for regular meetings. Ms. Adams explained that for regular meetings, they needed seven days in advance or 10 to 11 days for publication time. Mr. Barry preferred to meet earlier. Ms. Adams pointed out that they could ask yoga to move their schedule to accommodate earlier Board Meetings. Mr. Greenstein pointed out that they did not have to have a set schedule for right now and suggested deferring it, to give the Reunion East Board time to discuss it and adopt a meeting schedule in January. *There was Board consensus to defer this matter.*

**vi. E-Mail Subscribers**

Ms. Adams presented the number of active email subscribers for the CDD's email, which were included in the agenda package. There was also a visual report on the messages that were sent out in November. All messages had a good attention level from subscribers. Mr. Staley asked if they could ask the Facebook leaders to send out a reminder after the new year. Ms. Adams could do so, but one of the Facebook administrators was refusing to post anything, because of an issue with the HOA. Mr. Staley pointed out that they were getting there, as there were 134 subscribers last month and now there was 160.

**vii. Security Report**

Ms. Adams reported that the October Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required and was for informational purposes. Mr. Victor Vargas of Reunion Security and Ms.

Grace Montanez of the Reunion West POA were present to answer any questions. Ms. Montanez confirmed that they towed 13 vehicles.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date: January 8, 2026**

Ms. Adams stated that the next meeting was scheduled for January 8, 2026 at 10:30 a.m. at this location.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION 4

# SECTION C

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE REUNION WEST COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING AMENDED CHAPTER V PARKING  
AND TOWING RULES; PROVIDING A SEVERABILITY  
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion West Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the Osceola County, Florida;

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules and procedures to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business;

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the "Reunion West Community Development District Chapter V Amended Parking and Towing Rules", attached hereto as **Exhibit "A"** for immediate use and application (the "Amended Parking and Towing Rules"); and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amended Parking and Towing Rules are hereby adopted. These Amended Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and the Amended Parking and Towing Rules shall replace and supersede any previously adopted Parking and Towing Rules. Statutory authority for the Amended Parking and Towing Rules includes Section 190.011, *Florida Statutes*, Section 190.012, *Florida Statutes*, and Section 120.54, *Florida Statutes*.

**SECTION 2.** In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of January, 2026.

ATTEST:

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Print Name: Tricia Adams  
Assistant Secretary

---

Chairman/Vice Chairman

**Exhibit “A”**

**Chapter V - Revised Parking and Towing Rules**

*[See attached.]*

# **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); ~~Revised April 10, 2025 (Resolution 2025-05); and Revised January 8, 2026 (Resolution 2026-01)~~

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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." **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.**

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 – Revised January 8, 2026"**), 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 January 8, 2026**, attached hereto as Appendix 5.0, parking in the non-designated

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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 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') feet 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 lots or Parking Areas 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.

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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 lots or Parking Areas 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 lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

5.3.8 Speed humps 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, 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, trailers and/or objects are subject to towing.

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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: January 8, 2026  
Statutory authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

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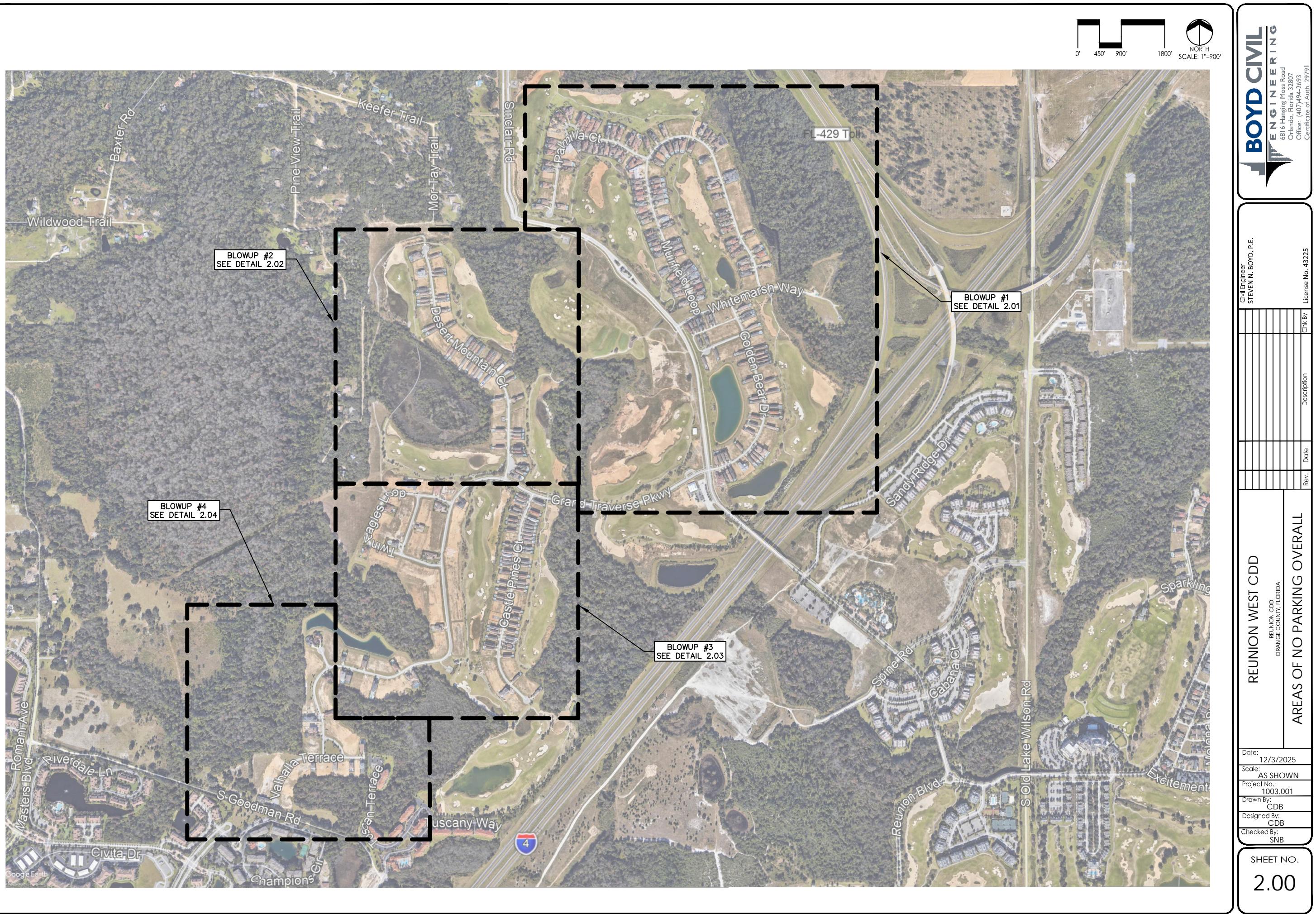
## **Appendix 5.0**

District Parking and Towing Maps – Revised January 8, 2026

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[ATTACHED ON FOLLOWING PAGE(S)]



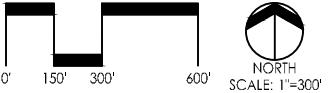


Civil Engineer  
STEVEN N. BOYD, P.E.  
License No. 43225

Chk By

LEGEND

— AREAS OF NO PARKING



NORTH

SCALE: 1"=300'



REUNION WEST CDD

REUNION CDD

ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 2 OF 4

Civil Engineer  
STEVEN N. BOYD, P.E.

REVISIONS

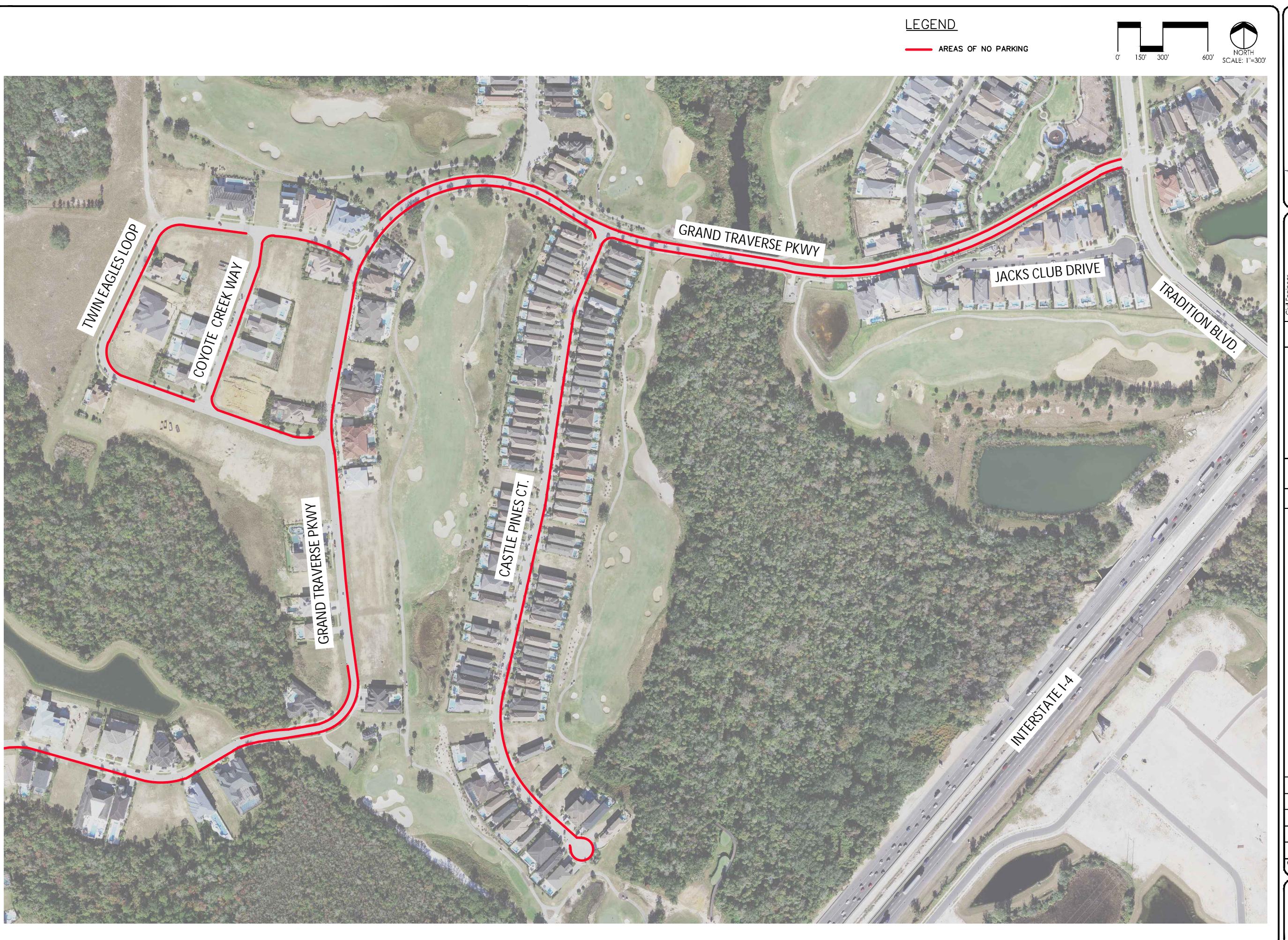
License No. 43225

Date: 12/3/2025  
Scale: AS SHOWN  
Project No.: 1003.001  
Drawn By: CDB  
Designed By: CDB  
Checked By: SNB

SHEET NO.  
2.02

**BOYD CIVIL**  
ENGINEERING

6816 Hanging Moss Road  
Orlando, Florida 32807  
Office: (407)494-2633  
Certificate of Auth. 29791

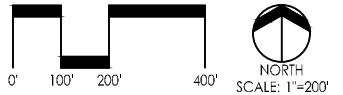


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LEGEND

— AREAS OF NO PARKING



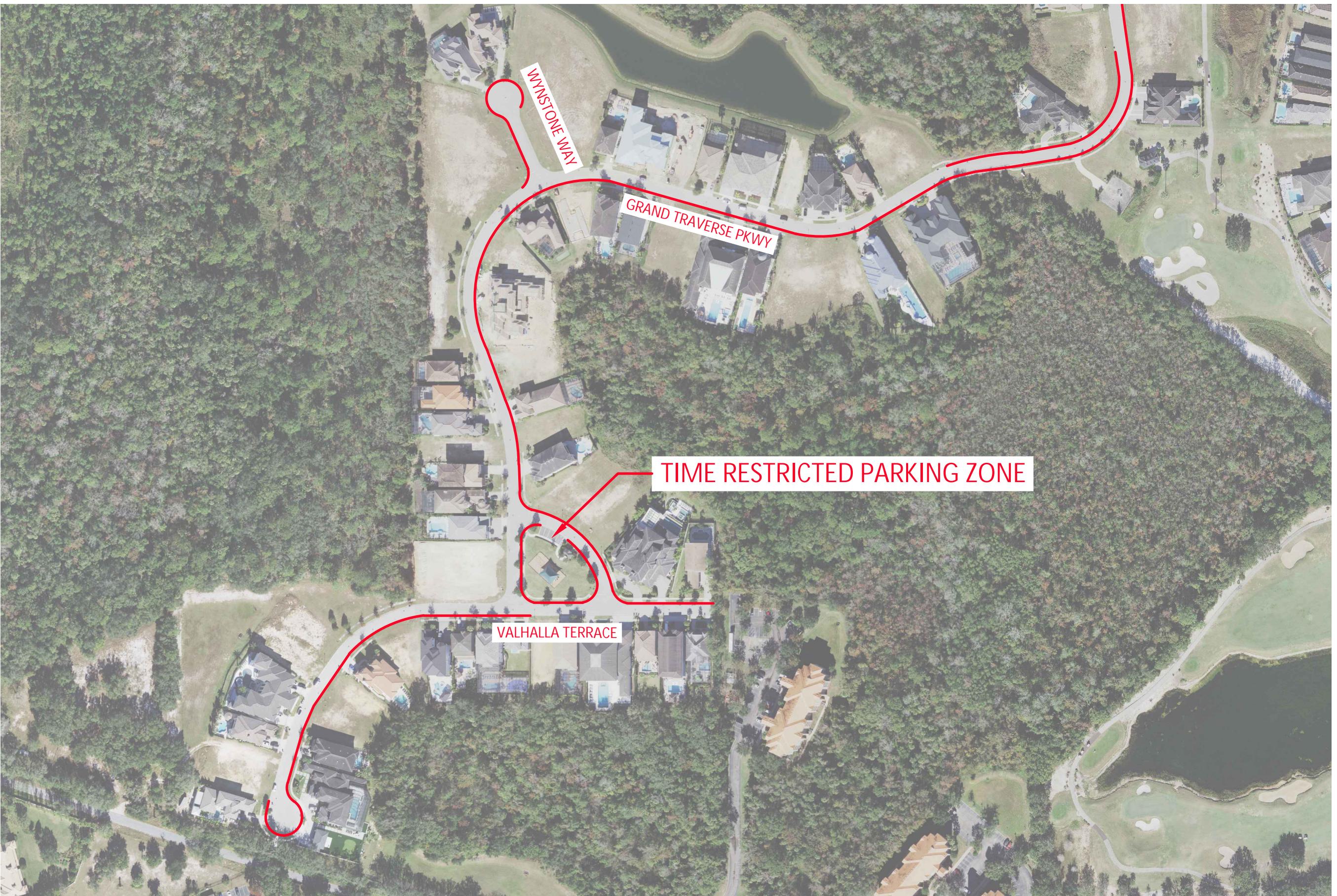
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Civil Engineer  
STEVEN N. BOYD, P.E.  
License No. 43225

REUNION WEST CDD  
REUNION CDD  
ORANGE COUNTY, FLORIDA  
NO PARKING DETAIL 4 OF 4

Date: 12/3/2025  
Scale: AS SHOWN  
Project No.: 1003.001  
Drawn By: CDB  
Designed By: CDB  
Checked By: SNB

SHEET NO.  
2.04



# SECTION 5

# 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. Final Inspection Completed 10.15.2025. Gates tested.</p> <p>Internet completed. Equipment installed and being tested. Should be operational soon.</p>

5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	<b>In Process</b>	Approved 07.13.2023; RFID/prox card reader installed. <b>Transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.</b>
6/8/23	Determine Best Use of The Stables Parcel	Trucco	<b>In Process</b>	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis confirmed no bnds would need to be paid down. Board to evaluate expenses and options 01.08.2026.
10/12/23	KORR petition to consider property conveyance from RE to KORR		<b>On Hold</b>	Developer funding agreement in place, request under review.

12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	<b>In Process</b>	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	<b>On Hold</b>	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village.  <b>License agreement to be considered at a future meeting.</b>
3/13/25	Mailbox Parking Modification	Adams/Curley	<b>In Process</b>	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. <b>DE to bring back options and estimated costs.</b>

7/10/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	<b>In Process</b>	Meeting with Master Association 10.06.2025 to determine feasibility of requiring tree guards for replacement trees. <b>Yellowstone</b> to provide options for street tree varieties and proposal for inventory of street trees.
11/13/25	Proposal for Curb Striping	Scheerer	<b>In Process</b>	Alan met with Fausnight. Proposal pending.

Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
12/9/21	Monitor Sinclair Road Extension Project			<a href="http://www.Osceola.org/go/sinclairroad">www.Osceola.org/go/sinclairroad</a>
	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 separate project.

# SECTION II

# Reunion West

## Community Development District

### Summary of Invoices

**December 01, 2025 - December 31, 2025**

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	12/11/25	2637-2641	\$ 146,473.62
	12/14/25	2642-2648	2,508,050.18
	12/17/25	2649-2652	18,069.12
			<u>\$ 2,672,592.92</u>
R&M Fund			
	12/11/25	74	\$ 8,161.20
			<u>\$ 8,161.20</u>
Payroll			
	<u>December 2, 2025</u>		
	Graham Staley	50718	\$ 184.70
	Mark Greenstein	50719	\$ 184.70
	Michael Barry	50720	\$ 184.70
	Sharon Harley	50721	\$ 184.70
			<u>\$ 738.80</u>
	<u>December 11, 2025</u>		
	Graham Staley	50722	\$ 184.70
	Mark Greenstein	50723	\$ 184.70
	Michael Barry	50724	\$ 184.70
	Sharon Harley	50725	\$ 184.70
			<u>\$ 738.80</u>
<b>TOTAL</b>			<b>\$ 2,682,231.72</b>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/30/25 PAGE 1  
\*\*\* CHECK DATES 12/01/2025 - 12/31/2025 \*\*\* REUNION WEST-GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
12/11/25	00053	11/28/25	5957	202511	300-13100-10100					*	219.45	
				FURN.NO	PRKING	SGN-STHFLD						
		11/28/25	5957	202511	320-53800-53200					*	165.55	
				FURN.NO	PRKING	SGN-STHFLD						
		12/07/25	5971	202512	300-13100-10100					*	213.75	
				REINST.PARKING	SGN-BURMA							
		12/07/25	5971	202512	320-53800-53200					*	161.25	
				REINST.PARKING	SGN-BURMA							
									BERRY CONSTRUCTION INC.		760.00	002637
12/11/25	00036	11/20/25	3178	202510	320-53800-43000					*	122.78	
				DUKEENERGY#9100	8323	9862						
		11/20/25	3179	202510	320-53800-43000					*	644.98	
				DUKEENERGY#9100	8324	0443						
									KINGWOOD ORLANDO REUNION RESORT LLC		767.76	002638
12/11/25	00005	11/25/25	12848906	202511	310-51300-48000					*	343.18	
				NOT.MEETING/CLIENT	12/02							
									ORLANDO SENTINEL		343.18	002639
12/11/25	00029	12/01/25	12012025	202512	300-20700-10100					*	190,777.94	
				EXP.DUE TO RE THRU OCT25								
		12/01/25	12012025	202512	300-13100-10100					*	48,450.26	
				EXP.DUE FROM RE THR OCT25								
									REUNION EAST CDD		142,327.68	002640
12/11/25	00069	12/01/25	6334803	202512	300-13100-10100					*	1,296.75	
				SECURITY COST SHARE DEC25								
		12/01/25	6334803	202512	320-53800-34500					*	978.25	
				SECURITY COST SHARE DEC25								
									REUNION WEST PROPERTY OWNERS INC		2,275.00	002641
12/14/25	00030	12/14/25	12142025	202512	320-58100-10000					*	383,300.00	
				FY26 R&M BUDGETED AMOUNT								
									REUNION WEST CDD C/O STATE BOARD OF		383,300.00	002642
12/14/25	00030	12/14/25	12142025	202512	300-15100-10100					*	600,000.00	
				TRANSFER TO OPER. RESERVE								
									REUNION WEST CDD C/O STATE BOARD OF		600,000.00	002643
12/14/25	00031	12/14/25	12142025	202512	300-20700-10400					*	173,422.06	
				FY26 DEBT SERVICE SER2015								
									REUNION WEST C/O USBANK		173,422.06	002644
12/14/25	00031	12/14/25	12142025	202512	300-20700-10500					*	285,446.25	
				FY26 DEBT SERVICE SER2016								
									REUNION WEST C/O USBANK		285,446.25	002645
									REUW REUNION WEST	TVISCARRA		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/30/25 PAGE 2  
\*\*\* CHECK DATES 12/01/2025 - 12/31/2025 \*\*\* REUNION WEST-GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
12/14/25	00031	12/14/25	12142025	202512	300-20700-10600				REUNION WEST C/O USBANK	*	267,134.61	
			FY26 DEBT SERVICE SER2017								267,134.61	002646
12/14/25	00031	12/14/25	12142025	202512	300-20700-10700				REUNION WEST C/O USBANK	*	232,645.50	
			FY26 DEBT SERVICE SER2019								232,645.50	002647
12/14/25	00031	12/14/25	12142025	202512	300-20700-10800				REUNION WEST C/O USBANK	*	566,101.76	
			FY26 DEBT SERVICE SER2022								566,101.76	002648
12/17/25	00051	12/09/25	4590	202511	310-51300-31100				BOYD CIVIL ENGINEERING INC	*	1,885.00	
			MTG/PARK MAP/I4 POND ENCR								1,885.00	002649
12/17/25	00020	12/01/25	633	202512	320-53800-12000				FIELD MANAGEMENT DEC25	*	2,895.75	
									MANAGEMENT FEES DEC25	*	4,414.42	
									WEBSITE ADMIN DEC25	*	108.17	
									INFORMATION TECH DEC25	*	162.25	
									DISSEMINATION FEE DEC25	*	901.25	
									OFFICE SUPPLIES	*	.30	
									POSTAGE	*	5.64	
									USPS-MAIL 941 FORM-3 QTR	*	1.08	
									GOVERNMENTAL MANAGEMENT SERVICES		8,488.86	002650
12/17/25	00043	12/10/25	148419	202511	310-51300-31500				MTG/ETHIC TRAIN/PARK&TOW	*	1,105.39	
									TAKING OF PARCEL 107&130	*	134.00	
									REQ.FOR PROD/HANDOUT/LIT.	*	6,090.02	
									LATHAM LUNA EDEN AND BEAUDINE LLP		7,329.41	002651
12/17/25	00069	11/01/25	RW202501	202511	300-13100-10100				MTHLY GATE REPAIRS NOV25	*	208.53	
									MTTHLY GATE REPAIRS NOV25	*	157.32	
									REUNION WEST PROPERTY OWNERS INC		365.85	002652
									TOTAL FOR BANK A		2,672,592.92	
									REUW REUNION WEST	TVISCARRA		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/30/25 PAGE 3  
\*\*\* CHECK DATES 12/01/2025 - 12/31/2025 \*\*\* REUNION WEST-GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TOTAL FOR REGISTER 2,672,592.92

REUW REUNION WEST TVISCARRA

REUW REUNION WEST TVISCARRA

# SECTION III

***Reunion West***  
*Community Development District*

***Unaudited Financial Reporting***  
*November 30, 2025*



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4-5	<u>Month to Month</u>
6	<u>Replacement &amp; Maintenance Income Statement</u>
7	<u>Debt Service Series 2015 Income Statement</u>
8	<u>Debt Service Series 2016 Income Statement</u>
9	<u>Debt Service Series 2017 Income Statement</u>
10	<u>Debt Service Series 2019 Income Statement</u>
11	<u>Debt Service Series 2022 Income Statement</u>
12	<u>Capital Projects Series 2019 Income Statement</u>
13	<u>Long Term Debt</u>
14	<u>Assessment Receipt Schedule</u>

**Reunion West**  
**Community Development District**  
**Balance Sheet**  
**November 30, 2025**

	<i>General Fund</i>	<i>Replacement &amp; Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist	\$ 472,775	\$ 44,239	\$ -	\$ -	\$ 517,014
Investments:					
Series 2015					
Reserve	-	-	164,496	-	164,496
Revenue	-	-	218,794	-	218,794
Series 2016					
Reserve	-	-	316,180	-	316,180
Revenue	-	-	259,302	-	259,302
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	292,540	-	292,540
Revenue	-	-	226,057	-	226,057
Prepayment	-	-	2,849	-	2,849
Series 2019					
Reserve	-	-	328,599	-	328,599
Revenue	-	-	158,175	-	158,175
Construction	-	-	-	-	-
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	435,684	-	435,684
Investment - Custody	3,283	-	-	-	3,283
SBA - Operating	327,044	-	-	-	327,044
SBA - Reserve	-	581,032	-	-	581,032
Due from Reunion East	57,366	5,358	-	-	62,724
Prepaid Expenses	579	-	-	-	579
<b>Total Assets</b>	<b>\$ 861,047</b>	<b>\$ 630,629</b>	<b>\$ 2,662,642</b>	<b>\$ -</b>	<b>\$ 4,154,318</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 11,077	\$ -	\$ -	\$ -	\$ 11,077
Due to Reunion East	367,321	16,750	-	-	384,071
<b>Total Liabilities</b>	<b>\$ 378,398</b>	<b>\$ 16,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 395,148</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 383,290	\$ -	\$ 383,290
Assigned For Debt Service 2016	-	-	575,510	-	575,510
Assigned For Debt Service 2017	-	-	521,447	-	521,447
Assigned For Debt Service 2019	-	-	486,774	-	486,774
Assigned For Debt Service 2022	-	-	695,621	-	695,621
Assigned For Capital Projects 2019	-	-	-	-	-
Unassigned	482,649	613,879	-	-	1,096,528
<b>Total Fund Balances</b>	<b>\$ 482,649</b>	<b>\$ 613,879</b>	<b>\$ 2,662,642.12</b>	<b>\$ -</b>	<b>\$ 3,759,170</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 861,047</b>	<b>\$ 630,629</b>	<b>\$ 2,662,642</b>	<b>\$ -</b>	<b>\$ 4,154,318</b>

**Reunion West**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
<b>Revenues:</b>						
Assessments - Tax Roll	\$ 2,052,353	\$ 226,265	\$ 226,265	\$ 226,265	\$ -	
Interest	24,000	4,000		3,086		(914)
Rental Income	5,714	952		1,570		617
<b>Total Revenues</b>	<b>\$ 2,082,067</b>	<b>\$ 231,217</b>	<b>\$ 230,921</b>	<b>\$ (297)</b>		
<b>Expenditures:</b>						
<i>Administrative:</i>						
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,600	\$ 400		
FICA Expense	918	153	122	31		
Engineering Fees	30,000	5,000	4,393	608		
Attorney	75,000	12,500	23,130	(10,630)		
Arbitrage	2,250	-	-	-		
Dissemination Agent	10,815	1,803	1,803	-		
Annual Audit	5,250	-	-	-		
Trustee Fees	21,108	-	-	-		
Assessment Administration	8,111	8,111	8,111	-		
Management Fees	52,973	8,829	8,829	(0)		
Information Technology	1,947	325	325	-		
Website Maintenance	1,298	216	216	(0)		
Telephone	100	17	-	17		
Postage	1,500	250	75	175		
Printing & Binding	500	83	1	83		
Insurance	13,241	13,241	12,005	1,236		
Legal Advertising	5,000	833	343	490		
Other Current Charges	1,000	167	499	(333)		
Office Supplies	100	1	1	-		
Property Appraiser Fee	750	-	-	-		
Dues, Licenses & Subscriptions	175	175	175	-		
<b>Total Administrative:</b>	<b>\$ 244,036</b>	<b>\$ 53,703</b>	<b>\$ 61,627</b>	<b>\$ (7,924)</b>		

**Reunion West**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
<b><u>Maintenance - Shared Expenses</u></b>						
Field Maintenance	\$ 34,749	\$ 5,792	\$ 5,792	\$ -	\$ -	-
Amenity Management Services	4,128	688	-	-	688	
Property Insurance	51,891	51,891	47,330	-	4,561	
Telephone	17,200	2,867	1,264	-	1,603	
Electric	287,124	47,854	39,927	-	7,927	
Water & Sewer	32,250	5,375	4,423	-	952	
Gas	45,150	7,525	2,825	-	4,700	
Landscape - Contract	438,600	73,100	130,729	-	(57,629)	
Landscape - Contingency	53,750	8,958	826	-	8,133	
Pond Maintenance	10,750	1,792	1,502	-	290	
Irrigation Repairs & Maintenance	15,050	2,508	1,189	-	1,319	
Pool & Fountain Maintenance	165,550	27,592	22,489	-	5,102	
Building Repairs & Maintenance	21,500	3,583	9,714	-	(6,130)	
Contract Cleaning	61,030	10,172	9,934	-	238	
Fitness Center Repairs & Maintenance	5,977	996	801	-	195	
Gate & Gatehouse Maintenance	34,400	5,733	1,611	-	4,122	
Amenity/Pool Lights	8,600	1,433	4,256	-	(2,822)	
Maintenance (Inspections)	4,300	717	527	-	190	
Operating Supplies	2,150	358	-	-	358	
Parking Violation Tags	215	36	-	-	36	
Pest Control	1,324	221	133	-	88	
Pressure Washing	21,500	3,583	-	-	3,583	
Repairs & Maintenance	15,480	2,580	372	-	2,208	
Roadways/Sidewalks/Bridge	17,200	2,867	467	-	2,400	
Security	91,963	15,327	13,147	-	2,180	
Signage	8,600	1,433	2,541	-	(1,108)	
Hurricane Expense	4,300	717	-	-	717	
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,454,731</b>	<b>\$ 285,698</b>	<b>\$ 301,798</b>	<b>\$ (16,100)</b>		
<b><u>Reserves</u></b>						
Capital Reserve Transfer	\$ 383,300	\$ -	\$ -	\$ -	\$ -	-
<b>Total Reserves</b>	<b>\$ 383,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 2,082,067</b>	<b>\$ 339,401</b>	<b>\$ 363,425</b>	<b>\$ (132,504)</b>	<b>\$ (24,024)</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (132,504)</b>	<b>\$ (24,024)</b>	<b>-</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 615,153</b>	<b>\$ 615,153</b>	<b>-</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 482,649</b>	<b>\$ 482,649</b>	<b>-</b>

## Reunion West

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 226,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,265
Interest	1,919	1,167	-	-	-	-	-	-	-	-	-	-	3,086
Rental Income	-	1,570	-	-	-	-	-	-	-	-	-	-	1,570
<b>Total Revenues</b>	<b>\$ 1,919</b>	<b>\$ 229,002</b>	<b>\$ -</b>	<b>\$ 230,921</b>									
<b>Expenditures:</b>													
<i>Administrative:</i>													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	61	61	-	-	-	-	-	-	-	-	-	-	122
Engineering Fees	2,508	1,885	-	-	-	-	-	-	-	-	-	-	4,393
Attorney	-	23,130	-	-	-	-	-	-	-	-	-	-	23,130
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	-	-	-	-	-	-	-	-	-	-	1,803
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,414	4,414	-	-	-	-	-	-	-	-	-	-	8,829
Information Technology	162	162	-	-	-	-	-	-	-	-	-	-	325
Website Maintenance	108	108	-	-	-	-	-	-	-	-	-	-	216
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	-	-	-	-	-	-	-	-	-	-	75
Printing & Binding	-	1	-	-	-	-	-	-	-	-	-	-	1
Insurance	12,005	-	-	-	-	-	-	-	-	-	-	-	12,005
Legal Advertising	-	343	-	-	-	-	-	-	-	-	-	-	343
Other Current Charges	274	225	-	-	-	-	-	-	-	-	-	-	499
Office Supplies	1	0	-	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 29,581</b>	<b>\$ 32,046</b>	<b>\$ -</b>	<b>\$ 61,627</b>									

## Reunion West

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><u>Maintenance - Shared Expenses</u></b>													
Field Maintenance	\$ 2,896	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,792
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,330	-	-	-	-	-	-	-	-	-	-	-	47,330
Telephone	837	427	-	-	-	-	-	-	-	-	-	-	1,264
Electric	24,606	15,320	-	-	-	-	-	-	-	-	-	-	39,927
Water & Sewer	2,112	2,311	-	-	-	-	-	-	-	-	-	-	4,423
Gas	1,415	1,410	-	-	-	-	-	-	-	-	-	-	2,825
Landscape - Contract	36,236	94,493	-	-	-	-	-	-	-	-	-	-	130,729
Landscape - Contingency	-	826	-	-	-	-	-	-	-	-	-	-	826
Pond Maintenance	751	751	-	-	-	-	-	-	-	-	-	-	1,502
Irrigation Repairs & Maintenance	585	605	-	-	-	-	-	-	-	-	-	-	1,189
Pool & Fountain Maintenance	10,483	12,006	-	-	-	-	-	-	-	-	-	-	22,489
Building Repairs & Maintenance	8,658	1,056	-	-	-	-	-	-	-	-	-	-	9,714
Contract Cleaning	4,996	4,938	-	-	-	-	-	-	-	-	-	-	9,934
Fitness Center Repairs & Maintenance	140	661	-	-	-	-	-	-	-	-	-	-	801
Gate & Gatehouse Maintenance	1,315	296	-	-	-	-	-	-	-	-	-	-	1,611
Amenity/Pool Lights	2,127	2,129	-	-	-	-	-	-	-	-	-	-	4,256
Maintenance (Inspections)	183	344	-	-	-	-	-	-	-	-	-	-	527
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	-	-	-	-	-	-	-	-	-	-	133
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	372	-	-	-	-	-	-	-	-	-	-	-	372
Roadways/Sidewalks/Bridge	215	252	-	-	-	-	-	-	-	-	-	-	467
Security	6,574	6,574	-	-	-	-	-	-	-	-	-	-	13,147
Signage	2,053	488	-	-	-	-	-	-	-	-	-	-	2,541
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 153,920</b>	<b>\$ 147,877</b>	<b>\$ -</b>	<b>\$ 301,798</b>									
<b><u>Reserves</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 183,502</b>	<b>\$ 179,923</b>	<b>\$ -</b>	<b>\$ 363,425</b>									
<b>Excess Revenues (Expenditures)</b>	<b>\$ (181,583)</b>	<b>\$ 49,079</b>	<b>\$ -</b>	<b>\$ (132,504)</b>									

**Reunion West**  
**Community Development District**  
**Replacement & Maintenance Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Transfer In	\$ 383,300	\$ -	\$ -	\$ -
Interest	35,000	5,833	4,075	(1,758)
<b>Total Revenues</b>	<b>\$ 418,300</b>	<b>\$ 5,833</b>	<b>\$ 4,075</b>	<b>\$ (1,758)</b>
<b>Expenditures:</b>				
Contingency	\$ 720	\$ 120	\$ 86	\$ 34
Capital Outlay	281,380	46,897	7,412	39,485
<b>Total Expenditures</b>	<b>\$ 282,100</b>	<b>\$ 47,017</b>	<b>\$ 7,498</b>	<b>\$ 39,519</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 136,200</b>		<b>\$ (3,423)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 471,043</b>		<b>\$ 617,302</b>	
<b>Fund Balance - Ending</b>	<b>\$ 607,243</b>		<b>\$ 613,879</b>	

**Reunion West**  
**Community Development District**  
**Debt Service Fund - Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$ 326,875	\$ 36,037	\$ 36,037	\$ -
Interest	15,500	2,583	2,609	26
<b>Total Revenues</b>	<b>\$ 342,375</b>	<b>\$ 38,620</b>	<b>\$ 38,646</b>	<b>\$ 26</b>
<b><u>Expenditures:</u></b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 68,500	\$ 68,500	\$ 68,500	\$ -
Principal - 05/01	190,000	-	-	-
Interest - 05/01	68,500	-	-	-
<b>Total Expenditures</b>	<b>\$ 327,000</b>	<b>\$ 68,500</b>	<b>\$ 68,500</b>	<b>\$ -</b>
<b><u>Other Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 15,375</b>		<b>\$ (29,854)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 243,002</b>		<b>\$ 413,144</b>	
<b>Fund Balance - Ending</b>	<b>\$ 258,377</b>		<b>\$ 383,290</b>	

**Reunion West**  
**Community Development District**  
**Debt Service Fund - Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$ 538,024	\$ 59,315	\$ 59,315	\$ -
Interest	28,500	4,750	5,497	747
<b>Total Revenues</b>	<b>\$ 566,524</b>	<b>\$ 64,065</b>	<b>\$ 64,813</b>	<b>\$ 747</b>
<b><u>Expenditures:</u></b>				
<b>Series 2016</b>				
Interest - 11/01	\$ 173,750	\$ 173,750	\$ 173,750	\$ -
Principal - 11/01	185,000	185,000	185,000	-
Interest - 05/01	169,703	-	-	-
<b>Total Expenditures</b>	<b>\$ 528,453</b>	<b>\$ 358,750</b>	<b>\$ 358,750</b>	<b>\$ -</b>
<b><u>Other Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 38,071</b>		<b>\$ (293,937)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 558,850</b>		<b>\$ 869,447</b>	
<b>Fund Balance - Ending</b>	<b>\$ 596,921</b>		<b>\$ 575,510</b>	

**Reunion West**  
**Community Development District**  
**Debt Service Fund - Series 2017**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25		Thru 11/30/25		
<b><u>Revenues:</u></b>						
Special Assessments	\$ 503,509	\$ 55,510	\$ 55,510	\$ 55,510	\$ -	
Interest	26,500	4,417	5,027		610	
<b>Total Revenues</b>	<b>\$ 530,009</b>	<b>\$ 59,927</b>	<b>\$ 60,537</b>		<b>\$ 610</b>	
<b><u>Expenditures:</u></b>						
<b>Series 2017</b>						
Interest - 11/01	\$ 164,231	\$ 164,231	\$ 164,231	\$ -		
Principal - 11/01	170,000	170,000	170,000			
Interest - 05/01	160,619	-	-			
<b>Total Expenditures</b>	<b>\$ 494,850</b>	<b>\$ 334,231</b>	<b>\$ 334,231</b>		<b>\$ -</b>	
<b><u>Other Sources/(Uses)</u></b>						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -		
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Excess Revenues (Expenditures)</b>	<b>\$ 35,159</b>			<b>\$ (273,694)</b>		
<b>Fund Balance - Beginning</b>	<b>\$ 511,345</b>			<b>\$ 795,141</b>		
<b>Fund Balance - Ending</b>	<b>\$ 546,504</b>			<b>\$ 521,447</b>		

**Reunion West**  
**Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$ 438,505	\$ 48,344	\$ 48,344	\$ -
Interest	21,500	3,583	3,706	123
<b>Total Revenues</b>	<b>\$ 460,005</b>	<b>\$ 51,927</b>	<b>\$ 52,050</b>	<b>\$ 123</b>
<b><u>Expenditures:</u></b>				
<b>Series 2019</b>				
Interest - 11/01	\$ 145,381	\$ 145,381	\$ 145,381	\$ -
Principal - 05/01	145,000	-	-	-
Interest - 05/01	145,381	-	-	-
<b>Total Expenditures</b>	<b>\$ 435,763</b>	<b>\$ 145,381</b>	<b>\$ 145,381</b>	<b>\$ -</b>
<b><u>Other Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ (15,000)	\$ (7,500)	\$ (6,563)	\$ (937)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (15,000)</b>	<b>\$ (7,500)</b>	<b>\$ (6,563)</b>	<b>\$ (937)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,243</b>		<b>\$ (99,895)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 248,336</b>		<b>\$ 586,669</b>	
<b>Fund Balance - Ending</b>	<b>\$ 257,579</b>		<b>\$ 486,774</b>	

**Reunion West**  
**Community Development District**  
**Debt Service Fund - Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
<b>Revenues:</b>						
Special Assessments	\$ 1,067,016	\$ 117,635	\$ 117,635	\$ -		
Interest	30,500	5,083	4,520		(564)	
<b>Total Revenues</b>	<b>\$ 1,097,516</b>	<b>\$ 122,719</b>	<b>\$ 122,155</b>	<b>\$ -</b>	<b>(564)</b>	
<b>Expenditures:</b>						
<b>Series 2022</b>						
Interest - 11/01	\$ 145,575	\$ 145,575	\$ 145,575	\$ -		
Principal - 05/01	760,000	-	-			
Interest - 05/01	145,575	-	-			
<b>Total Expenditures</b>	<b>\$ 1,051,150</b>	<b>\$ 145,575</b>	<b>\$ 145,575</b>	<b>\$ -</b>	<b></b>	
<b>Other Sources/(Uses)</b>						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -		
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b></b>	
<b>Excess Revenues (Expenditures)</b>	<b>\$ 46,366</b>			<b>\$ (23,420)</b>		

**Reunion West**  
**Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 828	\$ 828
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 828</b>	<b>\$ 828</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 134,198	\$ (134,198)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,198</b>	<b>\$ (134,198)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,563	\$ (6,563)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,563</b>	<b>\$ (6,563)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (126,807)</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 126,807</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

**Reunion West**  
**Community Development District**  
**Long Term Debt Report**

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS		
ASSESSMENT AREA TWO - PHASE ONE		
INTEREST RATES:	3.500%, 4.250%, 5.000%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$163,438	
RESERVE FUND BALANCE	\$164,496	
BONDS OUTSTANDING - 9/30/20	\$3,585,000	
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)	
LESS: PRINCIPAL PAYMENT 05/01/22	(\$160,000)	
LESS: PRINCIPAL PAYMENT 05/01/23	(\$170,000)	
LESS: PRINCIPAL PAYMENT 05/01/24	(\$175,000)	
LESS: PRINCIPAL PAYMENT 05/01/25	(\$185,000)	
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,740,000</b>	

SERIES 2016, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA THREE PROJECT		
INTEREST RATES:	3.625%, 4.375%, 5.000%	
MATURITY DATE:	11/1/2046	
RESERVE FUND REQUIREMENT	\$274,875	
RESERVE FUND BALANCE	\$316,180	
BONDS OUTSTANDING - 9/30/20	\$7,880,000	
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)	
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)	
LESS: PRINCIPAL PAYMENT 11/1/22	(\$165,000)	
LESS: PRINCIPAL PAYMENT 11/1/23	(\$170,000)	
LESS: PRINCIPAL PAYMENT 11/1/24	(\$180,000)	
LESS: PRINCIPAL PAYMENT 11/1/25	(\$185,000)	
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,865,000</b>	

SERIES 2017, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA FOUR PROJECT		
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%	
MATURITY DATE:	11/1/2047	
RESERVE FUND REQUIREMENT	\$254,625	
RESERVE FUND BALANCE	\$292,540	
BONDS OUTSTANDING - 9/30/20	\$7,575,000	
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)	
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)	
LESS: PRINCIPAL PAYMENT 11/1/22	(\$155,000)	
LESS: PRINCIPAL PAYMENT 11/1/23	(\$160,000)	
LESS: PRINCIPAL PAYMENT 11/1/24	(\$165,000)	
LESS: PRINCIPAL PAYMENT 11/1/25	(\$170,000)	
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,635,000</b>	

SERIES 2019, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA FIVE PROJECT		
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%	
MATURITY DATE:	5/1/2050	
RESERVE FUND REQUIREMENT	\$326,484	
RESERVE FUND BALANCE	\$328,599	
BONDS OUTSTANDING - 9/30/20	\$7,095,000	
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)	
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)	
LESS: PRINCIPAL PAYMENT 05/01/23	(\$130,000)	
LESS: PRINCIPAL PAYMENT 05/01/24	(\$135,000)	
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,585,000</b>	

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	3.000%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$259,938	
RESERVE FUND BALANCE	\$259,938	
BONDS OUTSTANDING - 02/15/22	\$11,840,000	
LESS: PRINCIPAL PAYMENT 05/01/23	(\$690,000)	
LESS: PRINCIPAL PAYMENT 05/01/24	(\$710,000)	
LESS: PRINCIPAL PAYMENT 05/01/25	(\$735,000)	
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$9,705,000</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts

#### Fiscal Year 2026

Gross Assessments	\$ 2,183,348.21	\$ 347,739.07	\$ 572,365.55	\$ 535,647.76	\$ 466,491.57	\$ 1,135,124.88	\$ 5,240,717.04
Net Assessments	\$ 2,052,347.32	\$ 326,874.73	\$ 538,023.62	\$ 503,508.89	\$ 438,502.08	\$ 1,067,017.39	\$ 4,926,274.02

76.03%	Net Percent Collected
\$ 1,181,021.94	Balance Remaining to Collect

# 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	Completed	
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	
<b>Totals</b>	<b>\$ 953,926.00</b>	<b>\$ 543,737.82</b>	<b>\$ 410,188.18</b>		
		\$ 543,737.82	\$ 410,188.18		

# SECTION V

**NOTICE OF MEETING DATES**  
**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026**

The Board of Supervisors of the *Reunion West Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2026** at **10:30 am at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

January 8, 2026  
February 12, 2026  
March 12, 2026  
April 9, 2026  
May 14, 2026  
June 11, 2026  
July 9, 2026  
August 13, 2026  
September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; (407)841-5524, during normal business hours, or by visiting the District's website at <https://reunionwestcdd.com>.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams  
Governmental Management Services – Central Florida, LLC  
District Manager