

*Reunion West Community
Development District*

Agenda

December 11, 2025

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

December 4, 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, December 11, 2025 at 10:30 AM, or as shortly thereafter as reasonably possible, 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 Board of Supervisors Meeting
4. Discussion of 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: January 8, 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

<p>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.</p>

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 30th 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 Florida Statutes, anything that was discussed jointly, could be negated. She spoke with Special District counsel, Mr. Jack Dakin, due to comments that occurred at the last meeting, which were not appropriate. There were multiple interjections with Reunion West CDD, on their viewpoint, before Reunion East CDD had discussions. Anyone on both Boards

were elected officials, representing owners and when they interjected, it provided them with a voice that they were not elected to. Mr. Greenstein requested that this matter be discussed at this time, as he 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 noticed and 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 first had 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 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 look into 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 inappropriate interjections. She liked to do research, especially on security and parking and to share what she learned but was told not to speak. 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. Ms. Trucco asked if Ms. Davis wanted to have separate meetings. Ms. Davis had some ideas, but the last meeting was terrible, in her eyes.

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 pertained to the Reunion East CDD, that would have been handled by the Reunion East CDD, separately, the Reunion East CDD Board Members needed to 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 was in favor of having 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. They were elected officials for a group of people that did not elect other people to have equal voice and therefore, anytime Board Members speak on any issue, they should have a voice. This was a legal problem and her concern was that this not happen again. Ms. Trucco requested 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 out 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 that the interchange was interrupting their conversations and felt that people had influence at a time when the public comment period was closed.

Mr. Staley voiced concern about Ms. Davis feeling that she was silenced and questioned who silenced her. Ms. Davis explained that there were times when she tried to jump into a discussion and someone from the Reunion West CDD Board would jump in, which made her feel that she was being silenced. In another case, she had to speak over someone on the Reunion West

CDD Board, which made her feel uncomfortable. She did not want to change things but felt that everyone needed to be aware of how things function. Mr. Staley pointed out that now that Ms. Davis raised this matter, they needed to follow through with it legally, as Ms. Davis was putting the CDDs on notice that they were doing something potentially illegal. 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. Ms. Davis pointed out that she was in favor of having a joint meeting but wanted to ensure that they were in compliance with the Florida Statutes, as the last meeting was not conducted appropriately. 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.
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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 noticed in a few places, where someone would park on top of a speed hump; 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 Ms. Davis seconded by Ms. Hobbs 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 and reinstalled, 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 12th, 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 pointed out that residents were not supposed to run businesses out of their homes and therefore, their trucks should not even be on the road. 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 more sense and was in favor of putting this issue to bed by saying that the Reunion East CDD appreciated the resident's comment, but at this point in time, the Board did not wish to change the current rules. 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. In addition, he was asked to keep the same layout that he previously proposed and coming up with a new roundabout, similar to what was on Grand Traverse Parkway. This was depicted in Exhibits 1 and 2. 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., in order 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. In order to proceed with this process further, Mr. Curley requested that a Board Member serve as liaison.

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. 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.

Mr. Curley recalled that the Board discussed the parallel parking piece and recommended having an area to pull off of the roadway. Ms. Davis pointed out that the Board did not overlook the parallel parking, but it needed to be consistent with the neighborhoods that they had and the number of houses that serve that one kiosk. However, the cost was exorbitant and to minimize the footprint, she 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. 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. 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

had a meeting with the Resort and they were amenable to it, as part of the new home process. 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 3rd.

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 not get access across the bridge. They must go to a Reunion manned gate, Spine Road gate or through the Tradition/Reunion West gate. 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 7th, 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 the enthusiasm, recommending that they utilize Google Earth to identify the trees, as she wanted to get 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. Montanez 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. Hobbs 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

Secretary/Assistant Secretary

Chairman/Vice Chairman

Reunion West CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

**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-XX)

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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.

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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.

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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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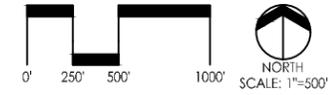
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LEGEND

— AREAS OF NO PARKING



6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 994-2493
Certificate of Auth. 27791

Civil Engineer
STEVEN N. BOYD, P.E.

Rev.	Date	Description	Chk. By	License No.

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 1 OF 4

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

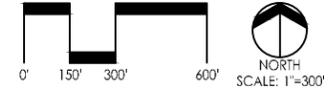
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LEGEND

— AREAS OF NO PARKING



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

Civil Engineer
STEVEN N. BOYD, P.E.

Rev.	Date	Description	Chk By	License No.

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 2 OF 4

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

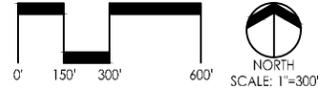
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2.02

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LEGEND

— AREAS OF NO PARKING



Civil Engineer
STEVEN N. BOYD, P.E.

Rev.	Date	Description	Chk. By.	License No.

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 4

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

SHEET NO.
2.03

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 12.11.2025.</p>

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

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

7/10/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Meeting with Master Association 10.06.2025 to determine feasibility of requiring tree guards for replacement trees.
11/13/25	Proposal for Curb Striping	Scheerer	In Process	Bring back proposal for curb striping nearby fire hydrants (and intersections?)

Reunion West Action Items

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

SECTION II

Reunion West

Community Development District

Summary of Invoices

October 01, 2025 - October 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	11/5/25	2619-2620	\$ 10,505.28
	11/17/25	2621-2622	2,890.50
	11/20/25	2623-2626	25,045.22
	11/23/25	2627-2636	335,986.34
			\$ 374,427.34
R&M Fund			
	11/20/25	73	\$ 3,020.32
			\$ 3,020.32
Payroll			
	<u>November 2025</u>		
	Graham Staley	50706	\$ 184.70
	Mark Greenstein	50707	\$ 184.70
	Michael Barry	50708	\$ 184.70
	Sharon Harley	50709	\$ 184.70
			\$ 738.80
TOTAL			\$ 378,186.46

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/25	00053	11/01/25	5942	202510	300	13100	10100			*	390.45		
									RPLC SIGN STRP/INST.SIGN				
11/01/25		11/01/25	5942	202510	320	53800	53200			*	294.55		
									RPLC SIGN STRP/INST.SIGN				
11/01/25		11/01/25	5943	202510	300	13100	10100			*	783.75		
									INST.5 SPD SGNS-TRAD/GTP				
11/01/25		11/01/25	5943	202510	320	53800	53200			*	591.25		
									INST.5 SPD SGNS-TRAD/GTP				
									BERRY CONSTRUCTION INC.			2,060.00	002619
11/05/25	00069	8/01/25	RW202501	202508	300	13100	10100			*	2,539.51		
									MTHLY GATE REPAIRS AUG25				
		8/01/25	RW202501	202508	320	53800	57400			*	1,915.77		
									MTHLY GATE REPAIRS AUG25				
		9/01/25	RW202501	202509	300	13100	10100			*	605.63		
									MTHLY GATE REPAIRS SEP25				
		9/01/25	RW202501	202509	320	53800	57400			*	456.87		
									MTHLY GATE REPAIRS SEP25				
10/01/25		10/01/25	RW202501	202510	300	13100	10100			*	371.93		
									MTHLY GATE REPAIRS OCT25				
10/01/25		10/01/25	RW202501	202510	320	53800	57400			*	280.57		
									MTHLY GATE REPAIRS OCT25				
11/01/25		11/01/25	6267968	202511	300	13100	10100			*	1,296.75		
									SECURITY COST SHARE NOV25				
11/01/25		11/01/25	6267968	202511	320	53800	34500			*	978.25		
									SECURITY COST SHARE NOV25				
									REUNION WEST PROPERTY OWNERS INC			8,445.28	002620
11/17/25	00035	10/31/25	232071	202510	300	13100	10100			*	218.31		
									AQUATIC PLANT MGMT OCT25				
		10/31/25	232071	202510	320	53800	47000			*	164.69		
									AQUATIC PLANT MGMT OCT25				
									APPLIED AQUATIC MANAGEMENT INC			383.00	002621
11/17/25	00051	11/06/25	4534	202510	310	51300	31100			*	2,507.50		
									REV.FDOT POND/PRK MAP/MTG				
									BOYD CIVIL ENGINEERING INC			2,507.50	002622
11/20/25	00035	11/15/25	232462	202511	300	13100	10100			*	218.31		
									AQUATIC PLANT MGMT NOV25				
		11/15/25	232462	202511	320	53800	47000			*	164.69		
									AQUATIC PLANT MGMT NOV25				
									APPLIED AQUATIC MANAGEMENT INC			383.00	002623
11/20/25	00053	11/15/25	5952	202511	300	13100	10100			*	208.05		
									INST.25MPH SPEED SIGNS				

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/15/25 5952	202511 320-53800-53200	INST.25MPH SPEED SIGNS	*	156.95	
				BERRY CONSTRUCTION INC.			365.00 002624
11/20/25 00020		11/01/25 630	202511 320-53800-12000	FIELD MANAGEMENT NOV25	*	2,895.75	
		11/01/25 631	202511 310-51300-34000	MANAGEMENT FEES NOV25	*	4,414.42	
		11/01/25 631	202511 310-51300-35200	WEBSITE ADMIN NOV25	*	108.17	
		11/01/25 631	202511 310-51300-35100	INFORMATION TECH NOV25	*	162.25	
		11/01/25 631	202511 310-51300-31300	DISSEMINATION FEE NOV25	*	901.25	
		11/01/25 631	202511 310-51300-51000	OFFICE SUPPLIES	*	.33	
		11/01/25 631	202511 310-51300-42000	POSTAGE	*	13.80	
		11/01/25 631	202511 310-51300-42500	COPIES	*	.75	
				GOVERNMENTAL MANAGEMENT SERVICES			8,496.72 002625
11/20/25 00043		11/12/25 147141	202511 310-51300-31500	MTG/ENCORE CONVEY/PH3 PLT	*	1,247.00	
		11/12/25 147142	202511 310-51300-31500	WTR LN MGMT/FDOT OFFER	*	603.00	
		11/12/25 147143	202511 310-51300-31500	FIN.STATEMENT/TRIAL EXHIB	*	13,950.50	
				LATHAM LUNA EDEN AND BEAUDINE LLP			15,800.50 002626
11/23/25 00031		11/12/25 11122025	202511 300-20700-10400	FY25 DEBT SERVICE SER2015	*	2,177.47	
				REUNION WEST C/O USBANK			2,177.47 002627
11/23/25 00031		11/12/25 11122025	202511 300-20700-10500	FY25 DEBT SERVICE SER2016	*	3,584.04	
				REUNION WEST C/O USBANK			3,584.04 002628
11/23/25 00031		11/12/25 11122025	202511 300-20700-10600	FY25 DEBT SERVICE SER2017	*	3,354.11	
				REUNION WEST C/O USBANK			3,354.11 002629
11/23/25 00031		11/12/25 11122025	202511 300-20700-10700	FY25 DEBT SERVICE SER2019	*	2,921.07	
				REUNION WEST C/O USBANK			2,921.07 002630
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/23/25	00031	11/12/25	11122025	202511	300	20700	10800		REUNION WEST C/O USBANK	*	7,107.91	7,107.91	002631
			FY25 DEBT SERVICE SER2022										
11/23/25	00031	11/21/25	11212025	202511	300	20700	10400		REUNION WEST C/O USBANK	*	36,036.96	36,036.96	002632
			FY26 DEBT SERVICE SER2015										
11/23/25	00031	11/21/25	11212025	202511	300	20700	10500		REUNION WEST C/O USBANK	*	59,315.48	59,315.48	002633
			FY26 DEBT SERVICE SER2016										
11/23/25	00031	11/21/25	11212025	202511	300	20700	10600		REUNION WEST C/O USBANK	*	55,510.33	55,510.33	002634
			FY26 DEBT SERVICE SER2017										
11/23/25	00031	11/21/25	11212025	202511	300	20700	10700		REUNION WEST C/O USBANK	*	48,343.53	48,343.53	002635
			FY26 DEBT SERVICE SER2019										
11/23/25	00031	11/21/25	11212025	202511	300	20700	10800		REUNION WEST C/O USBANK	*	117,635.44	117,635.44	002636
			FY26 DEBT SERVICE SER2022										
TOTAL FOR BANK A											374,427.34		
TOTAL FOR REGISTER											374,427.34		

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/20/25	00010	11/01/25 632	202510 320-53800-60000		BANQUET TABLES-HCCC TABLE	*	3,020.32	

GOVERNMENTAL MANAGEMENT SERVICES								3,020.32 000073

TOTAL FOR BANK C							3,020.32	
TOTAL FOR REGISTER							3,020.32	

REUW REUNION WEST TVISCARRA

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
October 31, 2025



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Reunion West
Community Development District
Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 83,288	\$ 47,302	\$ -	\$ -	\$ 130,590
Assessment Receivable	11,863	-	19,145	-	31,007
Investments:					
Series 2015					
Reserve	-	-	167,250	-	167,250
Revenue	-	-	245,015	-	245,015
Series 2016					
Reserve	-	-	315,178	-	315,178
Revenue	-	-	553,394	-	553,394
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	291,613	-	291,613
Revenue	-	-	499,835	-	499,835
Prepayment	-	-	2,840	-	2,840
Series 2019					
Reserve	-	-	334,100	-	334,100
Revenue	-	-	251,492	-	251,492
Construction	-	-	-	127,230	127,230
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	454,245	-	454,245
Investment - Custody	3,272	-	-	-	3,272
SBA - Operating	525,888	-	-	-	525,888
SBA - Reserve	-	579,059	-	-	579,059
Due from Reunion East	48,450	5,358	-	-	53,808
Prepaid Expenses	579	-	-	-	579
Total Assets	\$ 673,340	\$ 631,718	\$ 3,394,073	\$ 127,230	\$ 4,826,362
Liabilities:					
Accounts Payable	\$ 11,121	\$ 3,020	\$ -	\$ -	\$ 14,141
Due to Reunion East	190,778	13,519	-	-	204,297
Total Liabilities	\$ 201,899	\$ 16,540	\$ -	\$ -	\$ 218,438
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 414,443	\$ -	\$ 414,443
Assigned For Debt Service 2016	-	-	872,183	-	872,183
Assigned For Debt Service 2017	-	-	797,643	-	797,643
Assigned For Debt Service 2019	-	-	588,514	-	588,514
Assigned For Debt Service 2022	-	-	721,291	-	721,291
Assigned For Capital Projects 2019	-	-	-	127,230	127,230
Unassigned	471,442	615,179	-	-	1,086,620
Total Fund Balances	\$ 471,442	\$ 615,179	\$ 3,394,073.07	\$ 127,230	\$ 4,607,923
Total Liabilities & Fund Equity	\$ 673,340	\$ 631,718	\$ 3,394,073	\$ 127,230	\$ 4,826,362

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,052,353	\$ -	\$ -	\$ -
Interest	24,000	2,000	1,919	(81)
Rental Income	5,714	476	-	(476)
Total Revenues	\$ 2,082,067	\$ 2,476	\$ 1,919	\$ (557)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
FICA Expense	918	77	61	15
Engineering Fees	30,000	2,500	2,508	(8)
Attorney	75,000	6,250	-	6,250
Arbitrage	2,250	-	-	-
Dissemination Agent	10,815	901	901	-
Annual Audit	5,250	-	-	-
Trustee Fees	21,108	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	4,414	4,414	(0)
Information Technology	1,947	162	162	-
Website Maintenance	1,298	108	108	(0)
Telephone	100	8	-	8
Postage	1,500	125	60	65
Printing & Binding	500	42	-	42
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	417	-	417
Other Current Charges	1,000	83	274	(191)
Office Supplies	100	1	1	-
Property Appraiser Fee	750	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 244,036	\$ 37,615	\$ 29,581	\$ 8,034

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 2,896	\$ 2,896	\$ -
Amenity Management Services	4,128	344	-	344
Property Insurance	51,891	51,891	47,330	4,561
Telephone	17,200	1,433	153	1,281
Electric	287,124	23,927	23,839	88
Water & Sewer	32,250	2,688	2,112	575
Gas	45,150	3,763	1,415	2,347
Landscape - Contract	438,600	36,550	-	36,550
Landscape - Contingency	53,750	4,479	-	4,479
Pond Maintenance	10,750	896	751	145
Irrigation Repairs & Maintenance	15,050	1,254	585	669
Pool & Fountain Maintenance	165,550	13,796	10,483	3,313
Building Repairs & Maintenance	21,500	1,792	8,658	(6,866)
Contract Cleaning	61,030	5,086	4,996	90
Fitness Center Repairs & Maintenance	5,977	498	140	358
Gate & Gatehouse Maintenance	34,400	2,867	1,315	1,552
Amenity/Pool Lights	8,600	717	2,127	(1,411)
Maintenance (Inspections)	4,300	358	-	358
Operating Supplies	2,150	179	-	179
Parking Violation Tags	215	18	-	18
Pest Control	1,324	110	36	74
Pressure Washing	21,500	1,792	-	1,792
Repairs & Maintenance	15,480	1,290	372	918
Roadways/Sidewalks/Bridge	17,200	1,433	215	1,218
Security	91,963	7,664	6,574	1,090
Signage	8,600	717	2,053	(1,337)
Hurricane Expense	4,300	358	-	358
Total Maintenance - Shared Expenses	\$ 1,454,731	\$ 168,794	\$ 116,049	\$ 52,745
<u>Reserves</u>				
Capital Reserve Transfer	\$ 383,300	\$ -	\$ -	\$ -
Total Reserves	\$ 383,300	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,082,067	\$ 206,410	\$ 145,631	\$ 60,779
Excess Revenues (Expenditures)	\$ -		\$ (143,712)	
Fund Balance - Beginning	\$ -		\$ 615,153	
Fund Balance - Ending	\$ -		\$ 471,442	

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	1,919	-	-	-	-	-	-	-	-	-	-	-	1,919
Rental Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,919
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering Fees	2,508	-	-	-	-	-	-	-	-	-	-	-	2,508
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	-	-	-	-	-	-	-	-	-	-	-	901
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,414	-	-	-	-	-	-	-	-	-	-	-	4,414
Information Technology	162	-	-	-	-	-	-	-	-	-	-	-	162
Website Maintenance	108	-	-	-	-	-	-	-	-	-	-	-	108
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	-	-	-	-	-	-	-	-	-	-	-	60
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	12,005	-	-	-	-	-	-	-	-	-	-	-	12,005
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	274	-	-	-	-	-	-	-	-	-	-	-	274
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 29,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,581

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,896
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,330	-	-	-	-	-	-	-	-	-	-	-	47,330
Telephone	153	-	-	-	-	-	-	-	-	-	-	-	153
Electric	23,839	-	-	-	-	-	-	-	-	-	-	-	23,839
Water & Sewer	2,112	-	-	-	-	-	-	-	-	-	-	-	2,112
Gas	1,415	-	-	-	-	-	-	-	-	-	-	-	1,415
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape - Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pond Maintenance	751	-	-	-	-	-	-	-	-	-	-	-	751
Irrigation Repairs & Maintenance	585	-	-	-	-	-	-	-	-	-	-	-	585
Pool & Fountain Maintenance	10,483	-	-	-	-	-	-	-	-	-	-	-	10,483
Building Repairs & Maintenance	8,658	-	-	-	-	-	-	-	-	-	-	-	8,658
Contract Cleaning	4,996	-	-	-	-	-	-	-	-	-	-	-	4,996
Fitness Center Repairs & Maintenance	140	-	-	-	-	-	-	-	-	-	-	-	140
Gate & Gatehouse Maintenance	1,315	-	-	-	-	-	-	-	-	-	-	-	1,315
Amenity/Pool Lights	2,127	-	-	-	-	-	-	-	-	-	-	-	2,127
Maintenance (Inspections)	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	-	-	-	-	-	-	-	-	-	-	-	36
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	372	-	-	-	-	-	-	-	-	-	-	-	372
Roadways/Sidewalks/Bridge	215	-	-	-	-	-	-	-	-	-	-	-	215
Security	6,574	-	-	-	-	-	-	-	-	-	-	-	6,574
Signage	2,053	-	-	-	-	-	-	-	-	-	-	-	2,053
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 116,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,049
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 145,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,631
Excess Revenues (Expenditures)	\$ (143,712)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (143,712)

Reunion West

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Transfer In	\$ 383,300	\$ -	\$ -	\$ -
Interest	35,000	2,917	2,101	(815)
Total Revenues	\$ 418,300	\$ 2,917	\$ 2,101	\$ (815)
Expenditures:				
Contingency	\$ 720	\$ 60	\$ 43	\$ 17
Capital Outlay	281,380	23,448	4,181	19,267
Total Expenditures	\$ 282,100	\$ 23,508	\$ 4,224	\$ 19,284
Excess Revenues (Expenditures)	\$ 136,200		\$ (2,123)	
Fund Balance - Beginning	\$ 471,043		\$ 617,302	
Fund Balance - Ending	\$ 607,243		\$ 615,179	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ -	\$ -	\$ -
Interest	15,500	1,292	1,299	7
Total Revenues	\$ 342,375	\$ 1,292	\$ 1,299	\$ 7
Expenditures:				
Series 2015				
Interest - 11/01	\$ 68,500	\$ -	\$ -	\$ -
Principal - 05/01	190,000	-	-	-
Interest - 05/01	68,500	-	-	-
Total Expenditures	\$ 327,000	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 15,375		\$ 1,299	
Fund Balance - Beginning	\$ 243,002		\$ 413,144	
Fund Balance - Ending	\$ 258,377		\$ 414,443	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ -	\$ -	\$ -
Interest	28,500	2,375	2,736	361
Total Revenues	\$ 566,524	\$ 2,375	\$ 2,736	\$ 361
Expenditures:				
Series 2016				
Interest - 11/01	\$ 173,750	\$ -	\$ -	\$ -
Principal - 11/01	185,000	-	-	-
Interest - 05/01	169,703	-	-	-
Total Expenditures	\$ 528,453	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 38,071		\$ 2,736	
Fund Balance - Beginning	\$ 558,850		\$ 869,447	
Fund Balance - Ending	\$ 596,921		\$ 872,183	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments	\$ 503,509	\$ -	\$ -	\$ -
Interest	26,500	2,208	2,502	294
Total Revenues	\$ 530,009	\$ 2,208	\$ 2,502	\$ 294
Expenditures:				
Series 2017				
Interest - 11/01	\$ 164,231	\$ -	\$ -	\$ -
Principal - 11/01	170,000	-	-	-
Interest - 05/01	160,619	-	-	-
Total Expenditures	\$ 494,850	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,159		\$ 2,502	
Fund Balance - Beginning	\$ 511,345		\$ 795,141	
Fund Balance - Ending	\$ 546,504		\$ 797,643	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ -	\$ -	\$ -
Interest	21,500	1,792	1,845	53
Total Revenues	\$ 460,005	\$ 1,792	\$ 1,845	\$ 53
Expenditures:				
Series 2019				
Interest - 11/01	\$ 145,381	\$ -	\$ -	\$ -
Principal - 05/01	145,000	-	-	-
Interest - 05/01	145,381	-	-	-
Total Expenditures	\$ 435,763	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (15,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (15,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 9,243		\$ 1,845	
Fund Balance - Beginning	\$ 248,336		\$ 586,669	
Fund Balance - Ending	\$ 257,579		\$ 588,514	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments	\$ 1,067,016	\$ -	\$ -	\$ -
Interest	30,500	2,542	2,250	(292)
Total Revenues	\$ 1,097,516	\$ 2,542	\$ 2,250	\$ (292)
Expenditures:				
Series 2022				
Interest - 11/01	\$ 145,575	\$ -	\$ -	\$ -
Principal - 05/01	760,000	-	-	-
Interest - 05/01	145,575	-	-	-
Total Expenditures	\$ 1,051,150	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 46,366		\$ 2,250	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 10/31/25	Thru 10/31/25	
Revenues:				
Interest	\$ -	\$ -	\$ 423	\$ 423
Total Revenues	\$ -	\$ -	\$ 423	\$ 423
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 423	
Fund Balance - Beginning	\$ -		\$ 126,807	
Fund Balance - Ending	\$ -		\$ 127,230	

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	\$167,250
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)
CURRENT BONDS OUTSTANDING	\$2,740,000

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	\$315,178
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)
CURRENT BONDS OUTSTANDING	\$7,050,000

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	\$291,613
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)
CURRENT BONDS OUTSTANDING	\$6,805,000

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	\$334,100
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)
CURRENT BONDS OUTSTANDING	\$6,585,000

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)
CURRENT BONDS OUTSTANDING	\$9,705,000

SECTION IV

Reunion East and West R&M

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

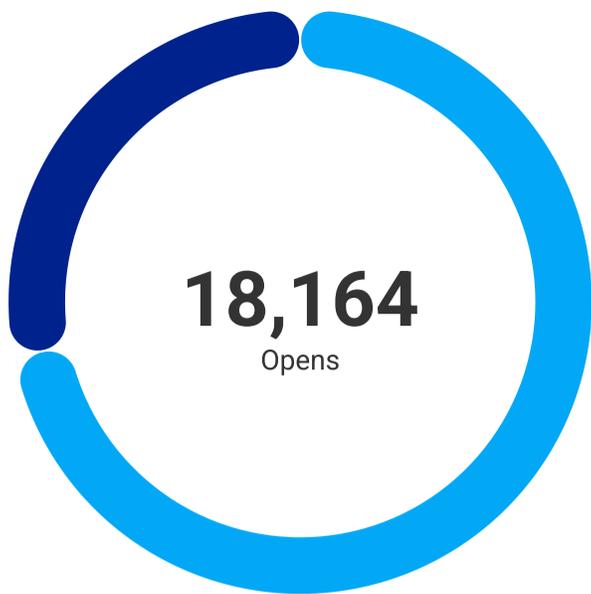
A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

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.

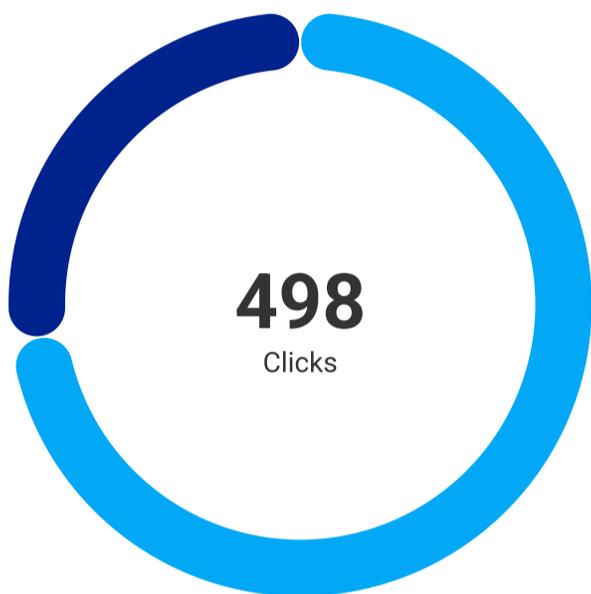
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be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

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

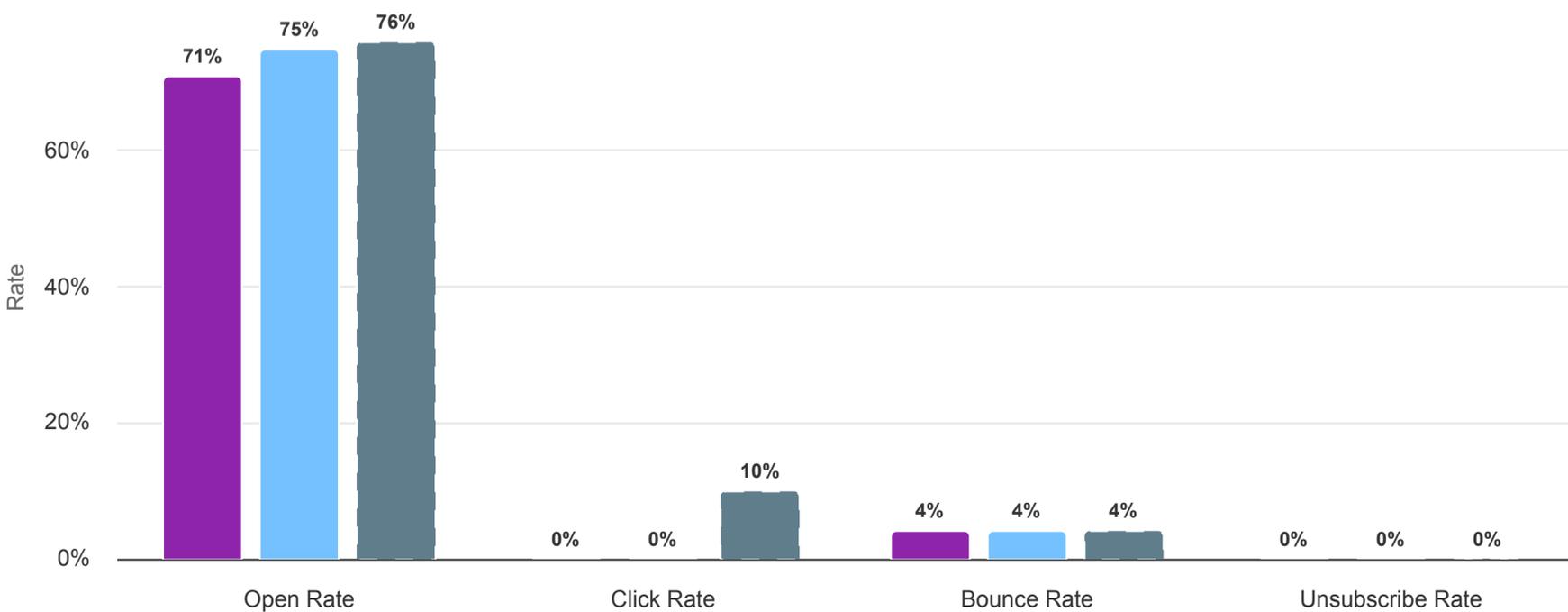
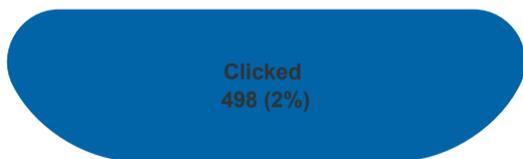
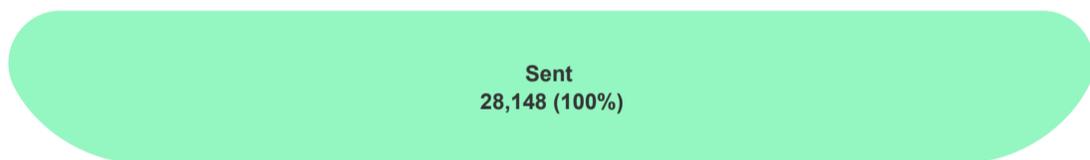
SECTION VI



● Mobile 72% ● Desktop 28%



● Mobile 73% ● Desktop 27%



● Reunion Traffic Advisory 11.23.25 ● Reunion Traffic Advisory 11.10.25 ● Joint Board of Supervisors Meeting Reminder 11.13.25

Reunion West CDD - 160 active subscribers

Time Sent	Campaign Name	Sends	Opens	Open Rate	Mobile Open Rate	Desktop Open Rate	Clicks	Click Rate	Bounces	Bounce Rate	Unsubscribes	Unsubscribe Rate
2025/11/23 6:49 PM	Reunion Traffic Advisory 11.23.25	261	177	70.5%	59.1%	40.9%	0	0.0%	10	3.8%	0	0.0%
2025/11/23 6:47 PM	Reunion Traffic Advisory 11.10.25	228	164	75.2%	33.3%	66.7%	0	0.0%	10	4.4%	0	0.0%
2025/11/11 9:43 AM	Joint Board of Supervisors Meeting Reminder 11.13.25	253	185	76.4%	46.2%	53.8%	24	9.9%	11	4.3%	0	0.0%