

**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, **September 11, 2025** at 9:30 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum for the Reunion East CDD:

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

Present and constituting a quorum for the Reunion West CDD:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the September 11, 2025 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 9:33 a.m. and called the roll.

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A. Reunion East CDD

Ms. Adams called the roll for the Reunion East CDD. A quorum was present.

B. Reunion West CDD

Ms. Adams called the roll for the Reunion West CDD. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 14,
2025 Board of Supervisors Meeting**

A. Reunion East CDD

Ms. Adams presented the minutes of the August 14, 2024 Reunion East Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. Non-substantive changes were received, regarding a small correction from post office to mail kiosk.

On MOTION by Ms. Wispelwey seconded by Ms. Hobbs with all in favor the Minutes of the August 14, 2025 Reunion East CDD Board of Supervisors Meeting were approved as amended.

B. Reunion West CDD

Ms. Adams presented the minutes of the August 14, 2024 Reunion West Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. A non-substantive correction was received from Mr. Staley, to clarify vehicles being in good condition related to the discussion on the Parking Rules.

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor the Minutes of the August 14, 2025 Reunion West CDD Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026
Contract Renewals**

A. Reunion East CDD

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i. Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer presented the renewal from Applied Aquatic for aquatic vegetation management, which was included in the agenda package. It would run in tandem with the fiscal year, for budgeting purposes and execution at the same time of year. It included the 11 stormwater ponds associated with Reunion Village and one stormwater pond in Patriots Landing. The amount coincides with the budget. There was a slight increase, which was anticipated. Mr. Staley was surprised that there were 11 ponds in Reunion Village. Mr. Scheerer confirmed that they went from one to 11 ponds in a matter of a year and a half.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc. was approved.

ii. Custodial Services Agreement with PG Service Group, LLC.

Ms. Adams indicated that Reunion East had custodial services with PG Service Group and their agreement was included in the agenda package. Mr. Scheerer pointed out that included with the agreement, was a cover letter requesting an increase of \$2,867 per month, to the overall cost of the contract. When this contract was entered into, there were many unknowns because the resort was providing those services. This agreement and the raise would go into effect in January. A breakdown of costs was provided. The budget for Fiscal Year 2026 was \$141,930. With three months of the current rate and nine months of the new rate proposed, they were looking at \$163,000 in overall costs. The biggest amount was for the Seven Eagles pool, which increased almost \$3,000, due to the materials that they were using and the labor. The pool amenities and community center increased slightly. There were also ancillary fees for ballroom cleanup and event setup and breakdown price of \$300, should there be a need. Ms. Adams pointed out that because this was an increased cost, the Board had some options. There was a current Service Agreement in place for custodial services at Reunion East through December 31, 2025 and the Board could direct staff to bid this out or further negotiate with PG Service Group. When the Board entered into the agreement with PG Service Group, there was a competitive bid process. PG Service Group was the low bidder. At that time, because their bid was substantially lower, Ms. Adams called some of their current clients, to find out if after the first year of service, they asked for increases and all of those clients stated that they asked for 2% to 3%, but not a substantial amount.

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Mr. Greenstein questioned what staff recommended. Ms. Adams felt that PG Service Group was doing an excellent job, were able to fulfill the contract, have gone above and beyond on the delivery of customer service and had positive interactions with guests. Furthermore, this price was fair and at the market rate, for the services that they provided. However, she did not recommend reducing the service in order to reduce the cost, because Seven Eagles is a busy facility. Mr. Scheerer confirmed that their communication was above and beyond, as he received daily reports and requests for maintenance items. In addition, he had a monthly site visit with their Area Manager once a month, to tour the entire facility and received phone calls and text messages from them. Last night, they needed extended services and PG Service Group accommodated them. Ms. Wispelwey asked if Seven Eagles once was part of the CDD or if it once was part of the Resort. Ms. Adams confirmed that Seven Eagles was owned by the CDD, but a small number of square feet comprising the kitchen and bar was owned by Kingwood Orlando Reunion Resort (KORR). Ms. Wispelwey questioned whether it was being used exclusively by the Resort or by the community at large. Ms. Adams explained that irrespective of whether it was a 12 month or seasonal resident or guest, ultimately it all tied back to property ownership which tied into the CDD maintenance fees. From the time that the planned unit development was submitted to the county, Seven Eagles was intended to be owned and maintained by the CDD. Furthermore, it was constructed with tax exempt bonds that were issued by the CDD. Over the years, different groups managed the facility. After KORR became a property owner within the CDD, they assumed a role as a manager of that facility, including incurring some of the daily expenses for paper products, supplies and utilities. The CDD paid for the management service. Ultimately, KORR decided to cancel that agreement and since that time, the CDD was directly managing that facility.

Ms. Hobbs recalled that it had always been the CDD's and in past years, the CDD was fortunate that the Resort managed it, but they no longer wanted to do it. Ms. Wispelwey felt that the Resort had more skin in the game for this particular piece and questioned whether there was any thought of getting them to put more skin in the game, as it was looked upon by people in the community, as the Resort versus the CDD. Ms. Davis voiced concern about the usage of the only Reunion Resort gym which is CDD maintained property as it is showcased on their Reunion website along with the CDD pools. It cannot be a 5-star resort without a gym. Ms. Davis suggested there should be a partnership in our relationship with Reunion and the CDD amenities we provide to make Reunion Resort a 5-star resort. Ms. Trucco stated she would look into this issue of

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marketing online. There was not enough skin in the game, because the CDD was taking on the brunt of the cost, maintenance, time and resources. Ms. Adams recalled when KORR cancelled the Management Services Agreement (MSA) one year ago, they entered into an agreement for custodial services for all of the CDD amenities and the CDD needed to find a different service provider. The service provider that came in, was cost competitive and provided some savings during the current fiscal year, as a result of bidding that out. Mr. Staley pointed out if KORR owned it, they would restrict the use, as only members and their guests, would be able to use it, but Reunion East was paying more for that facility, than was warranted by its use by CDD members. Mr. Staley questioned whether KORR booked it for Kingwood type events. Ms. Adams confirmed the bulk of the rental revenue that was received during the current fiscal year was from the rental of the Seven Eagles facility. Ms. Davis pointed out that it was a small fee. Mr. Greenstein felt that the Board covered a great deal of material on this subject in an efficient period of time, but the original developer made conscious decisions to amenitize the overall Development Plan with CDD funded facilities. Homeowners had access to these facilities and they needed a full-blown Fitness Center for the Resort. People were frustrated, but it was a 23-year-old frustration, that they were able to delay construction of a proper Fitness Center or more expansive Fitness Center than they currently had, because of the CDD's Fitness Center.

Ms. Hobbs felt that the CDD had no legal standing to charge the Resort any more than anyone else. Ms. Davis stated it is not to charge Reunion Resort a higher fee, it is to realign as a partnership. Ms. Wispelwey was in favor of approving it, but felt that it required more thought, as the Resort was using the CDD Fitness Center as their Fitness Center and felt that they should ask the Resort about using The Stables as a Fitness Center or turning it into a pickleball court. Therefore, because the Resort benefits more than the average person that owned in Reunion, they should think about how to get the Resort to be more of a partner. Mr. Staley liked Mr. Greenstein's point about it being a partnership and preferred that both CDDs sit down with KORR, to discuss how to make this a better community. He did not mind promoting the CDD Fitness Center on their website, because it was good for the entire community, which they were a part of. Ms. Trucco noted some legal type issues were being discussed, one of which is the idea of marketing the CDD property as owned by a different entity, which they would need to look at in order to see exactly how it was being represented. Mr. Greenstein recalled that there was a video that had an aerial of the resort. Ms. Davis stated the website has a few inside pictures of the inside gym and CDD pools.

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Ms. Trucco pointed out that merely showing what facilities were accessible for access to rentals or other uses may not necessarily constitute wrongdoing so she would like to see the webpage and the specific language first before jumping to a conclusion. Ms. Harley wanted to get back to a situation where the Resort and the CDD worked closer together for the good of the overall community, but if they were talking about these amenities, Encore should have some responsibility, as they were allowed to use the Fitness Center as well as Reunion Village. Ms. Trucco pointed out that every landowner within the CDD boundary paid an assessment and Florida Law generally required that assessments be apportioned in proportion to the benefit received. This Board had control over the amount of assessment and if this Board felt that a certain landowner should pay more for their assessment because they received a greater benefit from the CDD services, the Board could change the assessment amount, including by amending the Assessment Methodology. There were CDDs that went through that process, beginning with obtaining proposals for a Methodology Consultant to review assessment levels in proportion to the benefits received.

Ms. Davis stated she put a lot of research into understanding the methodology of the ERU factor and how other CDDs have developed and based their factor units for their communities. Ms. Davis displayed several papers from her research and invited discussion if this was of interest to the board. Mr. Staley agreed, as the methodology was complicated, especially if Kingwood was showing videos of this community, because a guest could use the Seven Eagles facility. Ms. Trucco pointed out that marketing wherein third parties are holding themselves out as owners would be of concern to, the CDD and should look into that closely, but if it was just video of the property, the CDD may not have any legal claims to object. Mr. Greenstein indicated that the bottom line was if Kingwood wanted to use the overall facility to include the pool pavilion for a special event, they had to pay fees just like any other entity. However, they needed to deal with what was currently before the Board, which was the Custodial Services Agreement with PG Service Group, LLC. Ms. Adams indicated that the Board could approve the agreement or bid out the services. Mr. Greenstein was in favor of approving it, because when they bid out services, PG Service Group was the most competitive and did a good job.

<p>On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Custodial Services Agreement with PG Service Group, LLC. effective in January was approved.</p>
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Ms. Trucco pointed out that a standard termination clause was included in the agreement, if the Board did not like the service or wanted to use a different vendor.

B. Reunion West CDD

i. Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc.

Ms. Adams presented the renewal from Applied Aquatic, which was included in the agenda package. Mr. Scheerer indicated that there were two bodies of water in Reunion West, one of which was located in Encore Reunion West and the other one near Wynstone Way and Grand Traverse Parkway. These were same ponds that the District had been maintaining for a number of years, after some infrastructure was acquired from Encore Reunion West and was included in the budget for 2026. Mr. Staley questioned why on the east side, there were 12 ponds at a cost of \$1,400 per pond, but on the west side, there were two ponds for \$2,300 per pond. Mr. Scheerer explained that there were much smaller ponds on the Reunion Village side, as opposed to the larger ponds on the west side. However, they could look at other vendors if the Board so chooses. Ms. Hobbs asked if the one on Grand Traverse Parkway was a pond. Mr. Staley confirmed that it was a dry pond. Mr. Scheerer pointed out that the one on Grand Traverse Parkway and Wynstone Way, was the only pond. Ms. Hobbs questioned the one on Tradition Boulevard. Mr. Scheerer confirmed that it was a golf course irrigation pond, that supplied water for properties on the west side.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc. was approved.
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FIFTH ORDER OF BUSINESS

**Approval of Fiscal Year 2026 Meeting
Schedule**

Ms. Adams presented meeting schedules for Fiscal Year 2026, which were included in the agenda package. There was discussion about the benefit of meeting together, such as efficiencies and overall better service to the community, with the ability to discuss things between the Boards in real-time. Schedules were provided to both the Reunion East and West CDD Boards. The Boards had the ability to meet unilaterally, had the ability to schedule combined meetings or do a combination of meeting together once per quarter. One item for discussion was the time of any

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joint meetings. For Reunion East CDD, the second Thursday of the month, three of the Board Members, committed to other activities in the morning. The Boards could look at morning meetings, they did not need to be rigid about the second Thursday of the month. It was whatever worked for the Boards and staff. Mr. Greenstein pointed out as a Member of both Boards, he experienced a situation where the Reunion West meetings were occurring first, but the item was on both agendas and felt that it made more sense for both Boards to discuss that item together, but vote separately, so that no one Board was put in a secondary position to the other Board. Mr. Witcher questioned what right they had to be discussing their opinions of another Board's decision. Mr. Staley was 100% in favor of having joint meetings, as they were all contributing in a 57%/43% shared financial relationship and it made no sense to have two separate decision-making processes. Ms. Harley agreed, as they should all be open to one another's opinion. In response to Mr. Witcher's question on whether a Reunion West CDD Board Member or Reunion East CDD Board Member, could provide input on a matter that was only pertinent to one of the Boards, Mr. Greenstein highly endorsed it, as long as they respect each other as a separate organization, in order to have efficiencies and better and expedited outcomes. Ms. Harley liked the fact that she would have more knowledge than the other CDD Board, which would not compromise anyone else's position.

Mr. Barry felt it was a good thing to combine the Boards, as long as the separate Board had their own right to make a decision and vote separately and it would take both Boards to agree. In addition, he did not want it to turn into a four-hour meeting. Ms. Adams indicated if the Boards wanted to meet jointly on a month basis, they needed to have a potential date and time. Ms. Trucco noted no legal issues, including because the meetings were advertised. Ms. Hobbs was happy having joint meetings, but they would just have to work out the day and time. Ms. Wispelwey was skeptical about having a joint meeting, as she did not want to have a two-hour discussion about the budget from the Reunion West CDD side, but was in favor of trying it out a few more times. Mr. Staley asked if Ms. Wispelwey was bothered by what the Reunion West CDD Board was doing, as their constituents paid 57% of the Reunion West CDD budget. Ms. Wispelwey was concerned about it. Mr. Staley pointed out that it would give Ms. Wispelwey a chance to question why they were building a playground in Encore Reunion, before they voted on it. Ms. Wispelwey felt that it made sense for them to have a playground, as they needed one and noted that she was not upset with any decisions that the Reunion West CDD Board made. Mr. Greenstein understood

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that there was Board consensus to continue this format and that the notice could change at any time. Ms. Adams confirmed that at any duly noticed Board meeting, the Board could change or amend their meeting schedule. Ms. Wispelwey voiced concern that there were things that Board Members already committed to.

Mr. Witcher felt that they should continue to meet once per month, as meeting every other month, provided too much separation of time between issues and they should be able to adjust the time slot, to accommodate all of the Board Members. Ms. Harley agreed, as long as they managed the time. Mr. Witcher asked if there would be separate or combined minutes. Ms. Adams confirmed that there would be joint meeting minutes, but each Board would vote on the minutes, separately. Ms. Davis understood the benefits of combining the meeting and going forward, having some adjustment to combining the meetings or having some singleness, due to the issue, as well as the facilitation of time. Ms. Adams confirmed that there was consensus by both Boards to have monthly joint meetings on the second Thursday of the month; however, for future meetings, three Board Members would not be able to attend morning meetings. Discussion ensued regarding the date and time of future joint meetings. Mr. Greenstein preferred morning meetings on any day of the week. Mr. Staley preferred morning meetings, with the exception of Fridays. Ms. Harley preferred mornings, with the exception of the third Thursday of the month. Mr. Barry was more concerned about the days of the week, as Tuesday and Wednesday were bad for him. Ms. Wispelwey was not in favor of meeting on Thursday mornings. Mr. Witcher was available any day of the week except for Fridays. *After further discussion, there was Board consensus for both Boards to have joint meetings on the second Thursday of every month at 10:30 a.m.* Ms. Adams recalled that the Reunion East CDD Board committed to October 9, 2025 at 1:00 p.m. for a rulemaking hearing to amend and restate the Parking Rules.

A. Reunion East CDD

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Fiscal Year 2026 meeting schedule as amended, setting 10:30 a.m. for joint meetings on the second Thursday and a rulemaking hearing on October 9, 2025 at 1:00 p.m. was approved.

B. Reunion West CDD

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On MOTION by Ms. Harley seconded by Mr. Witcher with all in favor the Fiscal Year 2026 meeting schedule as amended, setting 10:30 a.m. for joint meetings on the second Thursday was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco reported that they were able to send the requisitions to Bond Counsel, that they had requested for The Stables. She had a follow up question about the 2003 bonds, which Ms. Trucco answered yesterday and hoped to have an analysis at the next Board meeting. Ms. Trucco thanked Ms. Adams and staff at GMS, for their assistance, as it seemed like hundreds of requisitions were sent to Bond Counsel. This was moving forward and Ms. Trucco would continue to update the Board. She was still waiting on a response from Rowstar's counsel for the cell tower related agreement for Reunion East, regarding the comments that Ms. Trucco provided to them. If they did not agree to the final version of the agreement, then it must be brought back to the Reunion East CDD Board for further discussion. As far as the conveyances, Mr. Curley approved a revised legal description for the pending Reunion West conveyance, to complete the conveyance for Fairways 17 and 18. It appears that there was a great deal of movement in Reunion Village, as they received a request from a different developer for reimbursement for completed work, who does not appear to have been part of the prior bond series. Ms. Trucco was reviewing and in contact with their attorney, as there appeared to be a misunderstanding, but did not anticipate it to be an issue. There was nothing else new since the last Board meeting as far as updates.

B. Engineer

Mr. Curley reported on the I-4 Expansion Project, there was previous engineering coordination with the design team, but at this time, there were no updates. However, if something does come up, he would coordinate with them but provided them as much information as they possibly could. His office reviewed the 60% plan set for the Old Lake Wilson Roadway Expansion Project and submitted it back to their engineer. There were no major design concerns at this time, but when they get to the 90% plan set and final set, there would be more scrutinization at that point on the engineering side, for what would affect the CDD. The major thing that they were currently monitoring, were the stormwater plans, as they needed to ensure that they were using the correct South Florida Water Management District (SFWMD) permit. KORR brought up some concerns on their end, as they wanted to move some stormwater onto CDD property, which they were

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monitoring, as the CDD would not allow this to happen, at this time or in the future. As soon as they get approval from the United States Postal Service (USPS), Mr. Curley planned to ask a small group to come up with a design for the Reunion Village mailbox relocation, to better understand what the Board wanted to see. He was coordinating with staff on The Stables potential sale. In looking towards the future, there were some property boundary issues that they were looking at, which easements would take care of. Mr. Greenstein appreciated all of the information that Mr. Curley just provided, but questioned whether the proposal from KORR, to relocate a stormwater management pond to CDD property that was currently on resort property, was in relation to the Old Lake Wilson Project. Mr. Curley confirmed that it was. Mr. Greenstein questioned the location of that pond. Mr. Curley did not know, but received comments on it, which raised a red flag, but the design team was trying to do a minor modification of the permit, so they could not be brought up to the new stormwater rules. It would not be something that the CDD would allow. Mr. Greenstein asked if it was on the east side. Ms. Adams indicated if it was connected to the south Old Lake Wilson Road segment, it was in Reunion East.

Mr. Greenstein recalled that the only time that the CDD Board engaged in that discussion and those decisions, was on the west side, when the developer at that time, was Encore, who was developing Eagle Trace around Jack Nicklaus Court. At that time, there was a land swap and all costs regarding that transfer and the creation of stormwater management in an alternate location, was paid for by the developer. However, it was before it was actually put into use or that parcel was developed. Therefore, to try to take an established facility and try to relocate it, was interesting at best. Mr. Staley asked if Ms. Adams could notify the Boards if there was a change. Ms. Adams would communicate with the Board via electronic mail. Mr. Curley confirmed that they were monitoring it. Mr. Staley pointed out that all of the Whitemarsh markings were installed with no comments from the community. Ms. Wispelwey loved the lines on the S-curve. Mr. Witcher felt that by doing as much as they did, was the right things to do, rather than just doing a little in front of a few residents homes. It was his belief that they only had three things to help control traffic within the resort, which was good signage, good road markings and speed humps. He looked at the striping on Excitement Drive and felt that they did a great job. Ms. Adams pointed out that the weather cooperated, which was fortunate and thanked Mr. Victor Vargas of Reunion Security and his team, as they were helpful in hand delivering notices in areas where vehicles needed to be

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removed from the roadway. Mr. Staley clarified that there were no public concerns about the markings, but there were two private concerns.

Ms. Davis asked if there was any update on the kiosks. Mr. Curley confirmed that it was proceeding. Ms. Adams recalled that she asked Mr. Curley not to engage in any further billable hours, until they determined the feasibility from the USPS, on whether modifications could be made or the kiosks could be relocated. Unfortunately, their contact person at the Kissimmee office was temporarily relocated, but they were provided with the proposed design. The question was whether they needed permission in advance or if the CDD had carte blanche ability to re-design the kiosk parcels. As soon as they receive that information, it would be turned over to Mr. Curley for the next steps. However, in the course of researching the background on this matter and getting the correct contact person for the post office, Ms. Adams had the name of the vendor who did the first installation of the mailbox kiosks. Ms. Davis indicated that she wanted to ensure that the scope was complete. Mr. Curley believed that they would get a list from USPS on where all of the mailboxes were located. Ms. Adams pointed out that the key issue was the mail kiosk that was in the middle of the intersection.

C. Field Manager Updates

Mr. Scheerer reported that the striping project was completed. Fausnight came in, in 24 hours and turned the entire project around. He spoke with Mr. Witcher and his wife and other members and as was stated earlier, they did a great job and the project looks good. Mr. Vargas and his team did all the legwork in advance of this project, which Mr. Scheerer appreciated. The 15-minute parking spaces over by the mailboxes on Euston Drive, were repainted and looked good. Starting on the Reunion West side, he owed Mr. Staley a visit to the abandoned framework on Tradition Boulevard, where the signage was, to determine what it was and apologized for not getting back to Mr. Staley, prior to this meeting. The overhead sign became loose on the gate coming in on Sinclair Road and was re-attached. They were working on the transition with Yellowstone and Creative North for the Encore Reunion Resort landscaping, which started on October 1st. A notice was sent to Creative North, reminding them that their services terminate on September 30th. They have been a good partner. One last meeting was being set up with Mr. Mario Acosta and his team, prior to October 1st, to ensure that the transition was as smooth as possible. Mr. Scheerer was also asked to take a look at the light on the monument by Twin Eagles Loop. The photocell was changed out, so that the light should not be on during the day.

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As far as Reunion West, Mr. Scheerer reported that they did some AC work at the guardhouses, which was also completed for Reunion East. There were some irrigation repairs. He was working with their pool provider to order new pool furniture, as Ms. Davis asked for some commercial umbrellas, as opposed to the umbrellas that they have been getting. They were working on getting sturdier umbrellas and continued to work with security and PG Service Group to close the umbrellas, in advance of inclement weather. The ballroom lighting was completed and a training was held. Ms. Adams and Mr. Vargas and his team were onsite. Reunion Resort already had an impromptu training with the installation contractor prior to this meeting. The emergency lighting ballast system was in need of some repair and Terry's Electric would provide a price to change the ballast. The installation contractor was also planning to provide a proposal, to change all of the lights. Ms. Wispelwey questioned the timing of the new lightbulbs. Ms. Wispelwey pointed out that not all of them were working, which did not look professional. Mr. Scheerer confirmed that some light bulbs were out, which they would address as needed, with the installation contractor. Regarding the radar signs, Universal Science was not responsive, so he contacted the manufacturer. They did not usually sell directly, but because of the problems that they were having, they would deal with the CDD directly, which should provide some cost savings, as the original proposal was \$34,000 and they would be getting the same signs for \$28,000. It should be delivered to The Stables within three to four weeks. They come with a one-year free cloud subscription.

Mr. Scheerer reported that unfortunately, they were still having pressure problems at The Terraces pool bathrooms. The plumbers recommended running a new mainline to each of the facilities, but at this time, he was looking at doing a temporary connection, to see if it was going to work, in the bathrooms by the pavilion, as it was all brass and there was nothing in the way. The plans that they had did not show where the piping comes from. It just shows the backflow and the pavilion, with nothing in between. They tried to locate as much as they could and located where they go into the building and where they come from but did not know if there was a mystery valve, similar to what they had at Carriage Pointe. As a result, they were doing a temporary connection, to ensure that the money was being invested wisely and would inform the Board at a future meeting, what they come up with. Ms. Wispelwey noticed a great deal of construction in this area and asked if this contributed to the issue. Mr. Scheerer indicated that the construction behind the pool, bordering 532, had not commenced, but they did consider whether one of the valves were

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closed, during construction of the two buildings going in along Excitement Drive. However, they checked the valves, which were all open. They were reuse valves and not for potable water. They were doing as much investigative work as they could, before committing to a long-term fix. If he could locate this mystery valve, like they did at Carriage Pointe, that would be great, but they had no luck in locating it. He also reached out to the plumber that did the original installation, hoping that someone had 20 years of knowledge, that could provide some ideas, as they had no as-builts. Mr. Greenstein felt that Mr. Scheerer did a stellar job of analysis, as he was thinking along the same lines as Ms. Wispelwey and hoped that they could find 20- to 25-year-old plans. Mr. Scheerer confirmed that they would continue to do their due diligence and do everything they could to minimize the expense.

D. District Manager's Report**i. Action Items**

Mr. Scheerer reported that as far as the Action Items List, the radar signs were discussed. They were still in the same position with the guardhouse in Reunion Village, as far as ownership, which Ms. Trucco was working on. The gates going down Spine Road to Poplin Avenue, they had the meter on the west side. Guardian Access was coming out for their start up on the west side gate. They were still being told by Duke Energy, that they were in the queue for the meter on the east side and was in constant communication with IT, to get their internet in place. Hopefully, by the time that they get this last meter in, everything would be installed and they could access everything and input all of the transponders and key cards, so residents could use it seamlessly. The mail kiosk was discussed, which the engineer was working on. Mr. Staley questioned the status of the electronic mail messaging system. Ms. Adams approved the final form of the recruitment notice to gather electronic mail addresses. Board Members should see either today or in the next business day, a release to the Association, social media networks and other stakeholders listed on their email distribution list. Anyone who wanted to sign up for the Reunion East or West CDD email messaging system, could do so, by linking to a QR code or a link on the CDD website.. A sign-up sheet was available at this meeting, if residents wanted to receive email messages. The social media managers for the Reunion Facebook pages, were being asked to bump up the notice once a week for the first month or so, in order to get the attention that it deserved.

Ms. Adams reported in connection with the electronic mail messaging system project, there were compliance issues with the website, as there were many years of historical data, which were

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distracting from the key messages that they wanted Board Members to pay attention to. With no opposition from the Board, staff would be cleaning up the website. Mr. Greenstein questioned what was reasonable as far as the financial data. Ms. Adams indicated there was statutory compliance for website requirements; however, if Board Members wanted agendas with unaudited financials on the website for longer than what was required, staff could do so. Ms. Wispelwey wanted it on there in a more user-friendly way, by having a link to all past items. Ms. Davis felt that it was good to make it available for transparency purposes. Ms. Adams would include more content on the website and streamline it, if the Board wanted this, as it could always be revisited. Mr. Witcher suggested having a small amount of information and then a link for items that were archived, as he believed that they would get more use out of the website, if it was easy for people to see current items. Ms. Adams confirmed that they were moving more towards the format of scrolling down to agendas, meeting schedules and Board Members, versus having menu tabs. Mr. Staley asked if someone could sign up for both CDDs on the electronic mail messaging system. Ms. Adams confirmed that anyone could sign up for emails from both CDDs and anticipated that over 90% of the messages would be pertinent for both mail lists. However, she found that people did not know if they lived in Reunion East or Reunion West and included some language on the flyer to help residents understand which CDD they reside in. Mr. Scheerer reported that Ms. Davis had been spearheading the street tree project and would be working on a document, which he would share with her between now and the next meeting.

**ii. Approval of Check Register
a. Reunion East CDD**

Ms. Adams presented the Check Register from August 1, 2025 through August 31, 2025, for the Reunion East CDD, in the amount of \$160,651.03, which was included in the agenda package, along with a detailed check run. Mr. Greenstein was interested in seeing what was paid out of the R&M Fund. Ms. Adams explained that Barbizon was the vendor who did the lighting at Heritage Crossings. The way that they differentiated on sidewalks, if there was a structural pour, it was paid out of the R&M Fund, but if there was simple grinding or pressure washing of CDD sidewalks, it was paid out of the General Fund, as these were sidewalk maintenance items.

<p>On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the August Check Register for the Reunion East CDD was approved.</p>

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b. Reunion West CDD

Ms. Adams presented the Check Register from August 1, 2025 through August 31, 2025, for the Reunion West CDD, in the amount of \$194,282.31, which was included in the agenda package, along with a detailed check run.

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

iii. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. It was updated each month. This was an opportunity to plan ahead for Fiscal Year 2026. It was a list of items that would be deferred from the 2025 Project List, as well as the list that the Board had reviewed as part of the budget process. She reviewed the list with Mr. Scheerer and went over tentative months that they plan to bring proposals back to the Board for consideration. There were some priorities for October. The furniture for Heritage Crossing would need to be in place soon. They did not need chairs, thanks to a donation from Reunion Resort, but they needed to purchase tables, which should help with rentals of the facility, as currently renters had to rent tables. Mr. Scheerer had a proposal for the Linear Park fountain refurbishment, which would be provided to the Board at the October meeting. There was funding for two ADA pool lifts at The Terraces and since it was an ADA compliance matter, it would be a priority. They would not be wrapping up the access control system at the Reunion Village and Spine Road gates. Because they were waiting for residential construction to be completed in substantial form, the installation of the No Parking signs in Reunion Village, was pending. Mr. Greenstein questioned how many tables they would be purchasing. Ms. Adams would provide a proposal to the Board at the next meeting for review.

Ms. Wispelwey questioned the number of rentals. Ms. Adams indicated there would be an agreement for rental service management, starting in October. Mr. Staley asked if there were any bookings in the last month or two. Ms. Adams confirmed that there were bookings. Ms. Harley pointed out that there was an opportunity to get a few weddings, as the Resort was not promoting weddings. Ms. Adams noted that they had family reunions and casual get togethers and a real estate seminar scheduled. There were no wedding events at this time. Mr. Witcher asked if the bookings were coming directly to the CDD. Ms. Adams indicated that some residents were aware of booking through the CDD and they were also getting referrals from Reunion Resort. In July of 2026, they

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had inquiries for family reunions on four nights, between two family groups. Reunion Resort was excellent about referring clients to the CDD.

iv. Security Report

Ms. Adams reported that the August Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required. Mr. Victor Vargas of Reunion Security and Ms. Grace Montanez of the Reunion West POA were present to answer any questions. Ms. Montanez was working on the POA budget.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Witcher asked if there was any movement on the Sinclair Road extension. Ms. Adams indicated that she reviewed the website last week, while preparing the Action Items List. There have not been any updates for quite some time. Mr. Curley indicated the next action item was early next year. Mr. Witcher noticed a water table drilling truck testing and other surveying activities. Mr. Staley recalled that Ms. Adams was going to send a reminder notice to the five property management companies about complying with the Parking Rules. Ms. Adams had up to date addresses from Mr. Vargas and would be sending it out soon.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

- A. Reunion East CDD**
- B. Reunion West CDD**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date: October 9, 2025

Ms. Adams stated that the next meeting was scheduled for October 9, 2025 at 10:30 a.m. for the Reunion East and West CDD Joint Meeting and at 1:00 p.m. for the Reunion East CDD, at this location.

TENTH ORDER OF BUSINESS

Adjournment

- A. Reunion East CDD**

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

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B. Reunion West CDD

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor for the Reunion West CDD the meeting was adjourned.

Reunion East CDD

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
[Signature]
6540F4ED6DA8409...
Chairman/Vice Chairman

Reunion West CDD

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Graham Staley
439F73A503AA4F2...
Chairman/Vice Chairman