

**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.*

**Reunion West and Reunion East CDD  
Joint Meeting**

**November 13, 2025  
Page 2 of 22**

**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>
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**Reunion West and Reunion East CDD  
Joint Meeting**

**November 13, 2025  
Page 3 of 22**

**B. Reunion West CDD**

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

**FOURTH ORDER OF BUSINESS**

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

**A. Reunion East CDD**

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

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

**FIFTH ORDER OF BUSINESS**

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

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 4 of 22**

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025****Page 5 of 22**

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 6 of 22**

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

**A. Reunion East CDD**

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

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

**B. Reunion West CDD**

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

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

**Reunion West and Reunion East CDD  
Joint Meeting**

**November 13, 2025  
Page 7 of 22**

**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.
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**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.

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 8 of 22**

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 9 of 22**

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.
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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.

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 10 of 22**

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 11 of 22**

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

**EIGHTH ORDER OF BUSINESS****Review and Discussion on Mailbox Area  
Improvements at Reunion Village**

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 12 of 22**

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 13 of 22**

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

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

*Mr. Witcher left the meeting.*

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 14 of 22**

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 15 of 22**

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 16 of 22**

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 17 of 22**

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 18 of 22**

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

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

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

**Reunion West and Reunion East CDD  
Joint Meeting**

**November 13, 2025  
Page 19 of 22**

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

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

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

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

**b. Reunion West CDD**

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

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

**iii. Balance Sheet and Income Statement  
a. Reunion East CDD  
b. Reunion West CDD**

Ms. Adams presented the Balance Sheet and Income Statement through September 30, 2025, which were provided to the Boards under separate cover. No Board action was required.

**iv. Replacement and Maintenance Plan**

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 20 of 22**

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

**E. Security Report**

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

**TENTH ORDER OF BUSINESS****Other Business**

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

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

**Reunion West and Reunion East CDD  
Joint Meeting****November 13, 2025  
Page 21 of 22****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.
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**Reunion West and Reunion East CDD  
Joint Meeting**

**November 13, 2025  
Page 22 of 22**

**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**

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*  
3F3E5FA5C67E43B...

Secretary/Assistant Secretary

Signed by:  
*Graham Staley*  
439F73A503AA4F2...

Chairman/Vice Chairman