

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **August 14, 2025** at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley	Chairman
Sharon Harley	Vice Chair
Mark Greenstein	Assistant Secretary
Michael Barry	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the August 14, 2025 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:03 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 10,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 10, 2025 Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. Mr. Staley noted on Page 4, Ms. Harley voiced concern about the big lot on the corner of Loxahatchee Court and Muirfield Loop, which did not make sense, as Loxahatchee Court and Muirfield Loop did not intersect. Ms. Harley clarified that it was the large house on Whitmarsh Way and Golden Bear Drive.

On MOTION by Ms. Harley seconded by Mr. Barry with all in favor the Minutes of the July 10, 2025 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the public hearings on the adoption of the Fiscal Year 2026 budget and imposition of special assessments were opened.

A. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2025-07, Adopting the Fiscal Year (FY) 2026 Budget, for the period starting October 1, 2025 and ending September 30, 2026. It memorializes that the Board approved a Proposed Budget and provided it to Osceola County and included it on the Reunion West CDD website, in advance of today's public hearing and the hearing was noticed in accordance with Florida Statutes. The resolution appropriated funds into the General and Debt Service Funds and included amendment provisions, if the budget needed to be amended in the upcoming fiscal year. Attached to the resolution as Exhibit A, was the Proposed Budget for FY 2026. There was an assessment of \$2,052,353 on the Tax Bill. *Interest* and *Rental Income* were being recognized as additional revenue. There were total proposed *Revenues* of \$2,082,067. Since the Proposed Budget was approved, there were no substantive changes to the *Administrative* portion, the costs to operate the District. However, actuals were updated, based on financials through the end of June 2025. Total *Administrative* costs were \$244,036. Under the *Maintenance* expenses, at the time that the Proposed Budget was approved, there was a placeholder for

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Landscape Services, because the Board had not awarded the project to Yellowstone and a higher amount of \$517,372, was noted in the proposed budget. However, as a result of the bidding process and the selection of Yellowstone, the amount was decreased to \$438,600. There was an increase for *Pool & Fountain Maintenance*, as for the current year, \$155,000 was budgeted, but they were tracking to spend closer to \$173,000. It included all of the pool cleaning service and chemicals, as well as pool repairs. The total *Operations and Maintenance (O&M)* Budget was proposed to be \$1,454,731. Mr. Staley questioned why the *Pool & Fountain Maintenance* did not increase. Ms. Adams explained that the original Proposed Budget had a lower amount and it was increased to \$165,550 in the budget presented today.

Ms. Adams indicated as a result of reduced expense for *Landscaping*, the *Transfer Out* was able to be increased slightly to \$383,300. The purpose of the *Transfer Out*, was to fund the *Repair & Maintenance (R&M)* Fund, in order to save for future infrastructure replacement, such as roads and stormwater systems. Costs were shared between Reunion West and Reunion East, based on an Interlocal Agreement and the number of platted lots. There was no anticipation to change the percentages in the future, unless some area was replatted. An Assessment Table was included in the budget. There were multi-family homes in Reunion West, as well as single-family homes and golf course property that was being assessed its fair share of maintenance expenses. The proposed amount for FY 2026 for a multi-family home was \$865.49, versus \$1,153.99 for a single-family home. The golf course property paid \$577 per unit. Mr. Staley questioned the logic behind the Equivalent Assessment Unit (EAU), as a single-family unit had an EAU of 2 units, versus a multi-family unit, which had an EAU of 1.5 units. Ms. Adams explained when the project was developed, an Assessment Methodology was created, which looked at the infrastructure that would be constructed by the CDD, as well as the product types and the benefit that they would receive. The standard EAU of 2 was set for single family homes and other product types that had more or less benefit have a proportionate ERU. It would be unusual for the assessment methodology for maintenance fees to change, but if it did, there would need to be a study. Mr. Staley pointed out that the benefit residents receive were for streetlights, roads and sewers. However, the Reunion West CDD had 25 golf EAUs versus the 3 units that the Reunion East CDD had. Mr. Staley noted that he was just making an observation, as he felt that the EAU should be based on the number of people using the facilities.

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Ms. Adams explained that the remainder of the budget had a detailed narrative and charts, which could be used as a resource. There was also a page on the R&M Fund, showing the *Transfer In* of \$283,300, which was commensurate with the *Transfer Out* from the General Fund. There was also a note on proposed R&M project expenses, based on the project list that the Board reviewed earlier this year. The budget also included the Debt Service Fund, starting with Series 2015. Each property owner in the District, was obligated to pay debt service fees. They could either pay it off in a lump sum or make annual payments on their property Tax Bill. It was not something that the Board could increase or reduce, as these amounts were imposed at the time that the bond was issued. Mr. Staley pointed out that the assessment was the same for all product types, as the developer wanted all homeowners to have the same debt service. However, the Series 2022 debt, had a lower debt service assessment, as it was older debt. Ms. Adams indicated that each debt service had an Amortization Schedule attached to it, defining the interest and principal payments. After the Board adopted the budget, it would be funded through Resolution 2025-08, imposing the maintenance fee and authorizing the collection of the maintenance and debt service fees in the non-ad valorem section of the property Tax Bill. There were no questions or comments from the public.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the public hearings on the adoption of the Fiscal Year 2026 budget and imposition of special assessments were closed.

Mr. Staley asked after if GMS staff received any questions or comments after the notice was sent to all taxpayers about the increase in assessments. Ms. Adams confirmed that they received no questions or comments from property owners within the Reunion West CDD.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor Resolution 2025-07 Adopting the Proposed Fiscal Year 2026 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Fausnight Proposal for
Road Striping on Whitemarsh Way**

Ms. Adams recalled that this item was a carryover from last month's meeting, as it was brought to District staff's attention at several meetings and in between meetings, that there were frustrations with the amount of available parking on Whitemarsh Way. The Parking Rules have been enforced, but there have been neighbor-to-neighbor conflicts over street parking. As a result, Mr. Staley was asked to act as a mediator and met with neighbors at White Marsh Way. At last month's meeting, he provided a list of potential improvements for the area, including the implementation of parking striping and refreshing the stop bars and crosswalks. The parking striping plan identified an engineered number of linear feet, where a vehicle could park and a map of how that would be laid out was provided for Board review. The Board ultimately approved several of the Whitemarsh Way parking improvements, including authorizing a striping plan. As a result, Mr. Curley and Mr. Scheerer met with Mr. Witcher. Mr. Scheerer indicated that in the agenda package, there was a cost estimate for three additional stop bars that were not identified originally, one at Palmilla Court and Muirfield Loop and two at the roundabout. There was also another crosswalk. The proposal was for seven thermoplastic stop bars, three thermoplastic crosswalks, some double yellow lines with raised pavement markings (RPMs) on Whitemarsh Way and 10' and 30' gap skips. There were also 560 linear feet of yellow curb painting and 12 parking stalls. The total amount was \$9,400. Maps were provided following the proposal, which were provided by Mr. Curley and Fausnight.

Mr. Staley explained that the reason this was brought back before the Board, was because after the Reunion West CDD meeting, he attended the Reunion East CDD meeting and learned from Fausnight, that they could not put the parking markings, opposite a yellow solid line. As a result, they needed the 10'-30' skips. In addition, when Mr. Scheerer performed his review, other areas needed to be addressed. On the first Muirfield Loop turning from Whitemarsh Way, there would be yellow striping extending from Whitemarsh Way, around the corner to Muirfield Loop and wanted to ensure that the curb extended all the way to the end of CDD property. Mr. Scheerer confirmed that it would go all the way up to the property line, but not past it and would ensure that

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there was a pre-construction meeting with the contractor, so that everything was laid out correctly, before the painting commenced. In addition, security would ensure that no vehicles were in the way of the striping for the parking spaces. Ms. Adams pointed out that there would have to be advanced notice, to inform residents of when this work was scheduled, so that they could remove their vehicles by a certain time or the vehicle would be subject to immediate tow. Mr. Staley indicated that the second turn onto Muirfield Loop, did not have any yellow curbs, as he did not see the need for them. Mr. Barry recalled on Muirfield Loop, there was a golf cart path along the castle house, where there was an abrupt drop off, which jolted golf carts and asked if it could be smoothed out. Mr. Scheerer would investigate it. If it needed attention, they could put something hollow underneath it, so that the water could get to the storm drain. Mr. Greenstein asked that any improvements are permanently installed and aesthetically pleasing.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Fausnight proposal for road striping on Whitemarsh Way in the amount of \$9,400 was approved.

Mr. Staley questioned when the work could be completed. Mr. Scheerer would find out, but it depends on when security and Mr. Curley were available, to ensure that everything was laid out properly. Ms. Adams pointed out it would be subject to weather permitting the work being performed.

SIXTH ORDER OF BUSINESS**District Goals and Objectives****A. Adoption of Fiscal Year 2026 Goals and Objectives**

Ms. Adams reported that in the 2024 Legislative Session, there was a new law that affected Special Districts, requiring Special Districts to adopt goals and objectives prior to October 1st and after the end of the fiscal year, report on those goals and objectives. The proposed rules and objectives for FY 2026, along with an annual reporting form, were included in the agenda package, which would be posted on the CDD website. GMS identified the areas of required statutory compliance, which were community communication and engagement, infrastructure and facilities management, financial transparency and accountability and looked for ways to meet those goals as efficiently as possible. The goals and objectives that were proposed for FY 2026, were the same as the prior year, which met the statutory obligation. Mr. Staley pointed out that they were not

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major goals and objectives, other than meeting the Statute, such as holding three meetings per year, which they met and suggested that there would be six or nine meetings per year, versus three. Mr. Greenstein was amenable to changing it to six meetings per year. Ms. Adams would make this change and pointed out during the 2025 Legislative Session, there was an effort to repeal the law, but ultimately it failed. Mr. Staley recalled having for goal 3.3., having no material weaknesses in the Annual Financial Audit. Ms. Adams would make this change.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the District's goals and objectives for FY 2026 were approved as amended, changing the number of meetings to six per year and including no deficiencies in internal control consider to be material weaknesses in the Annual Financial Audit.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Ms. Adams pointed out that after the fiscal year, on September 30th, staff would check whether the District met the goals and objectives for FY 2025 and the Chair would execute the final form of the report.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the goals and objectives for Fiscal Year 2025 and authorization for the Chair to execute were approved.

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

Ms. Trucco reported that there were no updates since the last Board meeting regarding the litigation matter, but she spoke with the litigation team and submitted their update to the Board via email. The developer signed the conveyance documents for the pending conveyances, which was one item that she sought but their attorney chose to perform more due diligence before signing-off. Mr. Curley and Mr. Boyd provided her with the certificate signed. She would follow up with the developer's attorney to confirm sign-off. Mr. Staley questioned the status of the Stables analysis. Ms. Trucco indicated that Mr. Curley and Mr. Scheerer spent a great deal of time trying to find documentation that Bond Counsel requested. It appears Mr. Curley was comfortable with the approximate value of what was spent on the Stables, however Bond Counsel requested the

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documentation to back up the requisitions. Therefore, she believed it was in the best interest of the CDD to reach out to the Trustee to see if the Trustee had the requisitions that were submitted for the Stables, as there were penalties involved if the information provided was incorrect. They were in the process of doing so with the assistance of GMS. She also noted for the Board that this was a Reunion East CDD matter. Mr. Staley pointed out that although it was a Reunion East CDD matter, the Reunion West CDD was paying 43% of the expenses. Ms. Trucco understood. Mr. Greenstein was confident that there would be a reconciliation. Mr. Curley confirmed that there was a paper trail but had not located the documents yet. Ms. Trucco noted that they were doing the best that they could but noted the search involved 20-year-old records.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

Ms. Adams presented a letter from Boyd Civil Engineering, which was included in the agenda package, certifying for the Trustee, that the District's infrastructure was in good condition and there was adequate funding and insurance to maintain them. This was a requirement of the Trust Indenture, to provide such a letter by July 1st of each year.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Annual Engineer's Report was accepted.

Mr. Staley questioned what was involved in certifying that the District's infrastructure was in good condition. Mr. Curley indicated that if nothing was overflowing or there were no major stormwater accidents, it could be assumed that everything was running properly. They could get a camera inside of the infrastructure and inspect it, but this was expensive. Ms. Adams pointed out that if the Board wanted a more extensive inspection of the District's stormwater system, she could request a work authorization from Boyd Civil Engineering. Mr. Curley pointed out that they could do additional work, but at this point, nothing was clogged and overgrown. Ms. Adams noted all of the District ponds had maintenance contracts. Mr. Greenstein recalled discussions in the past about stormwater management, based upon post storm activity, to ensure that landscape debris did not get pushed into the stormwater structures, but asked if there was any requirement to perform any periodic reviews. Ms. Adams indicated that the permits from the Water Management District required inspections at certain intervals. Mr. Greenstein recalled areas around Osceola and

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Kissimmee that flooded for the first time, causing evacuations. Ms. Adams confirmed that the District's stormwater system was functioning 100%, but if there was a rain event exceeding the capacity it was built for, such as a 100- or 500-year rain event, there could be flooding, even with a functioning stormwater system.

C. Field Manager Updates

Mr. Scheerer reported that 14 alligator warning signs were added around the Golden Bear pond. They also ordered some No Fishing signs, due to recent activity. They would be doing the same for the other wet ponds on the east end, along Grand Traverse Parkway, as well as one for Palmilla Court, which would be addressed with the Reunion East CDD Board. They reinstalled some flex stakes, coming in off of Sinclair Road, which they would continue to monitor, as was becoming more of a weekly maintenance issue. There were some issues with the air conditioner at the Encore Reunion West gate. The A/C technician was out a couple of times, due to some internal damage that was causing the unit to leak. They would probably have to change the unit out. It was a wall unit and not a residential grade air conditioner, with a giant condenser and evaporator. They would work on that as quickly as possible. Mr. Scheerer was meeting periodically with Yellowstone and driving around the Encore West community, as the landscaper was changing on September 30th. Creative North has been very cooperative, answering questions. They would try to meet one or two times prior to that change, to ensure that everyone understood the layout, all of the responsibilities and where the irrigation system was located. Mr. Staley pointed out how good the community looked. Ms. Harley asked if Creative North would still be in Bears Den. Mr. Scheerer indicated that they were currently in Bears Den but were doing a great deal of work in Reunion Village; however, not much was going on right now.

Mr. Staley asked if there was a stronger adhesive for the flex stakes. Mr. Scheerer confirmed that they were using a commercial adhesive. There was not a roadway in Central Florida that did not have the same problem. FDOT just replaced 100 of them from the Florida Turnpike on to 429. The only other thing that they could do, would be to anchor them, but this was not a good option, as they were dealing with asphalt. People needed to pay attention when they were driving. Mr. Greenstein asked if the signage for the split was moved up. Mr. Scheerer confirmed that he moved it to the crosswalk. Mr. Greenstein indicated that there was another post, which belonged to Encore and suggested moving the current sign, because if Encore did not have use for

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the post, they would not care if the CDD used it. Mr. Staley felt that was a good point, as the sign closest to the gatehouse, was too far and should be relocated close to the corner. Mr. Barry agreed. Mr. Scheerer would put the sign where the Board wanted to and remove the empty signpost. Mr. Staley recalled communication on social media about the alligator on the Golden Bear pond, indicating that it was at least 6 feet long. He asked Mr. Scheerer what they should do and Mr. Scheerer recommended removing the alligator. They were now in the process of relocating it. Ms. Adams recalled that there was a Statewide nuisance alligator program run by the State of Florida and the Florida Fish and Wildlife Conservation Commission (FWC), where they designate a trapper to remove the alligator. After speaking with Mr. Scheerer, Mr. Staley found another post on social media about people feeding the alligator. Ms. Adams indicated that this was illegal and should be handled by law enforcement.

Mr. Staley noted that there was further concern about mosquitoes, which the CDD did not do anything about. Mr. Scheerer confirmed that the CDD performed no midge or mosquito control, but Osceola County had a mosquito program, where they would come out and spray. However, when homes were being built on Golden Bear, the HOA was asked about midges. At that time, the Association, entered into an agreement with Clarke, to come out and spray, but this may or may not be occurring, because he had not seen Clarke and the CDD had no contracts for that service. Ms. Adams reiterated if people were complaining about mosquitoes, they should call Osceola County Mosquito Control. Ms. Harley recalled that an ordinance was passed regarding bear hunting, which should make residents happy, as they were complaining about the bears. Ms. Adams indicated that residents could not just shoot them and residents had to follow State Law. Mr. Scheerer noted that Osceola County was not an area that people were permitted to hunt bears. A map was posted on the FWC website.

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

Mr. Scheerer did not have anything to report on the Action Items List for the West side and just addressed the Whitmarsh Way parking improvements. He just received a phone call from Fausnight's manager and would set up the pre-construction meeting, in order to implement the striping. The only item on the east side, was the Reunion Village ownership issue and the last meter being installed at the Spine Road gate. Mr. Staley asked if Mr. Scheerer wanted to do the striping for the east and west at the same time. Mr. Scheerer confirmed that he planned for it all to

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be done at the same time, which would be discussed at the Reunion East CDD meeting. There was an additional request related to the Excitement Drive S-curves. Mr. Greenstein asked if there was consensus on the double line versus a single yellow line, as discussed at the end of the Reunion East CDD meeting. Mr. Scheerer indicated that three options would be provided to the Reunion East CDD Board. Mr. Curley pointed out that the double line comes straight from the Manual on Uniform Traffic Control Devices (MUTCD). Ms. Adams reported that the only other item on the Action Items List, was implementing the electronic mail messaging system, which the Board approved at the July meeting and would start on October 1st. However, GMS started a soft implementation, and information would be provided early in September. In addition, the amenity access card insurance forms were updated, which property owners would sign, in order to receive their access gate card. It was modified to include email addresses and an acknowledgement of public records.

ii. Approval of Check Register

Ms. Adams presented the Check Register from July 1, 2025 through July 31, 2025 in the amount of \$375,064.75, which was included in the agenda package, along with a detailed check run.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2025, which were included in the agenda package. No Board action was required, as this was for informational purposes and included the Combined Balance Sheet. The actuals in the budget were updated through the end of June. The District was fully collected on their assessments and was on par with their spending. Mr. Staley expected the District to be in the negative on legal fees. Ms. Adams pointed out that the month-to-month financials, were helpful identifying what payments were made, to the extent that invoices were processed, but they were still receiving legal invoices from June. Mr. Staley questioned the accrual at the end of the year for large items. Ms. Adams would note it was not unusual to have journal entries after the end of the fiscal year.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. It was updated each month. The lighting system was installed at the Heritage Crossings Community Center (HCCC). Mr. Scheerer was coordinating a training session with some Reunion Resort staff, aiding with facility rentals and explaining the lighting. Mr. Scheerer indicated that with the new system, the difference was between night and day. They were learning a great deal and felt that anyone using this facility would be extremely happy. Mr. Greenstein pointed out that for their marketing plan, they should utilize the lighting. Mr. Scheerer noted there was some audio equipment that was complex to operate and would be working through some of those issues. Ms. Adams indicated in addition to the lighting; the radar display speed signs were scheduled for installation soon. Mr. Scheerer pointed out that he had not received them yet and may need to look at another vendor. Mr. Greenstein recalled that they had been dealing with this vendor since the beginning. Mr. Scheerer did not know what was happening with them, as the ones for Encore Reunion West, had a quick turnaround, but with these signs, there was one shipping delay after another.

v. Approval of Fiscal Year 2026 Meeting Dates

Ms. Adams presented the Fiscal Year 2026 meeting schedule, which was consistent with the prior year's meeting schedule, on the second Thursday of each month at 11:00 a.m. at the HCCC. However, the Board was also considering Joint meetings and preferred to hold the meetings earlier. When discussing with the Reunion East CDD Board, at least three Board Members had standing commitments on Thursday morning and preferred seeing how September goes and looking at other days, rather than scheduling joint meetings for the entire fiscal year. Mr. Staley asked if the Board had to approve it now. Mr. Greenstein indicated it could be changed at any time. Ms. Adams pointed out that the benefit of adopting something now, was so they had something tentatively planned for noticing purposes, but it can be changed at any duly noticed Board meeting. However, she wanted to have an understanding of when the Board wanted to meet, as they were required to notice it, seven days in advance, but it needed to be submitted to the newspaper, 11 or more days in advance to meet publication deadlines. Mr. Staley felt that it was easier approving the meeting schedule now and at the September meeting, amending it. Mr. Greenstein hoped that the efficiencies of having joint meetings, would be realized at the September meeting and questioned the benefit of holding off until the September meeting. Ms. Adams had no

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preference, but the Board needed to have a decision made by September of what was going to happen in October. Mr. Greenstein preferred to wait to approve it until September. Ms. Adams would include it on the next agenda and leave the time blank. Mr. Staley was in favor of having joint meetings, as they would have more input and a global view of Reunion.

vi. Security Report

Ms. Adams reported that the July 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. Mr. Staley reported that he was working with Mr. Vargas on several items, one of which was the behavior of the property management company, as there was a complaint that an individual at the property management company, was abusing the Parking Rules. According to Mr. Vargas, between 10% to 15% or 20% of the violations were by the property management company, which was significant and wanted to send a reminder to them, with a summary of the Parking Rules. Ms. Adams would send the reminder letter. Mr. Staley pointed out another issue, which was abandoned vehicles or inoperable vehicles. They did not want people to move their vehicle every five days, but Mr. Vargas questioned what moving the vehicle meant. As far as Mr. Staley was concerned, if it only moved 1 inch, it was considered to be moved and not abandoned, as it had the ability to move. All they could do, was to use a standard approach, to try to identify vehicles that were inoperable. Mr. Vargas indicated that they would monitor it, to see if the vehicle moved in any way. Mr. Staley pointed out that they were only concerned about abandoned vehicles, not vehicles that have not moved.

Mr. Greenstein recalled when they were developing the Parking Rules, they differentiated between a vehicle that was in the open that looked normal, versus one that was stored and had a cover over it. Owners could not have a vehicle with a cover on it, in front of their house and they were talking about vehicles that potentially were inoperable. Mr. Staley pointed out if a vehicle was in good condition, it was parked and someone moved it 6 inches, every five days, he was not going to waste any time on it. Mr. Greenstein indicated that it was an unenforceable condition. Mr. Staley noted if someone was pushing the car, that was evidence and at that point, Mr. Vargas could do something, but his team would not be sitting out there with binoculars, waiting for someone to move their vehicle. Mr. Greenstein hoped there was not a high volume of these situations. Mr.

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Staley pointed out that one owner vehemently insisted that they move their vehicle and they needed to trust him. It was something that they had to deal with and he and Mr. Vargas were dealing with it professionally and swiftly. The last item was that Mr. Staley was asked if the CDD had fining ability for traffic or parking violations. The CDD had no fining authority and the HOA had limited fining authority. Ms. Adams confirmed that the CDD could enforce parking violations with towing. Mr. Greenstein recalled that only law enforcement officers could issue citations with fines.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date: September 11, 2025

Ms. Adams stated that the next meeting was scheduled for September 11, 2025 at 9:30 a.m. at this location, which was a joint meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Graham Staley
439F73A503AA4F2...

Chairman/Vice Chairman