

*Reunion West Community
Development District*

Agenda

June 11, 2026

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

June 4, 2026

Board of Supervisors Meeting
Reunion West Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, June 11, 2026 at 10:30 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 14, 2026 Board of Supervisors Meeting
4. Consideration of Parking Sign Proposal from Fausnight
5. Review of Fiscal Year 2027 Budget Scenarios Assuming Elimination of Interlocal Cost Sharing Agreement (Discussion Only)
6. Staff Reports
 - A. Attorney
 - i. Update on Eminent Domain Status
 - B. Engineer
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Presentation of Series 2015 Arbitrage Rebate Calculation Report
 - vi. Reminder of Form 1 Filing Deadline – July 1st
 - vii. E-Mail Subscribers
 - E. Security Report
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date: July 9, 2026
10. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

**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, **May 14, 2026** at 10:30 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley	Chairman
Sharon Harley	Vice Chair
Mark Greenstein	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Garrett Huegel	Yellowstone Landscape
Pete Wittman	Yellowstone Landscape
Victor Vargas	Reunion Security
Grace Montanez	Reunion West POA
Shaianne Berry	Reunion West POA
Residents	

The following is a summary of the discussions and actions taken at the May 14, 2026 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:30 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Mr. Sean Sweeney of 7820 Whitemarsh Way asked if the Board was going to discuss the house party that occurred at 751 Golden Bear Drive and if the CDD had a response. Mr. Staley indicated that this item would be discussed under the Security Report. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 9,
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 9, 2026 Board of Supervisors meeting. The Board had no changes.

On MOTION by Ms. Harley seconded by Mr. Greenstein with all in favor the Minutes of the April 9, 2026 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2026-04, approving the proposed budget for Fiscal Year (FY) 2027, which was attached as Exhibit A, and setting the public hearing for August 13, 2026, at 10:30 a.m. at this location. The District was required to approve a proposed budget prior to June 15th and set the assessment cap. Approval of the resolution allowed for transmittal of the proposed budget to Osceola County, posting it on the District's website and publishing the legal notice in a newspaper of general circulation in Osceola County. Ms. Adams presented the proposed FY 2027 budget and reviewed significant changes from the current fiscal year, including administrative and field operations expenses. Board members discussed projected landscaping costs, attorney fees, irrigation repairs, rental income projections and the allocation of shared expenses with Reunion East CDD. Staff was directed to provide additional cost breakdowns and R&M information at a future meeting.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 13, 2026 at 10:30 a.m. at this location was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Private Road Access Agreement with Gigapower

Ms. Adams received a request by Gigapower to provide fiber services for the Reunion West Encore POA area and presented an access agreement. However, Gigapower's agreement was boilerplate and Ms. Adams requested that any action by the Board be subject to a form of agreement that was prepared by District Counsel. Ms. Grace Montanez of the Reunion West POA, confirmed that the POA currently had a 10-year contract for internet and cable. There was Board consensus for no action to be taken on this item.

SIXTH ORDER OF BUSINESS

Consideration of Concrete Repair Proposals

- A. Baseline Construction**
- B. SMFL Construction**

Ms. Adams recalled that the CDD Board set aside funding for Fiscal Year 2027 in the R&M Fund for the repair of gutter curbs and drain inlets. The District Engineer inspected concrete surfaces throughout the Reunion West CDD and identified locations that were priorities for repair, prepared a Scope of Services and sent it out for bids. Proposals were received from Baseline Construction and SMFL Construction. Mr. Curley confirmed that the work was focused on Reunion East only. Mr. Staley requested that Mr. Greenstein present this to the Reunion East CDD Board and that no action be taken by this CDD Board. There was Board consensus.

SEVENTH ORDER OF BUSINESS

Approval of Joint Workshop Meeting

Ms. Adams requested that the Board schedule a joint workshop meeting with Reunion East CDD on July 9, 2026, at 10:30 a.m. at this location. Mr. Staley stated that the Board was interested in reviewing the Interlocal Agreement and discussing potential amendments related to the allocation of shared expenses between the Districts.

On MOTION by Ms. Harley seconded by Mr. Staley with all in favor Scheduling a Joint Workshop Meeting for July 9, 2026 at 10:30 a.m. at this location was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Eminent Domain Status

Ms. Trucco provided an update regarding the FDOT eminent domain matter and reported that staff and counsel were reviewing parcel ownership, bond financing history and related legal obligations. Additional information would be provided at a future meeting.

Ms. Trucco reported on the status of the litigation and implementation of the settlement agreement. Staff and counsel continued to review title matters and related documentation necessary to complete the agreed conveyances.

ii. Review of Legal Consideration Related to Joint Meetings and Amendment to Interlocal Agreement

Ms. Adams recalled that District Counsel presented the memorandum related to joint meetings, at the last meeting. There were no additional comments. Mr. Staley stated that the Board was interested in reviewing the Interlocal Agreement and discussing potential amendments related to the allocation of shared expenses between the Districts.

B. Engineer

There being no comments, the next item followed.

C. Field Manager Updates

Mr. Scheerer reviewed ongoing field operations items, including preventative maintenance of all gatehouse air conditioners, replacement of flex stakes, repair of the pond fountain, sidewalk grinding and replacement, ongoing irrigation repairs, installation of the golf cart ramp and pond maintenance.

D. District Manager's Report

i. Action Items

Mr. Scheerer presented the Action Items List. The RFID transponder for Reunion Village gate was active. There would be an additional card reader to accommodate guests. Ms. Adams received an email from Mr. Witcher stating that he was unable to attend this meeting and did not plan on going through the qualifying period for Seat 3, as he would be serving as the Reunion Golf Committee Handicap Chair. As a result, Ms. Adams would be updating the notice for the qualifying period and sending out to residents of both Reunion West and East.

ii. Approval of Check Register

Ms. Adams presented the Check Register from April 1, 2026 through April 30, 2026 in the amount of \$161,237.41.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2026, which was for informational purposes only.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was the project list that the Board approved for Fiscal Year 2026. Field staff has been working on several projects.

v. Presentation of Series 2017 Arbitrage Rebate Calculation Report

Ms. Adams presented the Arbitrage Rebate Calculation Report prepared by AMTEC for the Series 2017 bonds. An abbreviated report was requested by the Board. There was no arbitrage rebate liability.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Series 2017 Arbitrage Rebate Calculation Report was accepted.

vi. Presentation of Number of Registered Voters: 592

Ms. Adams reported that a letter was provided by the Osceola County Supervisor of Elections, confirming that as of April 15, 2026, the Reunion West CDD had 592 registered voters. No Board action was required. Mr. Staley questioned whether the re-districting that was occurring in the county, affected this CDD. Ms. Adams indicated that the only way that the District boundaries would change, would be if the District expanded or contracted, which was not the case. Ms. Adams introduced Ms. Christine Wells, who recently joined the District management team and would assist with the Reunion West and Reunion East CDDs.

vii. E-Mail Subscribers

Ms. Adams presented the number of active email subscribers for the CDD's email. There were 179 subscribers for Reunion West.

E. Security Report

The 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. The Board discussed a recent security incident involving a large gathering within the community. Reunion Security provided an overview of its response and coordination with law enforcement. The Board also discussed prior considerations regarding roadway ownership and privatization and requested additional information regarding outstanding bond obligations.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date: June 11, 2026

Ms. Adams reported that the next meeting was scheduled for June 11, 2026 at 10:30 a.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the meeting was adjourned at 12:08 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4



PROPOSAL

910 Charles Street
 Longwood, FL 32750
 (407) 261-5446 * Fax (407) 261-5449

TO: Reunion CDD
 c/o GMS

Attention: Alan

PHONE	DATE
	05/05/26
PROPOSAL #	
26-0067-A	
JOB NAME/LOCATION	
Reunion No Parking Signs	

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
REUNION EAST					
	Furnish and Install No Parking Sign	66	AS	\$ 395.00	\$ 26,070.00
	Furnish and Install 24 Hr Time Restricted Parking Sign	13	AS	\$ 395.00	\$ 5,135.00
REUNION WEST					
	Furnish and Install No Parking Sign	9	AS	\$ 395.00	\$ 3,555.00
	Furnish and Install 24 Hr Time Restricted Parking Sign	4	AS	\$ 395.00	\$ 1,580.00
REUNION VILLAGE					
	Furnish and Install No Parking Sign	71	AS	\$ 395.00	\$ 28,045.00
Includes					
3" Smooth Black Pole					
12"x18" No Parking Sign - Local Standard (unfinished back)					
Note:					
Signs are spaced out roughly every 150'					

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.	Total:	\$ 64,385.00
	Authorized Signature	Terms: Net 30
	Chris Neal	Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance	Signature
CONTACTS: Estimating Department Phil Fausnight, President/Contracts Administrator Matt Robinson, Project Coordinator/Scheduling Cris Mercedes, Gen Admin, Insurance, Submittals	estimating@fausnight.com phil@fausnight.com matt.robinson@fausnight.com cris@fausnight.com

SECTION 6

SECTION D

SECTION I

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
6/8/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	Completed	Approved 07.13.2023; RFID/prox card reader installed. Transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house. Cellular control.
10/12/23	Determine Best Use of The Stables Parcel	Trucco	In Process	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis confirmed no bonds would need to be paid down. Board evaluated annual maintenance expenses 01.08.2026. Memorandum reviewing lease feasibility reviewed by BOS 04.09.2026. Commercial Broker to be engaged.
12/14/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.

3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	On Hold	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.
7/10/25	Mailbox Parking Modification	Adams/Curley	In Process	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Reviewed site plan 10.09.2025. DE to bring back options and estimated costs. Legal discussion regarding context for current location being conducted.
11/13/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Updated recommended tree list sent to Master Association Management 03.26.2026. Tree inventory technology reviewed by BOS 04.02.2026.

2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	
4/9/26	Implement Amended and Restated Parking Rules	Adams/Scheerer	In Process	Alan - no parking or time restricted parking signs to be installed in accordance with amended map. Tricia - amend enforcement agreements, notify security, notify residents. Sign proposal to be presented 06.11.2026.
5/14/26	Flat Roof Replacment at HCCC	Scheerer	In Process	BOS approved with Advantage Roofing 05.14.2026. Agreement provided 06.04.2026. Schedule TBD.

5/14/26	Pool Furniture	Scheerer	In Process	Proposals for Pool Chaise Lounge Chairs to be considered at a future meeting.
5/14/26	Concrete Repairs	Curley/Scheerer	In Process	Board approved SMFL Proposal 05.14.2026. Drain inlets and gutter curbs in certain areas scheduled for replacement. Agreement provided 06.04.2026. Schedule TBD.
5/14/26	Determine Options for Carriage Pointe Security	Scheerer	In Process	Ramco and other providers to be considered as an alternate to Envera.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	In Process	Board requested to review proposed budget without cost share included.

SECTION II

*This item will be provided under
separate cover*

SECTION III

*This item will be provided under
separate cover*

SECTION IV

Reunion East and West R&M

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

SECTION V

REBATE REPORT

\$4,285,000

Reunion West Community Development District

(Osceola County, Florida)

**Special Assessment Refunding and Improvement Bonds,
Series 2015**

(Assessment Area Two – Phase One Project)

Dated: May 19, 2015

Delivered: May 19, 2015

Rebate Report to the Computation Date

May 19, 2030

Reflecting Activity To

April 30, 2026



AMTEC

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 19, 2030 Computation Date
Reflecting Activity from May 19, 2015 through April 30, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	3.912701%	25,852.36	(7,990.47)
Totals	3.912701%	\$25,852.36	\$(7,990.47)
Bond Yield	4.828139%		
4/30/22 Rebate Liability			(298,624.22)
Rebate Computation Credits			(10,864.69)
		Net Rebatable Arbitrage	\$(317,479.38)

Based upon our computations, no rebate liability exists.

SECTION VII

May Reunion Report

The below data is for the 11 emails sent for May.

Reunion East - 213 active subscribers

Reunion West - 181 active subscribers

There were 5 emails sent to both districts in May.

3 sent to Reunion East exclusively and 3 sent to Reunion West exclusively.

There is a 63% open rate based on the average of opens over the 11 emails sent.

2 emails related to Board of Supervisors Meetings.

4 emails related to Eligible Qualifying Period Details.

5 emails related to Traffic or Roadway Maintenance.