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, **March 12, 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
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
Garrett Huegel	Yellowstone Landscape
Pete Wittman	Yellowstone Landscape
Victor Vargas	Reunion Security
Grace Montanez	Reunion West POA
Billy Dove *(via phone)*	Gray Robinson
Residents	

The following is a summary of the discussions and actions taken at the March 12, 2026 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 10:33 a.m. and called the roll. A quorum was established.

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 February 12, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 12, 2026 Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. A non-substantive correction provided by Supervisor Staley was incorporated into the version included in the agenda package.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Minutes of the February 12, 2026, Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Review of Interlocal Agreement between Reunion East CDD and Reunion West CDD Regarding the Joint Maintenance and Reciprocal Usage of Facilities**

Ms. Adams presented the Interlocal Agreement between Reunion East CDD and Reunion West CDD regarding reciprocal amenity access and shared maintenance responsibilities. The District is physically divided by Interstate 4 (I-4), with property east of I-4 within Reunion East CDD and property west of I-4 within Reunion West CDD. Historically, the Districts have coordinated operations to maintain continuity of services and amenities across the community.

- **Staff Reports – Attorney – Update on Eminent Domain Status** *(Item 9Ai)*

Mr. Dove of GrayRobinson provided an update regarding ongoing eminent domain proceedings associated with FDOT parcels. Mr. Dove summarized the status of negotiations, appraisal considerations, and anticipated next steps. Mr. Dove indicated that additional diagrams and supporting materials would be provided to the Board prior to the April meeting.

Ms. Harley joined the meeting in person.

- **Review of Interlocal Agreement between Reunion East CDD and Reunion West CDD Regarding the Joint Maintenance and Reciprocal Usage of Facilities** *(Item 4)*

The Board discussed potential coordination with Reunion East CDD regarding matters of shared interest, including roadway markings and cost allocation considerations. District Counsel advised that workshops may be used to facilitate discussion, provided proper notice is given and no formal action is taken outside of a duly noticed meeting.

Ms. Adams pointed out a workshop, unlike a Board meeting, did not need to establish quorum and could be held electronically. However, the workshop needed to be noticed and they could not restrict the public from attending. Staff noted that workshops may have budget implications due to statutory supervisor compensation provisions. Staff noted that additional coordination steps may assist the Board Chairs in preparing for future meetings.

The Board directed staff to provide a pro forma budget showing Reunion West revenues and expenditures without the cost share and requested that the Interlocal Agreement be included as an agenda item for further discussion at a future meeting.

FIFTH ORDER OF BUSINESS **Request Regarding Settlement Agreement and Mutual Release**

District Counsel summarized a request relating to implementation of the Settlement Agreement involving Kingwood Orlando Reunion Resort and Kingwood Resident Club at Reunion Orlando Corp.

District Counsel explained that certain parcels were subject to a pending transaction and requested Board authorization to proceed with limited documentation in advance of completion of full title work, subject to confirmation that all conditions of the Settlement Agreement are satisfied.

> On MOTION by Ms. Harley seconded by Mr. Barry with all in favor approving the request from Kingwood Orlando Reunion Resort and Kingwood Resident Club at Reunion Orlando Corp. allowing staff to proceed with a short amendment acknowledging that the District approved the request, subject to staff confirmation that all terms of the Settlement Agreement are satisfied was approved.

District Counsel confirmed that title work has been ordered and is expected within approximately three months. District Counsel will coordinate with the title company regarding potential expedited processing options.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Declaring Series 2019 Project Complete**

Ms. Trucco presented Resolution 2026-02, Declaring the Series 2019 Project Complete, which was included in the agenda package. District Counsel explained that adoption of the resolution is required under the Trust Indenture upon completion of the Series 2019 Project.

> On MOTION by Mr. Staley seconded by Ms. Harley with all in favor Resolution 2026-02 Declaring Series 2019 Project Complete was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Signage Policy**

Ms. Adams recalled at last month's meeting, there was a request from the Reunion West Property Owners Association, to install no soliciting signs; however, Reunion West had not formally adopted a signage policy. In reviewing records, staff prepared a form of policy, which was previously reviewed by the Board and requested additional language addressing political signs specifically, which was subject to approval from District Counsel. A draft of the Signage Policy, was included in the agenda package. It was the same signage policy that the Reunion East CDD Board adopted. The only difference between when it was previously reviewed and now, was to include restrictions on political signs, campaign signs, signs supporting or opposing candidates, political parties, ballot measures and political issues, which was strictly prohibited on District property. District Counsel reviewed the proposed policy revisions related to political signage on District property.

> On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the approval of a Signage Policy as presented was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Fausnight Proposals**

A. Installation of No Parking Signs

B. Painting Yellow Curb Marks

C. Painting Fire Hydrants

Mr. Scheerer presented the first proposal from Fausnight, which was for the installation of No Parking signs and speed tables on either side of the road. The second proposal was to mark all the hydrant locations with yellow paint. Mr. Barry asked for clarification if the yellow paint would be along the curb. Mr. Scheerer confirmed that it would be on the stormwater concrete curb.

Another proposal to mark all the yellow curbs from the stop bar back 30 feet was presented. Mr. Scheerer confirmed there is no requirement to install yellow curb markings. Ms. Adams asked if it would be helpful to present the lifespan of the paint, as one concern was the ongoing maintenance expense that would need to be included with future budgets. Mr. Scheerer indicated that once every five years, they had to come back and refresh the paint.

Mr. Greenstein looked at this from a security standpoint and questioned how often their officers observe people parking too close to the hydrant and not leaving 15 feet on each side, so that a fire truck could get access. Mr. Vargas discussed enforcement considerations related to parking restrictions. Board members discussed safety considerations, enforcement factors, aesthetic impacts, and budget implications associated with roadway markings.

Ms. Adams pointed out that this was a discussion item, and they were not asking this Board to take any action today and there was still some additional information that Mr. Scheerer can provide. Mr. Scheerer confirmed that they have not requested markings for the Encore neighborhood. Mr. Staley pointed out for Encore; they would rely on Mr. Scheerer and Ms. Grace Montanez to identify concerns. If concerns were identified in the future, further steps could be taken. Mr. Staley requested that Mr. Greenstein convey this Board's feelings that curb painting was not needed to the Reunion East CDD Board. This item was presented for discussion purposes only and no action was taken.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Update on Eminent Domain Status

District Counsel noted that additional information regarding recent legislation affecting motorized bicycles would be provided at a future meeting. Ms. Adams encouraged anyone who sees illegal operation of motor bikes, dirt bikes, motorcycles, any unsafe behavior, to contact the Osceola County Sheriff's Office to report it.

B. Engineer

Mr. Curley reported that he met with Mr. Scheerer and drove around the community, to document any curb damage from tree roots. The District Engineer reported limited curb damage observed within Reunion West. Ms. Adams advised concrete drain and gutter curb repairs were among projects that the Reunion West CDD Board approved for the current fiscal year. Mr. Curley planned to prepare a scope for the repairs. Proposals will be presented to the Board for review at a future meeting.

C. Field Manager Updates

The Field Manager reported ongoing sidewalk repairs, pond maintenance activities, and replacement of damaged flex stakes. Staff discussed maintenance challenges associated with flex stakes and potential alternative approaches.

Mr. Scheerer reported that they were still dealing with the plant recovery from the cold snap. Fewer plant impacts were observed within Reunion West compared to Reunion East. They would be coming up with a plant replacement program soon. Ms. Harley pointed out that many owners keep asking how to know if the plant was dead and whether it would come back and questioned whether there was something that they could send to residents to provide some direction. Yellowstone Landscape offered to provide educational materials regarding plant recovery following cold weather impacts.

D. District Manager's Report

i. Action Items

Regarding the Action Items List, Mr. Scheerer recalled that the proposed curb striping was discussed. They were in the middle of preparing the budget. Staff continues preparation of the proposed budget and long-term capital planning items.

ii. Approval of Check Register

Ms. Adams presented the Check Register from February 1, 2026 through February 28, 2026 in the amount of $557,004.66, which was included in the agenda package, along with a detailed check run.

> On MOTION On MOTION by Mr. Staley, seconded by Mr. Witcher, with all in favor, the Check Register for February 1-28, 2026, in the amount of $557,004.66 was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through January 31, 2026, which were included in the agenda package. No Board action was required, as this was for informational purposes and included the Combined Balance Sheet. As of the end of January, the CDD received $1,639,955 of maintenance fees for the year. Mr. Staley was updating the Five-Year Plan for the April meeting and questioned the amount of legal expenses projected. Ms. Adams would work on the projections.

iv. Replacement and Maintenance Plan

Ms. Adams presented an updated R&M Plan, which was included in the agenda package. Mr. Scheerer reported that the Seven Eagles fountain was substantially complete and running. There was a formal inspection with UCC Group and pool staff. They could not get the lights to sync and were working on that. There were some finish issues on the bottom of the fountain that they were working on. Ms. Adams reported that later on this afternoon, the Reunion East CDD Board would be looking at the cost for the right-of-way paver crosswalk at Spine and Tradition.

v. Presentation of Series 2022 Arbitrage Rebate Calculation Report

Ms. Adams presented the Arbitrage Rebate Calculation Report, prepared by AMTEC for the Series 2022 bond, which was included in the agenda package. The report confirmed no arbitrage rebate liability.

> On MOTION by Mr. Barry, seconded by Mr. Greenstein, with all in favor, the Series 2022 Arbitrage Rebate Report was accepted.

vi. E-Mail Subscribers

Staff reported 163 email subscribers for Reunion East and 195 subscribers for Reunion West.

vii. 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.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **Next Meeting Date: April 9, 2026**

The next meeting is scheduled for April 9, 2026, at 10:30 a.m. at the Heritage Crossing Community Center.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Graham Staley
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Chairman/Vice Chairman