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, **April 9, 2026,** at 10:30 a.m. using Communications Media Technology ("CMT") via Zoom 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 *(via Zoom)*	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 *(via Zoom)*	Reunion West POA
Residents	

The following is a summary of the discussions and actions taken at the April 9, 2026 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 10:31 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 March 12, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 12, 2026, Board of Supervisors meeting. The Board discussed additional revisions to better reflect prior budget-related discussion regarding cost share.

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Relating to 2026 General Election and Notice of Qualifying Period Procedure**

Ms. Adams presented Resolution 2026-03, designating that Seat 3, held by Mr. Witcher, Seat 4, held by Mr. Greenstein and Seat 5, held by Mr. Barry, were scheduled for the General Election in November of 2026. The election was administered by the Osceola County Supervisor of Elections office. The qualifying period was June 8, 2026, through Noon on June 12, 2026. Mr. Staley requested that a notice be sent to the community and that Board Members state their intention to run. Ms. Adams confirmed that there would be a notice in the newspaper. Mr. Greenstein would no longer be serving on the Board, as he lived outside of the District boundaries and Seat 4 was transitioning to the General Election process. Mr. Barry and Mr. Witcher stated their intention to qualify for their seats. The Board directed staff to send a notification to the community indicating Mr. Barry and Mr. Witcher’s intention to qualify for their seats and that one seat was transitioning from landowner to General Election.

> On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor Resolution 2026-03 Relating to the General Election and Qualifying Procedure was approved.

FIFTH ORDER OF BUSINESS **Review of Updated 5 Year Financial Plan**

Mr. Staley presented an updated preliminary five-year financial plan for Board discussion. The Board reviewed projected assessment increases, reserve funding targets, anticipated legal expenses, and future capital and repaving needs. Discussion ensued regarding potential impacts of eminent domain proceeds, operational efficiencies, and long-term funding strategies. The Board directed staff to coordinate with Reunion East regarding a potential joint workshop on capital projects and to provide an updated project list at the July meeting.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Update on Eminent Domain Status

Ms. Trucco reported that there were no updates.

ii. Discussion of 2026 E-Bike Legislation

Ms. Trucco updated the Board regarding pending state legislation related to electric bicycles and related enforcement considerations. The Board discussed enforcement limitations, amenity policy implications, and public safety concerns. Staff was directed to evaluate whether amendments to the Amenity Policies should be considered.

iii. Discussion of Joint Meetings – *Summary to be provided under separate cover*

This item was discussed after Item 4.

iv. Status of HB 145 Impacting Limits on Sovereign Immunity

Ms. Trucco provided an update on Senate Bill 145 relating to the CDD's sovereign immunity cap, which passed both the House and Senate. The cap was increased from $200,000 per person and $300,000 per incident to $350,000 per person and $500,000 per incident. Mr. Staley questioned whether this affected the budget for insurance. Ms. Adams reported that the insurance company provided an estimate for this CDD for public officials, general liability and property insurance, which was based on the current statutory cap, as this Bill had not yet been signed by the Governor. They would know more about the impact to insurance after July 1st. Ms. Trucco would follow this Bill closely and keep the Board updated on any changes.

- **Discussion of Joint Meetings –** *Summary to be provided under separate cover (Item 6Aiii)*

Ms. Trucco reviewed legal research concerning joint meetings and workshops between governmental entities and discussed considerations under Chapters 189 and 190, Florida Statutes, and the Interlocal Agreement with Reunion East CDD. The Board discussed possible amendments to the Interlocal Agreement and the benefits of a joint workshop to discuss shared operational, maintenance, and capital planning matters. By Board consensus, staff was directed to coordinate a joint workshop with Reunion East CDD on July 9, 2026, at 10:30 a.m.

Ms. Trucco reported on communications received regarding a recent public safety incident in the District. Discussion ensued regarding the District's jurisdiction, existing security measures, and possible additional public safety initiatives, including hiring off-duty law enforcement officers to patrol District-owned roadways. Representatives of the POA provided additional information regarding recent incidents and security responses. After discussion and after opening the floor for public comment, the Board approved hiring off-duty law enforcement at times to be coordinated by District Management and the Reunion West POA Manager.

> Mr. Staley MOVED to hire an off-duty law enforcement at a time to be coordinated between District Management staff and the Reunion West POA Manager and Ms. Harley seconded the motion.

> On VOICE VOTE with all in favor hire an off-duty police officer at a time to be coordinated between District management staff and the Reunion West POA Manager was approved.

B. Engineer

i. Consideration of Proposal for Professional Service Rate for District Engineer

Ms. Adams presented an hourly rate proposal from Boyd Civil Engineering dated April 1, 2026.

> On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Proposal from Boyd Civil Engineering for Professional Service Rate for the District Engineer was approved.

Mr. Curley reported that he and Mr. Scheerer reviewed all the concrete gutter curb and drain inlets in the community. There was no damaged concrete on the West side.

**Mr. Curley left the meeting at this time.*

C. Field Manager Updates

Mr. Scheerer reviewed ongoing field operations items, including replacement of damaged flex stakes and signage, gate and guardhouse repairs, curb ramp installation, and ongoing efforts to address repeated damage to gate infrastructure. Discussion ensued regarding traffic control measures, gate operations, and potential signage enhancements.

D. District Manager's Report

i. Action Items

This item was covered under Field Manager's Report.

ii. Approval of Check Register

Ms. Adams presented the Check Register for the period of March 1, 2026, through March 31, 2026, in the amount of $112,373.3.

On MOTION by Mr. Barry seconded by Mr. Staley with all in favor the March Check Register was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 2026. This item was presented for informational purposes only.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. This was the project list that the Board approved for Fiscal Year 2026.

v. E-Mail Subscribers

Ms. Adams presented the number of active email subscribers for the CDD's email. There were 179 subscribers for Reunion West and 211 email subscribers for Reunion East.

vi. 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.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Ms. Trucco provided an update regarding implementation of the Settlement Agreement, including execution of the amendment, release of the lis pendens, title work for additional parcels to be conveyed to the District, and reimbursement of title-related expenses by the defendants.

NINTH ORDER OF BUSINESS Next Meeting Date: May 14, 2026

Ms. Adams reported that the next meeting was scheduled for May 14, 2026 at 10:30 a.m. at this location. The Proposed Budget would be presented.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Harley seconded by Mr. Staley with all in favor the meeting was adjourned at 12:26 p.m.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Graham Staley
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Chairman/Vice Chairman