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.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Graham Staley
439F73A503AA4F2...

Chairman/Vice Chairman