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, **June 11, 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
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary
Michael Barry	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
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 June 11, 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**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 14, 2026 Board of Supervisors Meeting**

Ms. Adams presented the draft minutes of the May 14, 2026 Board of Supervisors meeting. There were no corrections.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Minutes of the May 14, 2026 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Proposals for Parking Sign Installation**

A. Fausnight Stripe & Line, Inc.

B. Mailbox & Sign Solutions - ADDED

Mr. Scheerer presented proposals from Fausnight Stripe & Line for nine no parking signs in the amount of $3,555 and four 24-hour time restricted parking signs by the playground area, in the amount of $1,580 or $395.00 per sign and from Mailbox & Sign Solutions in the amount of $398.50 per sign. In response to Mr. Staley's question, Mr. Scheerer explained that the nine signs would be installed on Grand Traverse Parkway. Ms. Adams pointed out that amended parking maps were included in the agenda package and field staff had experience with both vendors. Ms. Trucco requested that the Board approve the proposal subject to staff approval. Ms. Adams further requested that the Board approve it subject to a form of agreement prepared by District Counsel, as some of the work was in a right-of-way (ROW).

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the proposal from Fausnight Stripe & Line for nine no parking signs in the amount of $3,555 and four 24-hour time restricted parking signs in the amount of $1,580, subject to staff approval and a form of agreement prepared by District Counsel was approved.

FIFTH ORDER OF BUSINESS **Review of Fiscal Year 2027 Budget Scenarios Assuming Elimination of Interlocal Cost Sharing Agreement (Discussion Only)**

Ms. Adams indicated that the purpose of this item was for discussion purposes only, as there would be discussion at the joint workshop scheduled for July 9th, but as soon as the budget was ready, it would be provided to the Board. The budget would be the same as what was previously provided to the Board but would not include any Reunion East cost share. Mr. Staley recalled in the Proposed Budget for 2027, on the expense side, there were significant increases and felt that they did not have accurate information to make projections. Ms. Adams pointed out that with more recent actuals, they would have more accuracy.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Update on Eminent Domain Status

Ms. Trucco provided an update on the litigation of the Settlement Agreement, as she received a list of encumbrances that would remain on the property and once reviewed, the deed would be recorded. Mr. Staley asked to discuss the encumbrances with Ms. Trucco prior to the Board meeting, as he wanted to ensure that nothing was filed on the property after there was a claim to ownership that the CDD did not consent to. *There was no objection from the Board.* Ms. Trucco reported that an update regarding the Florida Department of Transportation (FDOT) eminent domain matter, would be provided at the July meeting.

B. Engineer

Mr. Curley provided updates on upcoming curb repairs and discussed a resident concern regarding the height of a speed hump. At the Board's request, staff will verify field measurements.

C. Field Manager Updates

Mr. Scheerer reviewed ongoing maintenance activities including irrigation repairs, sidewalk improvements, pond maintenance, monument cleaning, landscaping recovery following freeze damage, and parking signage installation. Staff also discussed amenity rental activity and ongoing marketing efforts.

D. District Manager's Report

i. Action Items

Mr. Scheerer presented the Action Items List. Mr. Staley would like to complete all of the paperwork for the transition and work through the Cost Share Agreement. Mr. Barry asked about the sidewalk completion project. Ms. Adams indicated that she added sidewalks to the R&M list for 2028. *There was Board consensus to expedite the project to complete the sidewalks in Reunion West.* Ms. Chambers would research prices for concrete installation. Mr. Barry requested that the CDD notify property owners of the sidewalk installation on their property. Mr. Scheerer would review the sidewalks on the vacant lots and provide an estimate. Mr. Staley requested that this item be placed on the R&M list for FY2027. Mr. Staley questioned the status of The Stables. Ms. Adams reported that a real estate broker toured the property and provided a list of questions, which the Reunion East Board reviewed at last month's meeting. They were forwarded to the broker.

ii. Approval of Check Register

Ms. Adams presented the Check Register from May 1, 2026, through May 31, 2026, in the amount of $129,020.06.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2026, which were for informational purposes only.

iv. Replacement and Maintenance Plan

The Board reviewed the current Replacement and Maintenance Plan and discussed separating future project lists by District. Staff will continue refining the plan and include additional projects identified by the Board.

v. Presentation of Series 2015 Arbitrage Rebate Calculation Report

Ms. Adams presented the Arbitrage Rebate Calculation Report prepared by AMTEC for the Series 2015 bonds. There was no arbitrage rebate liability.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the Series 2015 Arbitrage Rebate Calculation Report was accepted.

vi. Reminder of Form 1 Filing Deadline – July 1st

Ms. Adams reminded all Supervisors to provide their Form 1, Statement of Financial Interest electronically by July 1st, to the Commission on Ethics.

vii. E-Mail Subscribers

Ms. Adams presented the number of active email subscribers for the CDD's email. There were 181 subscribers for Reunion West.

- **Reunion West POA** *(Added)*

Ms. Grace Montanez of the Reunion West POA, wanted to paint the curb and add striping, due to people parking under the no parking sign. Mr. Staley was in favor of privatizing the roads. Ms. Trucco recalled that a memorandum was presented to the Board, providing the opinion that before the CDD could sell the roads to a third-party, bonds needed to be redeemed.

E. Security Report

Mr. Vargas provided an overview of recent security operations and discussed procedures for responding to large gatherings and traffic concerns. The Board discussed potential operational improvements.

Security reports were received. The Board discussed operational concerns, future security improvements, traffic issues, and potential signage enhancements. Staff was directed to coordinate with the District Engineer regarding right-of-way requirements and to schedule a confidential security session in conjunction with the July workshop.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Next Meeting Date: July 9, 2026**

Ms. Adams stated that the next meeting and a workshop was scheduled for July 9, 2026, at 10:30 a.m. at this location.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the meeting was adjourned at 12:22 p.m.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Graham Staley
439F73A503AA4F2...

Chairman/Vice Chairman