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, **July 9, 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	Field Services Manager
Garrett Huegel	Yellowstone Landscape
Victor Vargas	Reunion Security

The following is a summary of the discussions and actions taken at the July 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 12:49 p.m. and called the roll. A quorum was present.

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 June 11, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the June 11, 2026 Board of Supervisors meeting. There were no corrections.

On MOTION by Mr. Witcher seconded by Mr. Staley with all in favor the Minutes of the June 11, 2026 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Aerial Easement Request from Duke Energy Florida, LLC**

Ms. Trucco presented an aerial easement request from Duke Energy Florida, LLC., for overhead electrical transmission and distribution lines. It would provide electric energy and communication services. The request was for an easement over a portion of the tract that was outlined in red on the map that they provided, along with a survey. Mr. Staley requested a site inspection with Mr. Scheerer. This item was deferred until the next meeting.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

- **Update on Title Settlement**

Ms. Trucco reported that District Counsel was reviewing the title encumbrances that would remain on the property under the proposed settlement. Following that review, counsel would coordinate with Mr. Staley regarding the proposed documents. Mr. Staley requested confirmation that no additional instruments had been recorded against the property after the ownership claim arose.

i. Update on Eminent Domain

The Board requested an update from eminent domain counsel.

B. Engineer

Mr. Curley reported that Osceola County would not permit the proposed sign within the County right of way. He stated that he would contact the County regarding restriping Sinclair Road. Work on the east side was expected to begin in August. Mr. Staley requested that Mr. Curley inspect the District property on Whitemarsh Way.

C. Field Manager Updates

Mr. Scheerer reviewed field operations, including sidewalk grinding and needed sidewalk replacements in Reunion West Encore, landscape and irrigation inspections, pond maintenance, and a clogged storm drain on Pamilla Court.

D. District Manager's Report

i. Results of June Qualifying for Board Supervisor Positions

Ms. Adams reported that three Board seats were scheduled for the November 2026 General Election. Supervisor Michael Barry qualified unopposed for Seat 5. No candidates qualified for Seats 4 and 3. Pursuant to Florida Statutes, the Board will be asked to declare the vacancies in those seats effective on the second Tuesday following the General Election. The Board will thereafter have 90 days to appoint qualified electors to fill the vacancies. The incumbent Supervisors will remain in office until their successors are appointed.

ii. Reunion Rental Report

This item was not discussed.

iii. Action Items

This item was not discussed.

iv. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2026 through June 30, 2026 in the amount of $209,396.96.

> On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the June Check Register was approved.

v. Balance Sheet and Income Statement

This item was not discussed.

vi. Replacement and Maintenance Plan

This item was not discussed.

vii. Email Subscribers

This item was not discussed.

E. Security Report

i. Consideration of Proposed Security Enhancement

Ms. Adams reported that a closed security session was held earlier in the day and presented a proposal for security enhancement.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor the proposal for security enhancements, subject to review and approval by District Counsel was approved.

SIXTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

EIGTH ORDER OF BUSINESS **Next Meeting Date: August 13, 2026**

The next meeting was scheduled for August 13, 2026 at 10:30 a.m. at this location..

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the meeting was adjourned at 12:58 p.m.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Graham Staley
439F73A503AA4F2...

Chairman/Vice Chairman