

*Reunion East Community
Development District*

Agenda

August 15, 2019

AGENDA

Reunion East

Community Development District

135 W. Central Blvd., Suite 320, Orlando FL, 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 8, 2019

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, August 15, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 9, 2019 Meeting
4. Tally of Audit Committee Member Rankings and Selection of an Auditor
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the July 11, 2019 Meeting
4. Consideration of Request for Closure of Spine Road Bridge Access for Reunion Village
5. Consideration of Resolution 2019-04 Setting a Public Hearing for the Purpose of Towing Rules and Policies
6. Public Hearing
 - A. Consideration of Resolution 2019-05 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2019-06 Imposing Special Assessments and Certifying an Assessment Roll
7. Acceptance of Audit Committee Recommendation and Selection of an Auditor
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Approval of Fiscal Year 2020 Meeting Schedule
9. Other Business
10. Supervisor's Requests

11. Next Meeting Date
12. Adjournment

The second order of business of the Audit Committee Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. The third order of business is the approval of the minutes from the May 9, 2019 meeting. The minutes are enclosed for your review. The third order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the July 11, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of request for closure of the Spine Road bridge access for Reunion Village. A copy of the Parcel Declaration of Covenants, Conditions, Restrictions and Obligation is enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-04 setting a public hearing for the purpose of towing rules and policies. A copy of the Resolution and proposed policies are enclosed for your review.

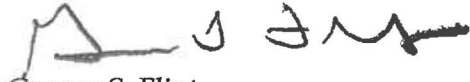
The sixth order of business opens the public hearing to adopt the Fiscal Year 2020 budget and assessments. Section A is the consideration of Resolution 2019-05 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Section B is the consideration of Resolution 2019-06 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The seventh order of business is the acceptance of the Audit Committee recommendation and selection of the #1 ranked firm to provide auditing services for the Fiscal Year 2019. There is no back-up material.

The eighth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for your review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 5 is the approval of the Fiscal Year 2020 meeting schedule. A sample meeting notice is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'George S. Flint', with a stylized, cursive-like script.

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Reunion East Community Development District was held Thursday, May 9, 2019 at 2:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present were:

John Dryburgh	Chairman
Mark Greenstein	
Don Harding	
Steven Goldstein	
Trudy Hobbs	
George Flint	
Andrew d'Adesky	
Alan Scheerer	
John Cruz	
Yellowstone Rep	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the Audit Committee meeting to order at 1:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There is only staff and the audit selection committee present.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: This is the standard Request for Proposals (RFP) and selection criteria that the District used in the past. The selection criteria are set forth in the statute and include the ability of personnel, experience, understanding of a scope, ability to furnish the required services and price. Price is the only one you have discretion over as to whether you include it or exclude it. We recommend that you include the price because the auditing firms are very competitive. We weigh them evenly at 20 points each. If the Board chose to, you could change that, but this is how you have done it in the past.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Request for Proposals and Selection Criteria were approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: We provided you with the form of the notice that will run in The Orlando Sentinel informing any qualified audit firms that if they were interested in providing auditing services. We also mail this out to five or six firms that do the vast majority of the audits to make sure we don't rely solely on the ad.

On MOTION by Mr. Goldstein seconded by Mr. Harding with all in favor the Notice of Request for Proposals for Audit Services was approved.

C. Public Announcement of Opportunity to Provide Auditing Services

Mr. Flint publicly announced the opportunity to provide auditing services.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Flint: That's all we have so we need a motion for adjournment.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Audit Committee meeting was adjourned.

Attest

Chairman

SECTION IV

Reunion East CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Berger, Toombs, Elam, Gaines & Frank					2019 - \$4,575 2020 - \$4,575 2021 - \$4,665 2022 - \$4,665 2023 - \$4,795		
Carr, Riggs & Ingram					2019 - \$5,200 2020 - \$5,450 2021 - \$5,750 2022 - \$6,000 2023 - \$6,250		
Grau & Associates					2019 - \$5,500 2020 - \$5,600 2021 - \$5,700 2022 - \$5,800 2023 - \$5,900		
McDermitt, Davis					2019 - \$5,200 2020 - \$5,300 2021 - \$5,400 2022 - \$5,500 2023 - \$5,600		

BOARD OF SUPERVISORS MEETING

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Reunion East Community Development District was held Thursday, July 11, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein
Don Harding
John Dryburgh
Steven Goldstein
Trudy Hobbs

Chairman
Vice Chairman
Assistant Secretary by phone
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Andrew d'Adesky
Steve Boyd
Alan Scheerer
Rob Stultz
John Cruz
Richard Nasser

District Manager
District Counsel
Boyd Civil Engineering
Field Manager
Yellowstone
CWS Security
Kingwood Resort

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll and a quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Any members of the public have comment for the Reunion East Board?
Hearing none, we will move to the next item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 13, 2019 Meeting

Mr. Flint: Are there any additions, corrections or deletions?

Mr. Harding: I have a couple of comments on who said what. On page 13, it says "Mr. Harding: There seem to be some short-term rentals on my street," I think that was Mr. Dryburgh,

not me. Then on page 15 on the middle of the page it says, "All of these houses on this park are rental homes. The only permanent homeowners there are Kim and Bob." I don't know those people.

Mr. Goldstein: That was me.

Mr. Harding: Those were the only things I could see.

Mr. Flint: Okay. Any other comments?

Mr. Greenstein: On page 1 we have to properly identified Rick Feather, somehow it became Steve Feller. Even though on the West minutes he was correctly identified, but he didn't survive the East minutes.

Mr. Flint: Interesting.

Mr. Greenstein: Starting on page 4 and going through that Sixth Order of Business, we just have to change it to be Mr. Feather.

Mr. Flint: Right.

Mr. Greenstein: On page 17 the comment I made, "Being on the Reunion West Board I have mentioned from time to time about doing more than just the grass there." We are talking about the median on St. Cloud Rd. I said, "I think at some point down the road that entrance." It stays, "will," it should be "could" become the main entrance because of traffic and road construction.

Mr. Flint: Okay.

Mr. Greenstein: I don't anyone to think that I'm shifting the entrance to that side.

Mr. Flint: Okay. Anything else?

Mr. Dryburgh: On page 17 after Yellowstone Rep, "Kevin told me that none of the ones on the golf course currently work." That was me, not Mr. Harding.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor, the Minutes of June 13, 2019 Meeting, were approved, as amended.

FOURTH ORDER OF BUSINESS

Consideration of Request for Closure of Spine Road Bridge Access for Reunion Village

Mr. Flint: The issue of the Reunion Village and Spine Road Bridge Access, Mr. Chairman.

Mr. Greenstein: At the last meeting we deferred action on that item to give the Board the opportunity to receive more information about the issue. As a result, I had a meeting yesterday with Richard Nasser of Kingwood and Fred Zohouri who's another principal in Kingwood and Kevin Bacon the GM asking them for their input on the issue. As a result, there have been discussions and there will continue to be discussions with Encore about the Reunion Village Project and Encore's specific request to close off access to the bridge. Do you have anything else to add, Richard?

Mr. Nasser: Not really, other than we are meeting next week and hopefully we will have something in the next couple of weeks.

Mr. Greenstein: And from discussions that I had with Encore with John Chiste. He's on the West Board so I can speak with him about it since it's an East Board matter. They are open and looking forward to meeting with Kingwood to take another look at that Reunion Village Project. So, it's more than just the bridge, it's the project itself. That's probably why we don't see Mr. Feather here, asking for where's the action on his request. Because they didn't withdraw it, but there's nothing for us to take action on.

Mr. Harding: I would just like to make some comments. I wrote a little epistle that I handed out to fellow Supervisors and I also had some input from David Thurman who gave me some written input saying my personal opinion is that there are already many examples of Reunion Parcels being detached from the core, but are part of the community none the less. Adding another free pass throughway into Reunion just adds to our problem of public access to the community. I'm okay with it becoming an emergency exit, which is what Mr. Feather is proposing as an emergency exit and not a regular through type road. And that's what his proposal is. The other issue I have too, is the fact that it is not part of our Reunion Master Association. The other part is security won't have any control over that area either. So, those are some reasons that I've outlined in my little epistle. I think we are okay with it being an emergency gate and having it being landscaped like a park like they had proposed. That's what I would recommend to approving as far as the Board is concerned.

Mr. Goldstein: I have one comment to make and its discussions that I've had with people that I know on a regular basis. Nobody has a problem with that being an emergency exit. It doesn't affect us at all. It won't create traffic. It will give them what they are asking for and it gives us a park which is kind of nice there. They could still walk through that area from their side

if they want access to Reunion too. There's nothing stopping them from riding a bicycle through the grass or walking over. But I have to agree and I think everybody else I talked to said the same thing, they don't want another hole in the sieve. And our security has already admitted they can't stop people from coming through our gates. We have an open road from over there, they are going to have the same problem. They can't stop them from coming through there. They are public roads, so unless somebody can assure us that there's a way to stop that from happening. I don't think anybody can do that, then I would have to agree with Don. I'm totally against it and that's the only reason why.

Ms. Hobbs: I think I still have a number of questions. I know you're right about that being an access. If that ends up being a private road, on their end then that would change things. Because there wouldn't be a drive through. It would only be people from that community that could come through there. It would also be an Encore's interest in that case if we opened the side road to have the security gate there because it would mean that we wouldn't have access to that road anyway since it's private. But that community could come through, so we wouldn't see a huge number. It wouldn't be a drive through as far as general public is concerned, but it would be accessed to that community which is on the CDD. After hearing from them, my suspicion was that they were probably going to make that a private road which is why they already said they were going to put a security gate at the other end.

Mr. d'Adesky: Just to be clear, the issue when it was brought before us last meeting was the first time we'd seen it. Certainly, we have heard nothing on how they plan to finance the roads. And to be clear as I explained to Supervisor Harding, one of the reasons why the roads have to be public is the way their financed. So, if their financed with tax exempt bonds, they need to be open to the public in the sense that you can't ultimately force them to deviate from a manned gate.

Ms. Hobbs: Correct.

Mr. d'Adesky: Now if it's a private community, yes. It does change the analysis, but like you said, they'd want a gate on their end to prevent the public from coming in through our roads into their development. Now there might be something to be said from the interconnectedness of the community holistically or the access to the amenities on our side, but that's for Supervisors I think to think over. And what's the value of interconnectivity within Reunion.

Mr. Harding: I guess my issue is if Encore is proposing that it be an emergency exit and some of us Board Members believe it should be an emergency exit, then let's do it that way. I mean I don't understand why.

Mr. Dryburgh: I would agree with you, Don. I agree. I walked that territory twice and I had very mixed emotions about it being closed, but I agree. After looking at it and thinking it's really in their best interest. I don't see where it makes it all that much easier for people to get into Reunion. So, if we are eliminating a traffic issue, that's probably the priority.

Mr. Harding: So, why can't we just approve that?

Mr. d'Adesky: There's nothing to approve.

Mr. Greenstein: Look at me.

Mr. Harding: Huh?

Mr. Greenstein: You can look at me when you say that.

Mr. Harding: I'm not looking at you.

Mr. Greenstein: No, no. I'm asking you to because I know the facts. The facts are as follows: May of 18 the developer the declarant in that declaration, Adler, met with principals of Encore and came up with they believed to be their agreement concerning development rights and other issues concerning development of that property. We now have a successor, owner, the declarant who has rights under that agreement to revisit some things that were agreed to. And if everyone had spent the time, I believe, to read the declaration itself, they would see that it has specific intent for access between that parcel and Reunion East. It left it up to Encore to determine where the guard house would be. It talked about the guard house being turned over to the Master Association for operation, even though it's built by the CDD. The document itself is flawed. The document itself is not ready for permitting. It talks about storm water management being a responsibility of the HOA when it's not, it's a CDD. But the real issue is this, the successor owner operator of the resort and Encore which I confirmed right before this meeting by talking to John Chiste, agrees that it is in their mutual interest to sit down the meeting next week and reevaluate how they develop Reunion Village. So, there's no need, there's no gun to our head. We just received this request last month. If you look at the plan, the plan was developed, the plat was put on paper in November of 18. When we inquired in months past, Encore was not ready to do anything with that parcel. They were focusing on other projects. Now, because of successes they are having elsewhere within Reunion, there you have move this

to the front burner. They do recognize that some decisions that were made in that document probably could be improved upon. And I'm not sitting here acting as mediator or anything else. You can read the minutes from the last meeting so you can see where I stand on from a tax paying, property owner assessment stand point that they should have access to the rest of the CDD amenities without having to go through the front gate. But the point is, this is not the time to have a vote or an action. We can get Encore to withdraw that request if I ask for it, I'm sure we would have gotten it. I didn't think we needed it. I didn't think we were going to be sitting here discussing this issue when the only action to take is to defer it to the next meeting. We will then be educated or we will learn along the way as to what the results of Encore's meeting with Kingwood and we will march on from there. There may be no action for us to take other than approve a bond issuance.

Mr. Harding: That's fine.

Mr. Greenstein: Well, that's where it's going.

Mr. d'Adesky: I would recommend having staff, George and I can reach out to Rick Feather and when they are ready to come back with those plans. Because like you said, there's no plans in front of us right now to approve. We have what they had month, that's not saying that's what they want us to approve this month even if we had it in front of us.

Mr. Goldstein: Maybe 2 months.

Mr. Greenstein: There are problems with it.

Mr. d'Adesky: It might not be next month; it may be 2 months from now where they come back. I don't know their timeline.

Mr. Goldstein: We can put it on as an action item?

d'Adesky: Yeah.

Mr. Greenstein: It will be on next month's agenda and hopefully we will be able to adjudicate it and we will see what they come up with.

Mr. Flint: Okay, sounds good.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-04 Setting a Public Hearing for the Purpose of Towing Rules and Policies

Mr. Flint: I think item 5 is going to be an easy discussion because we were waiting on a map. I haven't seen map. John, were you working on that?

Mr. Cruz: So, what I think I want to clarify is what is the goal here? I mean, I do want to eliminate parking on the roads, but after looking at it there's really a couple options. Do we eliminate parking on both sides? One side? That comes with its set of problems. With the size of the homes that we have being built now, there's no way that folks are going to be able to park all their vehicles on their driveways. Especially on the West side. Like if you look at Grand Traverse, that's the trend that they have going on over there. When you have these homes being built to sleep 30 people, you are looking at 10 vehicles.

Mr. Goldstein: John, what you are asking us is no parking on the streets or can we park on one side basically is your options. Am I right?

Mr. d'Adesky: He's looking for some direction.

Mr. Goldstein: I think that's what we kind of started that way. Initially on one side because as you said, what do you do if you have a party at your house? I just had 4 families from Reunion over for dinner. A barbeque one Sunday. They can't park in my driveway. I mean we don't have enough of those spare spots on the sides for people to park. We all don't live by the water park, so we can't use it. So, I think you've got to leave parking on one side of the road. Does that solve our safety issue with the fire trucks and stuff?

Mr. Flint: Well, the problem with leaving and Steve has brought this up before, the roads are not wide enough. Correct me if I'm wrong, but I think the majority of these roads are not designed for any on-street parking. So, by designating one side for parking or one side for not parking, you're defacto saying you can park on the other side which is a problem.

Mr. Cruz: The tricky issue is the 24ft wide roads aren't wide enough for on-street parking. Some places their on-street parking was anticipated. In practice if a car parks on one side of the road and there's not somebody else parked on the other side, you can get by and a fire truck can still get by. But when you go to the next step of saying parking is allowed, I think that's when you are opening the door to a potential problem because it's not really designed for parking.

Mr. Goldstein: How many of our streets is no parking streets right now? Does the law say they are no parking streets?

Mr. Cruz: The law doesn't say they aren't.

Mr. d'Adesky: Practically they are not. It's practical by the dimensions that are required for emergency exits. They are not set up as capable of parking. So, once again if the police came

through and there was no emergency access, they could remove the vehicle or fine that vehicle. Once again, that's only going to come with an emergency situation and God forbid that comes up. Now they've actually impeded emergency responders from responding. This is more preventative.

Ms. Hobbs: If memory serves me, the issue with road was raised again. I know it's been talked about a lot. It was on the Board before I was even on it. Someone came forward and said there was a problem because there were cars parked on both sides and then ordinary vehicles, one of the residents, could not get down between those two cars with his vehicle. So, although emergency vehicles are a consideration, I think that's the initial reason we started to look at this. It was more to do with just general access from ordinary vehicle trying to get down the road. But I'm curious because you are saying that we kind of can't say well you can park on one side but not the other. We are now suggesting that you are allowed to park on the street.

Mr. Flint: Right, that's the problem.

Mr. d'Adesky: It's implication. I mean we obviously wouldn't be posting a sign that says yes you can post on the other side, but by the fact that there's not tow a way signs.

Ms. Hobbs: But we also have no way or power or whatever you want to say that you can park on the street.

Mr. d'Adesky: Yes, we do. We can tow them which is what we are trying to do.

Mr. Hobbs: So, we can tow everyone. Okay, I get it. So, we can say no, you're not allowed to park.

Mr. d'Adesky: And that's why John is asking. He's asking before the massive backlash you're going to get. When you are barbequing and you are getting towed because.

Mr. Flint: Previously when we talked about this, we talked about the fact that the CDD doesn't have police powers. We can't give tickets. But there has been a statutory amendment that allows CDDs to implement towing policies. So, that's the only tool we have.

Mr. d'Adesky: You all make the policy decision. I think it's kind of hard for staff to be fair to make those policy calls because that's a lot.

Ms. Hobbs: We can make a policy decision that says we are going to tow any car parked in the street?

Mr. Flint: Yes.

Mr. d'Adesky: Or you can say no overnight parking or whatever you want to do.

Ms. Hobbs: Okay.

Mr. d'Adesky: If that's what you wanted to do, say no overnight parking. If you're parked between the hours of, I don't set an hour, 10pm and 6am anywhere on the street, we are going to tow you. You can do that too. It's up to you to make those calls.

Ms. Hobbs: Okay, thank you.

Mr. d'Adesky: He will make the map. I think he needs you guys to make a little bit of a call.

Mr. Flint: I thought we had some specific neighborhoods where this was worse than others.

Ms. Hobbs: Yes.

Mr. Flint: And I thought we talked about maybe doing a pilot project where we only did it for that neighborhood vs doing the entire Reunion.

Mr. Goldstein: Well, mainly it's your little side streets are the ones that don't have any, yeah.

Mr. Greenstein: The whole thing started when I was parked on Corolla Court when Jeff Pile and Terry came to me and described the situation. That they couldn't believe was possible happening. Where because of two larger vehicles parked on either side of the street, they couldn't get through with their medium sized SUV without folding the mirrors in. That kind of thing. So, the key words that I've heard that I think are key to how we go forward is overnight parking. Is something that prohibiting on-street overnight parking is something that has to be presented to the community to get their input. Because we are all going to have parties, we all are going to have during the day types of situations, but to control the during the day situation that becomes the emergency access you can't get through. People have to know that they can't park side by side to prevent a vehicle from coming through. So, the real impact I think we can adjust somehow security. We can get the population to recognize that it doesn't make common sense to park that way. Because if you can't get a normal vehicle through, forget about a firetruck. Long term, I really believe and I don't know which part of the grander plan, but it's talked when Adler was still here to build the parking garage along Lake Wilson Rd. as an extension to the Grande. If there was an offsite parking facility then I guess the Resort could possibly offer a shuttle service to people. And promote the idea of if you have a large group, you park in a central spot, but you've got the shuttle to take to you to the residents where you are going to be. There're all

kinds of different things that can possibly happen, but the key thing is we've got to get it out there. As a draft, as a proposal, not that we are doing it. We want input from the community because everyone is going to have a different spin on how we should manage it. Someone actually made a comment at a builder's meeting the other day where they are proposing alternate side of the street parking. I thought I was back in New York where I had to remember was it Tuesday or Thursday and I got to move my car. So, everybody has an angle on this, but we are all in agreement that we need to do something about it. And I think the starting point is to come up with an initial proposal which this is close that prohibits the overnight parking.

Mr. Harding: Some streets are obvious. On Radiant St. where it's kind of obvious where some of the houses don't even face the street so, it would make sense to have parking on the one side of the street and not the other side. All the way down the street because there's not any houses facing that way anyway. So, that would be an easy thing to do there. No parking on that side.

Mr. Goldstein: I think you really ought to just pick a couple of streets like the Radiant, Gathering Ct., Corolla Ct. I would put no parking on side of the street and see how it works.

Mr. Harding: Just the main.

Mr. d'Adesky: Granted, we still have to go through the formal process. That's the point. Because of what this is and what the repercussions are, we still have to go through a formal process.

Mr. Goldstein: I'd say like 3 areas. Like Mark said, let's not do the whole thing or figure out the 3 streets that are going to be the ones that benefit the most.

Mr. Dryburgh: Well, Steve, with that idea in mind, I think Mark's idea still informing the public and getting their approval might make sense. So, just that they are aware of the fact they're going to be restrictions.

Mr. Goldstein: Oh yeah, I have no problem with that at all.

Mr. d'Adesky: So, in that sense, you would want to delay doing anything here and then maybe put something out. I don't know if you can do it through the HOA.

Mr. Greenstein: Do we have to have a hearing on this?

Mr. d'Adesky: Yes.

Mr. Greenstein: So, do we just want to come up with a draft policy or draft procedure and close it?

Mr. d'Adesky: I guess today you could set the public hearing for you know, 60 to 90 days from now. In the meantime, designate try to circulate as much information as possible and pick those roads.

Mr. Greenstein: I'm thinking more along the lines of not signs but striping.

Mr. d'Adesky: There's specific signs you have to use for towing.

Mr. Greenstein: Okay, well hopefully we get to minimize where we place the signs, so we don't have a sign every 20ft that has no parking on it. On one hand we are trying to minimize signage and on the other hand now we are going to literally place with signs that say no parking.

Mr. Goldstein: And what kind of poles we are going to use? Not cheap ones.

Mr. Cruz: One other idea and you probably wouldn't want to go this way is how you say yellow painted curbs as fire lanes. So, if you have any areas that you didn't want them to park, you could paint them yellow. You wouldn't have to have a sign there. Although, I know you don't want yellow curbs in front of your houses probably. Just a thought.

Mr. Harding: Very good. We are going to get plenty of input once this thing is hoisted up the flag pole for comment. So, as a policy, do we agree that we think we want to move in the direction of beyond the demonstration project? We want to move in the direction of no overnight street parking? Which was the intent when the community was first established. They thought when they were building 4 and 5-bedroom homes, that having the 4 parking spaces, 2 in the garage and 2 on the driveway was going to solve everybody's problem. Until people started building bigger houses and we had that depression.

Mr. Goldstein: Well, what are you going to do if you make no on-street parking. Where can they park their cars if they can't park in their driveway?

Mr. d'Adesky: He was saying overnight. Depends on how you define that and this is 10pm to 8am, I don't know.

Ms. Hobbs: I was just going to ask that question.

Mr. d'Adesky: You can change the definition.

Mr. Dryburgh: I'd be worried more about the fact that you can't get firetrucks down. Don't you still have to have one side open?

Mr. d'Adesky: No, no overnight means no overnight on either side.

Mr. Dryburgh: I've got that. What about at 8 o'clock in the morning when there's a fire and they can't get a firetruck down because they guy is parked.

Mr. Greenstein: That's what I was saying. That's a security issue. That's an emergency access issue and the rules would have to be in effect during the day on that.

Mr. Flint: Well, it's already covered under go ahead you site the statute, Andrew. I don't want to play attorney.

Mr. Dryburgh: No, you were doing a good job, George.

Mr. Flint: Statute 316 addresses the issue of emergency vehicle.

Mr. d'Adesky: I didn't even know that. You've got that number for me. Emergency folks would site you for that, but once again, we don't want to get to that point. This is preventative to avoid getting to that point. And also, to avoid the basic access issues which I think brought this up in the first place.

Mr. Greenstein: Truthfully, I think it's I don't want to say this, someone else say it. People are going to have to find places to park. And while we are going to start this off with the demonstration project to assess impact in areas that are choke points that we already know are problems, but we have to have a long-term plan. That's why I raised the issue of the parking garage.

Mr. Goldstein: Can people park at the waterpark parking lot?

Mr. Greenstein: Well, this is what we have to look at as a community overall. There may be overnight parking locations that can be used. The park can be used, but then there will be an issue when the person doesn't move their car in the morning and that kind of stuff.

Mr. Goldstein: Yeah.

Mr. Greenstein: But it happens everywhere. Now, in Celebration they almost had a riot. 1,000 people or something show up to the meeting when they tried to propose no parking on the streets in Celebration. I don't even think, was it one side only or no parking at all?

Mr. Goldstein: At all. It was no parking at all.

Mr. Greenstein: I'm not saying I'm taking the negotiation stance on this by saying no parking on the streets and then we back down to the one side only and that's the middle ground that we have to work the crowd to get them to that point. You know, we are being open and honest about it.

Mr. Harding: Which side do you pick?

Mr. Greenstein: Exactly. So, it's going to be an interesting voyage, but I think we have to go on it and start determining which streets we are going to use as a demonstration project.

Mr. d'Adesky: I agree. I think we have to be totally transparent and kind of open it up. I think it's going to be discussed this. I definitely think that you know, we can make some edits here. Bring it back to the next meeting, set the date for 60 to 90 days out so we have lots of time to talk about this. I think 2 things; I guess the first is, I think you said changing the overnight hours instead of 10 to 11 or midnight?

Mr. Goldstein: I think midnight.

Mr. Greenstein: Midnight to.

Mr. Flint: 6am?

Mr. d'Adesky: I go to bed at 6 so.

Mr. Greenstein: Yeah, but we all get wild about twice a year, so.

Mr. d'Adesky: We will say 6am, okay. Okay, midnight to 6am. Then you know, you've mentioned a couple of streets.

Mr. Greenstein: Corolla.

Mr. Harding: Radiant, Excitement.

Mr. Dryburgh: Gathering.

Mr. Harding: Yeah, Gathering.

Mr. d'Adesky: I just want to make sure those are included.

Mr. Harding: On either side of the street?

Mr. Flint: Well, it doesn't say that, but common sense would dictate.

Mr. Scheerer: Well, there is no parking signs off on the West side of Reunion Blvd. for the homes that are in Patriots Landing. There's just a handful in between.

Mr. d'Adesky: I think the point is to correct the problem areas first.

Mr. Goldstein: And maybe the other problem in Excitement is the 2 roundabouts. There are not many cars on my street ever because they are all rentals. They are small rentals. The roundabouts on Excitement are really bad. There shouldn't be any parking anywhere on those roundabouts.

Resident: So, is this issue getting calls by guests or residents?

Mr. Harding: Both.

Mr. Greenstein: A car is a car. It makes no difference. There's no distinguishing.

Mr. Goldstein: I think that for the communication with guests coming in you can provide that information. There's no street parking without any legal backup. You could provide that

information. When they check in, you provide that by your property managers or whatever to inform them that there is no street parking. You don't need to back it up legally. Just ask. Just inform them. Then security has active patrols to make sure that we correct problems as we see them, like we used to do in the past. This has been an issue from day 1.

Mr. Cruz: There's a big elephant in the room that we aren't touching. That elephant is that when they are bringing their guests in, the guests check in then they are bringing in their overnight people. So, Corolla Ct. there was a house there for 37 people, but only 9 was registered to be there. So, when guests check in from the other operators, Jeeves, Reunion Vacation, Orlando Magical Homes, that's other criteria to add on top of the parking situation.

Mr. Greenstein: Well, the rules are going to apply to everyone. We know you could have a 4-bedroom/5-bedroom permanent resident has a party and invite a nice load of people and have cars all over the place. So, we know we are trying to make sure there's enough off-street parking based upon the number of bedrooms which is in county code and was a Master Association rule before the county even codified it. But that's kind of like the minimum level of security that we can achieve or efficiency we can achieve by keeping cars off the street. When you invite people to a party that equation, that formula, that approach is meaningless. That's why you have to have the prohibition against overnight parking, and you have to have the ability to make sure that emergency vehicles are not impeded. But hopefully we will come up with a longer-term solution. And I think Steve, you brought up the waterpark.

Mr. Goldstein: Well, I know people, they'd actually bring buses back and forth from the waterpark didn't they?

Mr. Greenstein: We've had people with really large campers that are more like tour buses that needed to have a place to park and would get permission to park in some mutual territory and keeps it out. It couldn't even make the turns into the residential streets half the time.

Mr. Goldstein: But it's something the Resort could do to help alleviate some of the traffic. If we could legally tell people they could park there but I know.

Mr. Harding: Legally an emergency vehicle can plow through barriers.

Mr. d'Adesky: Yeah, if your car is in the way they can ram you out of the way if they need to. And they are going to by the way if it's a serious incident like a fire or something like that. If it's active, they are going to ram your car out of the way.

Mr. Harding: Without any kind of liability. I think everybody ought to be aware of that and maybe entice them to have some kind of policy one way or the other.

Ms. Hobbs: Quick question. So, are we are saying that the roads are too narrow and there will be one side parking and an emergency vehicle is trying to get down then that emergency vehicle would not be able to get through?

Mr. Goldstein: I think the emergency vehicle still can get by when one car is parked.

Ms. Hobbs: Just one, okay. I was wondering if we are telling them they can park on that side of the road and the emergency vehicle smashes into them, are we liable?

Mr. d'Adesky: No, no, no. The CDD wouldn't be but I think what Steve was explaining was like the difference between defacto and deserve. So, like yes by law and regulation the width is just enough for an emergency vehicle to go down, but practically the fact is they are going to up on the curve. They are going to get around, but that's you know going to involve some ramming if there's two cars on it.

Ms. Hobbs: That's why I was asking if we say one side and not the other what the ramifications might happen.

Mr. Cruz: And on the other hand, it would be a good policy is as soon as you see two cars parked on opposite sides, you immediately start towing.

Mr. d'Adesky: And also working for that it has to be once again like any rule that's passed, it's got to be uniform, it's got to be straight forward, it's got to be applied in a consistent basis. It's really difficult. Yes, so just label one side.

Mr. Harding: I mean people are going to be mad because of why did they pick that side vs. my side or whatever, but.

Mr. Greenstein: We aren't going to win friends with this. We know that, but this is for the good of the community, it's for their own good as well. The other thing is, this is bringing out behaviors which people think are acceptable. Parking on grass, even when they are in their driveway, you know they've got their car situated where they are blocking the sidewalk. People have to walk up and down and go around cars. So, this is going to point out a bunch of things which hopefully will get people to be more aware of what they are doing and how it's impacting the community and others. Give them an opportunity to tell us a better way of approaching this and do it as a demonstration project so we are not implementing across the Board immediately. But again, I think we are going to need some high level, long term solution to.

Mr. Harding: Why don't we have John just go through on all of our streets and identify what would be the preferred area. What would be the preferred side to have no parking? Like some streets are very obvious, but I don't know maybe.

Mr. d'Adesky: I think it might be prudent just to if we are limiting it to these streets, just start with these streets, focus on that and then expand the scope.

Ms. Hobbs: I have a suggestion to even narrow that down to just Excitement.

Mr. Goldstein: I said the roundabouts, not Excitement. There needs to be some marking.

Mr. Dryburgh: Well, perhaps it might make sense on those streets for, John people to actually go around and start slapping stickers on windows on these cars that are parked on driveways where they are blocking sidewalks overnight. Which currently doesn't seem to happen.

Mr. d'Adesky: You can't do that yet, though.

Mr. Flint: Well, they could put a warning on there.

Mr. d'Adesky: I guess you could put a warning, but it can't.

Mr. Dryburgh: I'm not suggesting tow them, but I am suggesting to start applying warnings to these people so they can become aware.

Mr. Goldstein: Is there an Osceola County ordinance against parking on sidewalks?

Mr. d'Adesky: We can't enforce Osceola County ordinance. He's correct, yes, but the sheriff would need to be contacted.

Mr. Flint: It's either sheriff or code enforcer. I think code enforcer.

Mr. d'Adesky: Code enforcer would be more likely to do it.

Mr. Harding: The proposed policy that says no overnight parking based on those hours. It will be parking on one side of the street only. Then just get that out there and then we will have our hearing along with other things.

Mr. d'Adesky: I would keep most of the other stuff that I have in there because it's stuff like don't keep derelict cars, don't park on the grass I mean stuff like that. That we don't currently have in writing, but clearly, logically you want that.

Ms. Hobbs: Yes.

Mr. Harding: Let's do that.

Mr. d'Adesky: So, what I'll do is I'll make.

Mr. Dryburgh: Do you have to give the time of 90 days for discussion? This is not going into effect yet?

Mr. d'Adesky: No, no in fact I'll bring back this resolution at the next meeting. Because we really need the map. So, we will bring back the resolution with the revised map. John, do you feel comfortable with that direction?

Mr. Cruz: Yes.

Mr. Flint: There's going to be those limited streets then designating which side would be no parking.

Mr. Cruz: Going back to what Mark suggested, what option are you going to give these people? There's no option to give to people.

Mr. Flint: Well, with parking on one side of the street, there's still going to have an alternative to parking on the other side of the street. Right now, they can't park on both sides.

Mr. d'Adesky: I guess they could park on a different street; you know. Move to a different street. Park on that side and walk a little bit.

Mr. Cruz: It's probably not something new, it's just people can't park on both sides. That's something that you always see.

Mr. Greenstein: Well, that's basically the administrative approach that we've taken. The officers are not going to knock on someone's door and ask them if they own that vehicle. They would just point out; I don't know if they would give them a warning to say you know. A warning sticker or whatever, but they would always be looking for choke points where it could be a problem. And if they saw somebody parking there, they would tell them you know they shouldn't park there, but how often does that happen.

Mr. Flint: The sophisticated consumer knows and we've had that. Haven't we had that circumstance? Where you've got the homeowner that knows there's no enforceability to a sticker and they keep pressing you on and then they call me. Then they call you again.

Mr. d'Adesky: Look I do that in my parking garage all the time. They tell me I'm double parking and I tell them to go take a walk, you know.

Mr. Flint: We can be flexible on how we enforce it, but at least this gives the ability to ultimately tow somebody.

Mr. Greenstein: If there's any suggestions to getting something that we have to run up the flagpole, we have to have the public hearing, we're not announcing this tomorrow, but.

Mr. d'Adesky: It's just like your budget, you know. You put it for a hearing and you can ultimately, if you get a bunch of people complaining about it you can just not adopt it. But we just have to start the process.

Mr. Greenstein: We amend it or whatever. I think the idea that we are doing a demonstration project is the right approach. This way we will learn from it and hopefully we will get, I'm not saying we are looking for their permission, but we'd like the consensus of the community that yes, we should continue down this road.

Mr. Goldstein: Maybe they will be happy with it.

Mr. Harding: So, you are going to revise this for the next meeting?

Mr. d'Adesky: Yes, I will revise it.

Mr. Harding: Then how will we get it out to the general public.

Mr. d'Adesky: You can do whatever you want to get it out. You can circulate it through the HOA, you can slip it under people's doors.

Mr. Greenstein: Like you said the HOA and out and about. Anything that impacts Resort guests or people that live here, I mean.

Mr. Cruz: Say, here's a proposal.

Mr. Greenstein: This is what we are doing. The other thing I'm going to mention last but not least administratively, it is not that we have to plan for this I think it should be an evening meeting. When we have just the one time, we need to have whether it's a 6 o'clock or 7 o'clock or whatever time you want. Because this is where the most, otherwise we're not going to participation we will just get a whole bunch of complaints.

Mr. Flint: Is it going to be after cocktail because I usually don't like meetings after that.

Mr. d'Adesky: George has other managers that he can send.

Mr. Flint: Not for me, but for the people who come after cocktail hour.

Mr. Greenstein: Who knows? Just do it in the evening so that we can max the participation.

Mr. d'Adesky: Sure. So, we don't have to set the date or time until the next meeting. So, we will bring all of this back to the next meeting. I think it was good to get the overview because once again, it's a huge thing for the community and there's lots of repercussions.

Mr. Greenstein: Absolutely.

Mr. Flint: So, then at the next meeting you would set the public hearing and it would have to be at least 30 days out which means it's probably going to be October. You can do the October hearing in the evening if you choose to do that.

SIXTH ORDER OF BUSINESS**Ratification of Agreement for Use of Amenity Facilities**

Mr. Flint: The Resort requested the use of the facility on June 19th and they contributed a donation associated with their use. I'm just asking the Board to ratify the agreement.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor of Ratification of Agreement for Use of Amenity Facilities, was approved.

SEVENTH ORDER OF BUSINESS**Discussion of The Terraces Fountain Maintenance**

Mr. Flint: Back when the economy went in a downward spiral and we were looking at ways to save money. I mean we were reducing annuals. We had made a decision because the Terraces pool was heated with propane that we were not going to heat it year-round. Another issue a step that was taken at the time is the fountain at the Terraces which is owned by the CDD. Because we didn't really operate any other fountains, the decision was made that we were going to turn the fountain off. So, the developer at the time said, no don't do that, the Terraces will pay those costs to keep it going. So, that's been going on since then, it was probably 2007.

Mr. Scheerer: No, I think it was 2010 or 2011.

Mr. Flint: Oh, it was that late? Okay. I thought it was earlier than that. Since, 2010 or 2011 the developer through the Association has been paying the cleaning costs and the electric for the fountain. With the recent transition, the residents apparently have gotten control of that Association. They've gone back and have been reviewing the books and they ask the question, "Why are we paying for the maintenance and the electricity?" They've contacted Don. You know, frankly, it's a valid question. We've been paying the capital expense on repairs but the ongoing electricity and the cleaning we've been billing the Association for those services. We actually stopped billing it. I think the last bill we sent was last October. So, their current fiscal year would start on January 1 and they haven't paid anything. So, the question is for the Board going forward and you have the costs.

Mr. Scheerer: Yes, so the monthly cleaning cost is \$435 a month. That's just to clean the fountain and then they were paying a portion of the electric at \$275.

Mr. Greenstein: Who do they have cleaning it? What are they cleaning it with? I mean, how big is this fountain?

Mr. Scheerer: It's huge.

Mr. Greenstein: I'll have to go over there to appreciate the cost of the maintenance. I'd have to go look at the fountain itself.

Mr. Flint: That price is not a bad price.

Mr. Scheerer: It's 7 days a week. It's not a couple days a week. It's 7 day a week service. Yellowstone provides that service and we pay them.

Mr. Goldstein: So, it's cleaned out every day?

Mr. Scheerer: Yeah.

Mr. Flint: And it's chlorinated.

Mr. Scheerer: It's like a pool. Our pools are treated 7 days a week.

Mr. Goldstein: Right, I understand that, but fountains aren't. County doesn't say you have to check your fountains every day.

Mr. Greenstein: Unless someone's going to jump in it. It seems kind of a high price for maintenance.

Mr. Goldstein: That's crazy.

Mr. Flint: We can look at reducing the number of days as far as responsibility. I think the CDD should take it back it over.

Mr. Greenstein: That's not a problem. I think we need to find a more efficient way of maintaining it.

Mr. Goldstein: I mean capitals are in it. The only thing that could be wrong with it is leaves and stuff in it, right?

Mr. Scheerer: Yes.

Mr. Harding: Why don't we just agree that we are going to take responsibility for it. It is a CDD fountain and if we can get a better price and leave it up to Alan.

Mr. Flint: Let's just do a not to exceed based on the current contract. We will go back and see what we can do to reduce.

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor of Discussion of The Terraces Fountain Maintenance not to exceed current contract price, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. d'Adesky: Okay, a couple of things. We anticipate at some point there will be an update in the development status for Kingwood. So, there's no update on the unexchanged bond issue as of yet. We did transfer over. Alan got back to me promptly after last meeting and gave me the parcel ID number. There was that dog park that we were interested in the children's playground. We were under the impression I think we talked about that being a POA track. That is not a POA track, that is a Kingwood track. So, I did send the information to them and they have the information. So, here are the options so you are aware of what we need to happen. It's still a private analysis, so it's still the same thing. So, what would need if CDD was going to do it, would be either a permanent easement for the public to access those or just to transfer over the land. The land transfer is easier mechanically, but there are a lot of reasons why you might want to make it an easement instead. Either way we would have to guarantee that we have access before we spend monies from public funds on a private plan. So, that's been transferred over to the MSA's. I think pretty buttoned up.

Mr. Greenstein: I think we are at the finish line. We just need to finalize the document. We will schedule walk-throughs so we can agree on, so you can project when you think you can get a set of keys so to speak. Oh, we have to have a hearing on setting rates.

Mr. d'Adesky: Yes, we have to do that.

Mr. Greenstein: So, we will do that and then hopefully we can schedule that.

Mr. d'Adesky: We could do it at the same time as the towing one if you wanted to?

Mr. Greenstein: Or sooner. We could always administratively control that; we just have to obviously publish it.

Mr. d'Adesky: Right, well it's the same timeline. So, it's a 30-day timeline. We can always call a special meeting if it really needs to happen, but it's through the same notice requirements.

Mr. Greenstein: That's good.

Mr. d'Adesky: That's all that I have unless there's some questions about anything specifically. I know I've already answered some questions for Supervisor Harding. He had some questions for me. If anybody ever has any questions, just please email or call me and I'm happy to walk you through.

B. Engineer

Mr. Boyd: There are 3 things actually. The first, we are still looking into the 4-way stop at Spine Rd. and Tradition. Some issues with Reunion West. In addition to that, we've got you've asked me to look into crosswalks at the Reunion Grand. I'm still working through that, but I do have some concerns about that request. Right now, there's 2 approved crosswalks in the middle and you've got 2 roads that come out on Seven Eagles. Where you are looking to provide crosswalks there. So, you would potentially, if you need crosswalks on each one of those roads, you'd end up having 6 crosswalks in a span of about 100ft. I have a concern with that.

Mr. Goldstein: You mean 3 crosswalks?

Mr. Boyd: Well, you have potentially, if you did each side of the driveway, you would have 2 and the middle and 2 on the other side.

Mr. Flint: Yeah, I would think you would only do one side of each driveway.

Mr. Boyd: One side on each drive then that's a little bit better, but it just seems like you create this huge span of people going back and forth.

Mr. d'Adesky: Which is probably what's going on today anyway.

Mr. Goldstein: Exactly. You've got people crossing up the middle, you've got people crossing in the driveways right now. You've still got to watch no matter what we do. The lights better there; we can see at least.

Mr. Boyd: What are your thoughts about moving the crosswalk signs back? Right now, you pass the driveways before you see the crosswalk warning sign. If those were moved back and you had signs on the pedestrian side, directing people to the existing crosswalks. I'm trying to direct people to the crosswalks planned as opposed to adding new crosswalks.

Mr. Goldstein: They will either walk up the center or they walk up the drive, you know. You can't guess what they are going to do. They are going to cross wherever they want to cross.

Mr. Greenstein: How do you think it's worked there at the waterparks? That was the very first one; heavy traffic going across from the parking lot. We had a natural place based upon curb cuts and everything else, well cross walking and the short cuts that people would take and we kind of compromised where we located it. Nonetheless, we couldn't put one, like you say, every 20ft.

Mr. Boyd: If you start adding the 2 on the outside, you warn somebody to use the crosswalk. They look, they slow down, they pass through it and they're not going to expect another crosswalk to be 60ft away from them.

Mr. Goldstein: Yet, if they leave it in the middle and people are crossing the street and they are not paying attention, you've got people crossing the street and there's no crosswalk. At this point, right now we have the middle which to me it still looks like that's where it belongs. Because you've got coming up from Seven Eagles you've got beautiful walkway up to the hotel, you don't want people walking up your driveways, I know. I don't know, Mark, what do you think?

Mr. Greenstein: It's tough, but I guess your concern is that it's unnecessary impediment to vehicular traffic.

Mr. Boyd: I think we are creating an illusion so to speak by have adding additional sidewalks that would encourage people to cross and potentially give the driver the impression that he's yielded to a pedestrian here, so he's good to go. And he's got 3 more crosswalks, maybe even 4 in front of him.

Mr. Greenstein: Am I correct to say, Richard, wasn't it the Resort that came to us with the crosswalk request?

Mr. Flint: Yes.

Mr. Greenstein: Yeah, that's what I thought. I would think as the engineer; I would think you would give us your best proposal as to however you think those crosswalks should be aligned balancing out pedestrian traffic and vehicular traffic.

Mr. Boyd: I'm going to look for some other similar circumstances and get some more thought to help you.

Mr. d'Adesky: Oh yeah, there are other communities.

Mr. Harding: The current problem is them finding the road too, aren't they?

Mr. Boyd: They are vague with their directions.

Mr. Harding: That doesn't mean that's a crosswalk.

Mr. d'Adesky: There are improvements in other ways to do it. You can put the crosswalk with the flashing crosswalk signs.

Mr. Goldstein: Sounds to me like you just need it on one side and keep it center would be better.

Mr. Boyd: If we put one at the first driveway, that might not be that difficult.

Mr. Harding: Both of your employees park in Seven Eagles where you own that property, right?

Mr. Nasser: Right.

Mr. Harding: So, that's probably where you really want to have one crosswalk.

Mr. Goldstein: And then the center one.

Mr. Harding: And then we've got the center crosswalk. So, what if we just did that?

Mr. Boyd: I would feel better about that.

Mr. Harding: Let's do that.

Mr. d'Adesky: Well, I'm just wondering if we want to set a cap on what we would want him to proceed with in terms of actual. For example, certain improvements cost more than others. So, if you are doing a raised crosswalk, that's going to cost a lot more than if you are doing a simple striping.

Mr. Flint: I think the idea is he's going to come back with a recommendation.

Mr. d'Adesky: Okay, that's what I was going to ask.

Mr. Flint: So, I don't think you need to vote it. Seems to me like you've got consensus and you've got direction. It's on your actions item list, so.

Mr. Boyd: I think those were my only 2 action items for East I believe.

Mr. Greenstein: So, if you didn't do anything to the roadway other than surface marking, do you have to get a permit?

Mr. Boyd: I'm going to find out on that. I think I'm going to deal with the county on bigger issues and try to take the path that these are CDD roads.

Mr. Greenstein: We have an anxious Board that likes to limit tomorrow, we do it. But we know once we get the process going, it's like okay we've got to sit back and wait a few months or whatever.

Mr. Flint: I think if you are putting up a stop sign, you may want to get approval because you are going to ask the County to enforce the stop sign. A crosswalk, I think we would just do it. I think we've almost hit everything on the action items list.

C. District Manager's Report

i. Action Items Lists

Mr. Goldstein: George, on the dog park, we've brought it up and found the land was different, but Alan and I met 2 contractors on this basic cost including fencing for both the dog park area and the playground. They were a major difference. One was \$30,000 and one was \$12,000. We know both of these people.

Mr. d'Adesky: That's why you get multiple bids.

Mr. Goldstein: So, we are going to get a third bid and we are going to try to get something a little more formal. But we actually got this right before the meeting.

Mr. Flint: You don't have to have a fence around a playground unless you want to.

Mr. Goldstein: We know, but we just wanted to have the pricing for when we go ahead and decided on what we want to do.

Mr. Flint: Yeah, okay.

Mr. Goldstein: Okay, we will just push it to next month.

Mr. Flint: And then we will wait to hear back.

Mr. d'Adesky: Ultimately, whether there's interest to proceed.

Mr. Goldstein: Yeah, whether you want the amenity or not.

Mr. Flint: Okay, anything else on the action items lists that the Board wants to discuss? We've hit on most everything. What we didn't talk about I think has been completed.

Mr. Scheerer: The speed limit signs are in. The new ones are in.

Mr. Greenstein: I just want to say one thing. Trudy, Yellowstone, Alan, anyone who had anything to do with the Watson Court park. I was pretty confident that we would be able to do it and it wouldn't be a tremendous effort, but it takes coordination and diligence to see it happen.

Mr. Goldstein: It looks better than I thought it ever would.

Mr. Greenstein: It looks good.

Mr. Scheerer: It turned out great.

Ms. Hobbs: Seeing the butterflies right now.

Mr. Greenstein: At the last meeting I asked for, I think we agreed to it, to proceed with the pole project with the Terraces.

Mr. Scheerer: There are 12 poles in the Terraces that will cost us \$21,470. Those are the decorative poles with the gold pineapples and the back plates for the stop signs. So.

Mr. d'Adesky: Those decorative poles are expensive.

Mr. Greenstein: They are expensive, but on a verbally, written equality is the Terraces. The developer did the wrong thing by taking out what was originally there.

Mr. Scheerer: If he'd paid to build a phosnite, we'd of had the decorative poles because they were installed. then when he didn't pay the bill, they removed them and put the galvanized posts in. And that's why we are where we are.

Mr. Greenstein: And it looks like you are in a different community when you are driving by because signs are the cheap stuff.

Mr. Scheerer: There's a lot of internal post mark. If you want me to just do the approach of what you can see off of Excitement Dr. as you're driving by?

Mr. Greenstein: Let's start there. How does that sound? How many is that across the street?

Mr. Scheerer: I think it's just 2.

Mr. d'Adesky: So, do you want to give a not to exceed of what \$5,000?

Mr. Scheerer: Yeah, there are just 2 right there because it's Carolina Run and Northern Harrier. I believe are the 2 main roads that come in off of Excitement.

Mr. Greenstein: The ones that are directly across from property at Excitement.

Mr. Scheerer: From the homes. For the Terraces.

Mr. Greenstein: Some are better than none and we can look at see where our budget lies at the end of the year. Then if we have some money, we'll continue.

Mr. Scheerer: I think we can make that happen pretty quickly.

Mr. Greenstein: This is a start. It looks tacky.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor, Terrace Signs, not to exceed amount of \$5,000, was approved.

ii. Approval of Check Register

Mr. Flint: I handed out the Check Register for June totaling \$118,123.47. Are there any questions on it?

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor of Check Register, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You also have the May 31st unaudited financial statements. If there's any questions, we can discuss it. Otherwise, there's no action required.

Mr. Harding: While we are talking about financial items, the proposed 2020 Budget's concerned. I was kind of going through that with detail and there's a lot of money being spent relative on major roof repairs and so forth. I was wondering, does our insurance cover any of that?

Mr. d'Adesky: If it's the result of.

Mr. Harding: Because hasn't some of the roof damage been caused by. I'm going through that with my own home right now with hurricane weather.

Mr. Flint: No, this roof has leaked since day 1. I think the major roof repair that's in there, is the replacement of the roof on this building. Correct?

Mr. Scheerer: Correct.

Mr. Harding: I thought there was something on Seven Eagles too.

Mr. Scheerer: Well, we had money in the budget to replace the roof at Seven Eagles, but we coated it because it's flat. We've had no problems with Seven Eagles that I am aware of since that's been done. But what I've done for 2020 is the original roof contractor that did this roof, One Source, provided us an outrageous quote to redo it. Then I asked for Durham Roofing who gave us a more reasonable quote to remove. We've got experience with them as well. That's also in the budget to replace the roof. They also came out after several attempts and made minimal dollar amount repairs to this roof. They seem to be holding up pretty well so far, but I anticipate this building will need to be reroofed just because of the different pitches and everything that's associated with this roof. We've got multiple stages. You have an upper tier, a lower tier, so.

Mr. Harding: So, we do have insurance, but we can't make any claims relative.

Mr. Flint: No, for those result of a lightning strike or wind damage or hail, I mean, but we don't have any evidence that that's why it's leaking.

Mr. Scheerer: Correct.

Mr. Harding: Okay.

Mr. Scheerer: Basically, the material has started to shrink or get exposed or whatever and water has penetrated.

Mr. Harding: Alright.

Mr. Greenstein: It's hard to believe that it's already 16 or 17 years old. Did we build this in 2003?

Mr. d'Adesky: Between 2003 and 2005.

Mr. Flint: If there was an opportunity with insurance, of course we would pursue that, but I don't believe there is.

Mr. Greenstein: Budget meeting tomorrow.

Mr. Flint: Yes, that will be at the August meeting.

iv. Status of Direct Bill Assessments

Mr. Greenstein: The one thing I mentioned relative budget is we need to come up, I'm not saying it's something going, we can talk about this, how much we need to publish information about assessments. Because in the past things have been very level or if we had increases, they've been more modest. We're really, this is where I refer to it as a true-up. It's a completion of the community where, I mean, that's the major driver that I see in the assessment going up. They projected X number of units based upon acreage and based upon land development, then it turned out that things changed. Now, we only have about 1,000 units less. So, even though there's more growth, the original plan actually had more units planned. So, now the assessment has to go up for that reason.

Mr. d'Adesky: And you delayed it as long as you could.

Mr. Greenstein: Right, exactly. We held it off as long as we could. And now, as a percentage, it's not that much, but some people are very tax sensitive. When you say \$200 a year, which is less than \$20 a month and they jump you. Yet, this is what it is. Hopefully we will have a cheat sheet of something.

Mr. Flint: We will put a presentation together.

Mr. d'Adesky: Well, and remember the mail notice had to go out and that's, you know. We all should get it in the mail as well. Which is pretty clear.

Mr. Flint: It will go out 21 days before the meeting. Unfortunately, it usually creates confusion because it's a legal document and we don't have a lot of flexibility on how we structure that mailed notice. But we can be prepared with some sort of presentation for the hearing. To go through it. And we usually put a script together for our office. So, when we get the phone calls, we are all singing off the same sheet of music as far as the justification or the causes.

Mr. d'Adesky: Which they do get.

Mr. Flint: Unless you guys want me to put your phone numbers in there? We do still have some delinquent payments from Yehoff. I need to light a fire under them on those. So, I will follow up.

v. Statement of Financial Interests Filing Reminder

Mr. Flint: Statement of Financial Interest, we do that as a courtesy to the Board Members so they don't end up having any issues. You should have received the Form 1 by June and it's due July 1st. If you haven't filed it, please make sure you do so. There is a grace period for a certain period of time, but after that, you will get fined \$25 per day.

Mr. Flint: Up to \$1,500. Then you may get an engraved invitation to the Commissioner of Ethics in Tallahassee. I've had that happen before for Board Members, so.

Mr. Dryburgh: Could you repeat that last part?

Mr. Flint: The Statement of Financial Interests Form 1, the Supervisor of Elections mails that out and in early June and it's due by July 1st. So, you should have gotten that.

Mr. Dryburgh: No, I've not.

Mr. Flint: Our records show you haven't filed it yet, so.

Mr. Dryburgh: I haven't gotten it either.

Mr. Flint: Okay, I can email you the form. It's a standard form that is used state wide.

Mr. Dryburgh: Would you do that? We have a new mail person who's not been the brightest. They probably put it in a mailbox front and it's probably still sitting there.

Mr. Flint: Yes, and I would just get it filed as soon as you can because it was due July 1.

Mr. Greenstein: Hey John, it's actually available. I can show you on the website. There is a PDF that you can actually just fill it out on the screen and then print it off. It makes it a lot easier.

Mr. Dryburgh: Well, I'll do my best. If you could email me, that would be great too.

Mr. Flint: Yes, we will do both. I'll send you the link and the hard copy PDF.

Mr. Greenstein: Yea, we just never talked about that in general administrative.

Mr. Flint: What's that?

Mr. d'Adesky: It's a nice surprise.

Mr. Greenstein: The need for the filing of the Financial Interest form.

Mr. Flint: Yea, every year we try to. We're not obligated because it's really the individual Board Member's obligation, but it doesn't reflect well on anyone if you have a Board Member that didn't file it. Then they blame me for not letting them know. So, we have a practice of doing that just so everyone knows.

NINTH ORDER OF BUSINESS

Other Business

Mr. Harding: I just wanted to let the Board know that I've been going through some stuff because of some owners concerns about our CDD roads being public and why they have to be that way. Especially when we have our amenities where we can control access from the residents' user thing. Comparing it to other CDD's and so forth. Andy's been good enough to give me some feedback and I'm going to try to feed that through my contacts and so forth. They even went through the HOA as far as some more information about it. It also came up to the regards of the golf carts. Where the Resort just recently put out a notice that they are going to rent out golf carts and they are doing it. I advised Mr. Baker that they make sure they were licensed and properly equipped. He kept saying they were going to be equipped and they would follow the same rules as they do, but any of the members having golf carts. I said again, they just make sure they are licensed. That or they have to stay off of the roads. Same thing with our house keeping people staying off the roads and not traveling on them. Crossing them, I'm fine, but not traveling on them. Of course, it's a different situation with our landscaping company. You sent me more information on that too. But it isn't a lot of information going back and forth regard to that. But again, a reminder to homeowners and so forth with the golf carts. If they are going to have a golf cart and they are going to ride it in the streets, they need to be licensed. That will be Mark because I'm not sure that's a Resort thing. I was kind of hoping to say that comment in front of Mr. Bates when he was here. He was assuring me that they were abiding by the same rules.

Mr. Flint: I can assure you that in our company, we manage 160 CDD's. We deal with every bond counsel that's out there. Every District counsel that's out there. The issue of public access is interpreted uniformly among the entire legal.

Mr. d'Adesky: I'm not giving you my interpretation. I'm giving you what it's consistent with every process.

Mr. Flint: You brought up the example of ChampionsGate. Well, those roads are private.

Mr. d'Adesky: That's a big difference like we mentioned. If they are privately funded vs publicly funded.

Mr. Flint: If you are going to the Oasis Club over at the Lennar Development, those roads within there are owned by the HOA. That's why they can say, no you can't come in here.

Mr. d'Adesky: Even within the same CDD there can be different sections of the CDD which the roads are public in one section and private in another. It's completely permissible. It's all how they are financed.

Mr. Flint: So, the concept is soft gates. This is been something that's been discussed since CDD's started being created. We've dealt with this issue and many communities the question has come up before and the answer has always been the same. Over in the Tampa area, you actually have the State's Attorney's office going around and testing CDD's that had public roads and soft gates to see if they could actually go in. It was quite an issue. In Osceola County, in addition to the fact that there's tax law and other reasons you have to do it, when they created the Districts, they also required an inner local to be entered into mandating that the roads remain accessible.

Mr. d'Adesky: But that's above and beyond.

Mr. Flint: We had, in that case, people from the County Attorney's office testing the gates at different periods of time. Not always successfully because you have to constantly educate the people that are staffing the gates on the issue.

Mr. Harding: Well, Andrew said he was going to provide me with some data that I could share.

Mr. d'Adesky: Yeah, I'll provide you with a quick summary. I'll email a quick couple of points so you will have that.

TENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Any Supervisor's requests on the business?

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

This item was not discussed.

TWELFTH ORDER OF BUSINESS

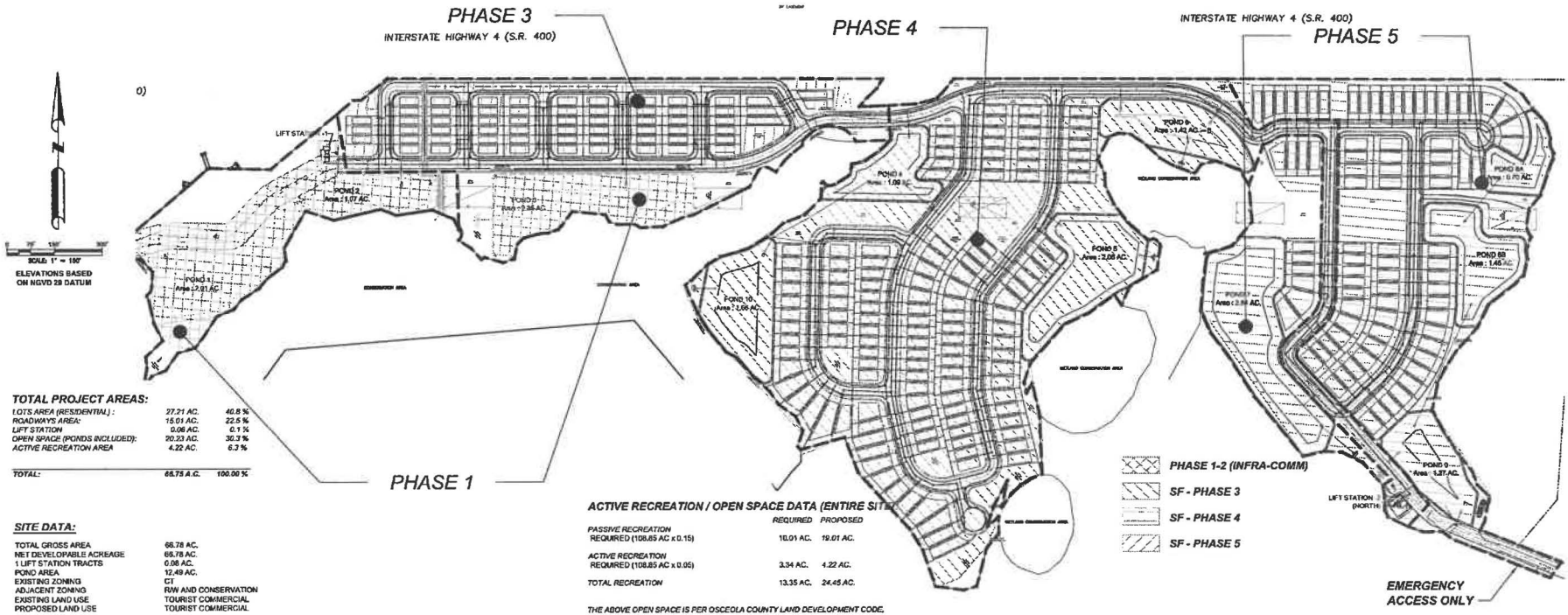
Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the meeting adjourned at 2:21 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



TOTAL PROJECT AREAS:

LOTS AREA (RESIDENTIAL):	77.21 AC.	46.8 %
ROADWAYS AREA:	16.01 AC.	22.5 %
LIFT STATION:	0.08 AC.	0.1 %
OPEN SPACE (PONDS INCLUDED):	20.23 AC.	36.3 %
ACTIVE RECREATION AREA:	4.22 AC.	6.3 %
TOTAL:	66.75 A.C.	100.00 %

SITE DATA:

TOTAL GROSS AREA	66.75 AC.
NET DEVELOPABLE ACREAGE	66.75 AC.
1 LIFT STATION TRACTS	0.08 AC.
POND AREA	12.49 AC.
EXISTING ZONING	CT
ADJACENT ZONING	RW AND CONSERVATION
EXISTING LAND USE	TOURIST COMMERCIAL
PROPOSED LAND USE	TOURIST COMMERCIAL
SINGLE FAMILY	276
DWELLING UNITS PER ACRE	276 UNITS / 69.94 AC. = 3.9 DU / AC.
FLOOR AREA RATIO (F.A.R.)	0.7 AVERAGE

NOTES

GENERAL:

PROJECT SHALL COMPLY WITH THE DESIGN STANDARDS SET FORTH BY SECTION IV OF FDH-00003.

SEE DRAINAGE SHEETS FOR ALL POND TYPICAL SECTIONS.

LANDSCAPING:

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE OSCEOLA COUNTY LAND DEVELOPMENT CODE.

SIGNAGE:

ALL SIGNAGE SHALL COMPLY WITH CHAPTER 3 OF THE LAND DEVELOPMENT CODE.

EASEMENTS:

ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

STORMWATER MANAGEMENT

OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.

THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET OSCEOLA COUNTY CODE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 13027C0040G EFFECTIVE JUNE 16, 2013 THE DESCRIBED PROPERTY IS WITHIN ZONE "X".

SANITARY LIFT STATION

OWNERSHIP AND MAINTENANCE OF THE SANITARY LIFT STATIONS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.

UTILITY NOTES:

1. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR PROPOSED UTILITIES SHALL BE DETERMINED AT TIME OF FINAL ENGINEERING.

2. FIRE HYDRANTS TO BE INSTALLED AS DESIGNED. CALCULATIONS SHALL MEET THE REQUIREMENTS OF ANNEX H & I OF NFPA 1, 2012 EDITION AND COORDINATED WITH OSCEOLA COUNTY FIRE AND RESCUE.

3. FIRE HYDRANTS SHALL HAVE A CLEARANCE OF 7'6" IN FRONT AND TO THE SIDES WITH A 4' CLEARANCE TO THE REAR.

4. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER, AND WASTEWATER SERVICE FROM TONHOPEKALSA WATER AUTHORITY.

5. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE OSCEOLA COUNTY FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED. CH. 16, NFPA 1, 2012 EDITION (FPFC 3TH EDITION).

6. PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS SHALL BE SUBMITTED SHOWING THAT THE PROPOSED WATER, WASTEWATER, AND / OR RECLAIMED WATER SYSTEMS HAVE BEEN SIZED TO SUPPORT THIS PROJECT.

ACTIVE RECREATION / OPEN SPACE DATA (ENTIRE SITE)

	REQUIRED	PROPOSED
PASSIVE RECREATION REQUIRED (108.65 AC x 0.15)	16.01 AC.	19.01 AC.
ACTIVE RECREATION REQUIRED (108.65 AC x 0.05)	5.43 AC.	4.22 AC.
TOTAL RECREATION	21.44 AC.	23.23 AC.

THE ABOVE OPEN SPACE IS PER OSCEOLA COUNTY LAND DEVELOPMENT CODE, CHAPTER 4.10.

SITE LIGHTING

SITE LIGHTING SHALL COMPLY WITH OSCEOLA COUNTY CODE. (LIGHTING PLAN, SPECIFICATIONS AND PHOTOMETRIC CALCULATIONS SHALL BE DESIGNED AT TIME OF FINAL ENGINEERING)

SOILS

SOIL SYMBOL	SOIL DESCRIPTION
7	CANDLER SAND, 0 TO 5 PERCENT SLOPES
8	CANDLER SAND, 5 TO 12 PERCENT SLOPES
15	IMMOBILE FINE SAND, 0 TO 3 PERCENT SLOPES
34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
37	POMELLO FINE SAND, FREQUENTLY FLOODED, 0 TO 1 PERCENT SLOPES
41	SATELLITE SAND, 0 TO 2 PERCENT SLOPES
44	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES

FIRE

FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1, 2012 EDITION CHAPTER 18 AND OSCEOLA COUNTY LDC CODE CHAPTER 4, AND FLORIDA FIRE PROTECTION CODE (FPFC) 2011 EDITION.

PHASING

PROJECT WILL BE CONSTRUCTED AS THREE (3) PHASES. THESE PHASES DETAIL ALL PHASES OF CONSTRUCTION WHICH INCLUDE THE ROADWAY, ASSOCIATED UTILITIES AND PONDS.

STANDARDS

MIN. LOT AREA	4,000 SF
MIN. LOT DIMENSIONS:	30' X 100'
MAX IMPERVIOUS AREA	80%
MIN. DWELLING SQ. FT.	1,500 SF
MAX. BUILDING HEIGHT	3 STORIES
MAX. FAR:	70%
MAX. DENSITY:	6 UNITS/ACRE
MIN. FRONT SETBACKS	
PRIMARY STRUCTURE:	10'
FRONT GARAGE:	5'
MIN. REAR SETBACKS	
PRIMARY STRUCTURE:	10'
SCREEN ENCLOSURES:	5'
ALLEY LOADED GARAGE:	20'
SIDE SETBACK:	5'
CORNER SETBACK:	15'

INTERNAL ROADS

DESIGN SPEED: 25 MPH
POSTED SPEED: 25 MPH

	OWNERSHIP / MAINTENANCE
STORMWATER MANAGEMENT	REUNION EAST CDD
ROADWAY	OSCEOLA COUNTY
UTILITIES	TONHOPEKALSA WATER AUTHORITY

IMPERVIOUS AREA:	38.31 AC.	58.1 %
PERVIOUS AREA:	27.94 AC.	41.9 %
TOTAL GROSS AREA:	66.75 AC.	100.00%

P:\EHO\35\CAO\Perseus\Plan\03 OVERALL SITE PLAN.dwg, 11/21/2016 3:20:00 PM

<p>DAVE SCHMITT ENGINEERING, INC. 12301 LAKE UNDERHILL ROAD SUITE 241 ORLANDO, FL 32829 407-207-0088 FAX 407-207-0089 Certification of Authorization #27471</p>	<p>CONTRACTOR'S SIGNATURE</p> <p>I hereby attest that these "As-Built" plans were furnished to me by the contractor before being used, and I am not responsible for any errors or omissions that may have been made in the original plans or in the construction of the project.</p> <p>_____ Contractor</p> <p>Not valid without the signature and the original red seal of a Florida Registered Engineer.</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		DATE	BY	DESCRIPTION							<p>DAVE M. SCHMITT FLORIDA REG. NUMBER 42274</p>	<p>OVERALL SITE PLAN REUNION VILLAGE RESIDENTIAL (PHASES 3 TO 5) OSCEOLA COUNTY, FLORIDA</p>	<p>DATE: NOVEMBER 2010 PROJECT NO: EHO-35 DRAWN BY: HP CHECKED BY: DSE SCALE: 1"=100' SHEET 1 OF 47</p>
		DATE	BY	DESCRIPTION											
<p>PS-18-00013 PD-18-00003 SDP-18-0198</p>															

This Instrument prepared by and
after recording return to:

William C. Guthrie, Esq.
Foley & Lardner LLP
111 N. Orange Avenue, Suite 1800
Orlando, Florida 32801

THIS SPACE FOR RECORDER'S USE

**PARCEL DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND OBLIGATIONS**

**(Part of 35-25-27-4895-PRCL-01C0)
A Portion of Phase 2, Parcels 4 – 8**

4843-2073-6593.8
46006/0002
4851-8276-0495.15

TABLE OF CONTENTS

1.	CERTAIN DEFINITIONS.....	2
1.1	Defined Terms.	2
2.	RELATIONSHIP OF PARCEL DECLARATION WITH MASTER DECLARATION	6
2.1	Master Declaration and Community Association.	6
2.2	Reserved Rights of Architectural and Landscaping Review, Approval and Enforcement.	7
2.3	Allocation of Density.....	7
2.4	Neighborhood Votes and Service Area Designation.	7
2.5	Maintenance Responsibility.....	8
2.6	Easements.	8
2.7	Common Property and Exclusive Common Property.....	8
2.8	Assessments.	9
2.9	Parcel Developer Designation.....	9
3.	USE AND OWNERSHIP	9
3.1	Use of Parcel.	9
3.2	Prohibited Acts.....	10
4.	DESIGN AND CONSTRUCTION.....	10
4.1	Design Approval.	10
4.2	Parcel Improvements	11
4.3	Plans.....	11
4.4	Construction.....	12
4.5	Approving Party Designee.	12
4.6	Damage or Destruction.	12
4.7	Approved Density.	13
4.8	Compliance Guidelines.	13
4.9	No Liability.....	13
4.10	Modifications.	14
4.11	Expenses.	14
4.12	Permits and Approvals.....	14
4.13	Stormwater Design and Runoff.	14

4.14	Removal of Trash.....	15
4.15	Insurance Requirements.....	15
4.16	Signage.....	15
4.17	Inapplicability of Article to Reunion Club Property and Reunion Club Property Owner.....	15
4.18	Entry Gate and Guardhouse.....	15
5.	VIOLATIONS AND REMEDIES	16
5.1	Event of Default.....	16
5.2	Remedies.....	17
5.3	No Election of Remedies.....	17
6.	RIGHT OF ENTRY.....	17
7.	MISCELLANEOUS	18
7.1	Rights Cumulative.....	18
7.2	Attorneys' Fees.....	18
7.3	Notices.....	18
7.4	Entire Declaration and Amendments.....	19
7.5	Severability.....	19
7.6	Governing Law.....	20
7.7	Headings.....	20
7.8	No Partnership.....	20
7.9	Survival.....	20
7.10	Timeshare.....	20

EXHIBITS

EXHIBIT "I"	DESCRIPTION OF PROPERTY
EXHIBIT "II"	RESTRICTED USES WITHIN THE PARCEL

**PARCEL DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND OBLIGATIONS**

THIS PARCEL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS (this "Parcel Declaration") is made and entered into this 14th day of May, 2018, by **LRA ORLANDO, LLC**, a Georgia limited liability company formerly known as **GINN-LA ORLANDO, LTD, LLLP**, having an office at 200 Ocean Crest Drive, Suite 31, Palm Coast, FL 32137 (referred to herein as the "**Declarant**").

WHEREAS, Declarant wishes to ensure the orderly development of the property described on **Exhibit "T"** attached to this Parcel Declaration (the "**Parcel**"), and to preserve the reputation of Declarant and the value of properties owned by Declarant, its affiliates, its members, and the value of The Club at Reunion, which are within the DRI and within the immediate vicinity of the Parcel; and

WHEREAS, Declarant has determined that the best way to accomplish the foregoing goals is to subject the Parcel to the provisions of this Parcel Declaration as a covenant running with title to the Parcel; and

WHEREAS, prior to the recordation of this Parcel Declaration, Declarant has filed that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 18, 2002 in Official Records Book 1990, Page 1654, et seq., as amended by that certain First Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 24, 2003 in Official Records Book 2200, Page 38, et seq., as further amended by that Second Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded July 6, 2005 in Official Records Book 2832, Page 1612, et seq., as further amended by that Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded September 27, 2005 in Official Records Book 2908, Page 1853 et seq., as further amended by that certain Fourth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded October 19, 2010 in Official Records Book 04049, Page 2118, as further amended by that certain Fifth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded January 21, 2011 in Official Records Book 04085, Page 2212, as further amended by that that certain Sixth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded April 15, 2011 in Official Records Book 04118, Page 0865, all of the public records of Osceola County, Florida, as further amended by that certain Seventh Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easement for Reunion Resort & Club, recorded October 15, 2013 in Official Records Book 4517, Page 395 and re-recorded in Official Records Book 4518, Page 1813 of Osceola County, Florida as further amended by that certain Eighth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and

4843-2073-6593.8
46006/0002
4851-8276-0495.15

Easement for Reunion Resort & Club recorded May 8, 2015, Book 4776, Page 1506, and as the same may be further emended from time to time ("**Master Declaration**"); and

WHEREAS, pursuant to the terms of the Master Declaration, and based upon that certain Partial Assignment and Assumption of Development Rights and Obligations and Allocation Agreement executed by the Parcel Developer and recorded in the public records of Osceola County, Official Record Book 5342, Page 2944, Declarant is recording this Parcel Declaration setting forth development conditions and specific covenants, conditions, restrictions and obligations on the Parcel.

NOW THEREFORE, Declarant hereby declares, submits and imposes the covenants, conditions, restrictions and obligations set forth in this Parcel Declaration upon the Parcel as a covenant running with title to the Parcel. From and after the date of recording this Parcel Declaration, the Parcel shall be held, sold, used and conveyed subject to this Parcel Declaration, which shall be binding on each and every successor-in-title to Declarant's fee simple interest in the Parcel and any other person or entity having any interest in the Parcel, and their heirs, successors and assigns.

1. CERTAIN DEFINITIONS

For purposes of this Parcel Declaration, the following terms shall have the following meanings, unless the context requires otherwise. All capitalized terms not specifically defined in this Article shall have the meaning ascribed to such terms elsewhere in this Parcel Declaration or, if not otherwise defined in this Parcel Declaration, in the Master Declaration.

1.1 Defined Terms.

1.1.1 "Approving Party" means (i) Parcel Developer for property located Outside The Gates, or (ii) Declarant for property located Inside The Gates.

1.1.2 "Approving Party's Designee" shall have the meaning set forth in Section 4.5.

1.1.3 "CDD" or "ECDD" means the Reunion East Community Development District, a political subdivision of the State of Florida, which has been created under the provisions of Chapter 190, Florida Statutes, as amended from time to time pursuant to Ordinance No. 01-31 of the Board of County Commissioners of Osceola County, Florida, whose boundaries encompass all or a portion of the Parcel, as the CDD may exist from time to time.

1.1.4 "Community Association" and "Association" means the Reunion Resort & Club of Orlando Master Association, Inc., a Florida non-profit corporation, formed by Declarant to fulfill management and other functions relative to certain property which includes the Parcel, and any coordination or oversight committee established to coordinate functions of such association, and any management entities retained by the association to assist in the administration of its functions.

1.1.5 "Declarant" means LRA Orlando, LLC, a Georgia limited liability company, formerly known as Ginn-LA Orlando Ltd, LLLP, which was formerly known as Ginn-LA Orlando II LLLP, and includes the legal representatives, and any successors and assigns of Declarant to which Declarant from time to time affirmatively and specifically assigns or delegates one or more of the rights reserved to Declarant under this Parcel Declaration. Declarant is the "Developer" under the DO/DRI and possesses all entitlements, rights, and benefits for all properties within the Project subject to, and under, the DRI DO, unless entitlements, rights, and benefits are specifically assigned and allocated through recorded instrument to a Parcel.

1.1.6 "DO/DRI" means that certain Development Order as set forth in The Seventh Amended and Restated Development Order for the Reunion Resort and Club of Orlando Development of Regional Impact adopted by Osceola County, Florida, revised November 24, 2003 and recorded January 26, 2004 in Official Records Book 2429, Page 1053, all of the public records of Osceola County, Florida, as amended from time to time (collectively, the "Development Order"), which creates, and restricts certain development rights and obligations for the Reunion Project.

1.1.7 "Governing Documents" has the meaning set forth in Section 3.1 hereof.

1.1.8 "Governmental Authority" means the United States of America, and any state, county, city or political subdivision thereof, and any board, bureau, council, commission, department, agency, court, legislative body or other instrumentality of the United States of America, or any state, county, city or political subdivision thereof.

1.1.9 "Guidelines" shall have the meaning set forth in Section 4.3.

1.1.10 "Improvements" means any and all buildings, structures, sheds, driveways, parking areas, paved areas, fences, and other physical improvements hereafter located on, or attached or affixed to, the Parcel, and constructed, installed or placed on the Parcel, and any and all modifications, alterations and replacements thereto, and any additional improvements Owner may elect to erect on the Parcel from time to time with Parcel Developer's prior written consent. The term "Improvements" does not include the Parcel.

1.1.11 "Inside The Gates" shall have the meaning set forth in Section 4.18.

1.1.12 "Laws" means all federal, state, county, municipal and other governmental constitutions, statutes, ordinances, codes, regulations, resolutions, rules, requirements and directives and all decisions, judgments, writs, injunctions, orders, decrees or demands of courts, administrative bodies and other authorities construing any of the foregoing. "Law" shall be the singular reference to Laws.

1.1.13 "Master Declaration" means that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club of Orlando recorded January 18, 2002 in Official Records Book 1990, Page 1654, et seq., as amended by that certain First Supplemental Declaration to Master Declaration of Covenants, Conditions,

Restrictions and Easements for Reunion Resort & Club of Orlando recorded February 24, 2003 in Official Records Book 2200, Page 38, et seq., as further amended by that Second Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded July 6, 2005 in Official Records Book 2832, Page 1612, et seq., as further amended by that Third Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded September 27, 2005 in Official Records Book 2908, Page 1853 et seq., as further amended by that certain Fourth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded October 19, 2010 in Official Records Book 04049, Page 2118, as further amended by that certain Fifth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded January 21, 2011 in Official Records Book 04085, Page 2212, as further amended by that that certain Sixth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easements for Reunion Resort & Club, recorded April 15, 2011 in Official Records Book 04118, Page 0865, as further amended by that certain Seventh Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easement for Reunion Resort & Club, recorded October 15, 2013 in Official Records Book 4517, Page 395 and re-recorded in Official Records Book 4518, Page 1813 of Osceola County, Florida as further amended by that certain Eighth Supplemental Declaration to Master Declaration of Covenants, Conditions, Restrictions and Easement for Reunion Resort & Club recorded May 8, 2015, Book 4776, Page 1506, all of the Public Records of Osceola County, Florida, and as thereafter and hereinafter amended.

1.1.14 "Outside The Gates" shall have the meaning set forth in Section 4.18.

1.1.15 "Owner" means and refers to the record holder, whether one or more persons or entities, of fee simple title to an interest in any Unit, including, without limitation, Parcel Developer; but, notwithstanding any applicable theory of the law of mortgages, Owner shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure proceedings or a conveyance in lieu of foreclosure. All Owners of each Unit shall be treated for all purposes as a single Owner for that Unit, irrespective of whether such ownership is joint, in common or tenancy by the entirety. Parcel Developer shall be an Owner for so long as it owns any portion of the Parcel.

1.1.16 "Parcel" means the parcel of land in Osceola County, Florida, as more particularly described on Exhibit "I" attached to this Parcel Declaration and incorporated herein by reference.

1.1.17 "Parcel Declaration" means this document.

1.1.18 "Parcel Developer" means EHOF Acquisitions II, LLC, a Delaware limited liability company, and any successors and/or assigns of Parcel Developer to which Parcel Developer from time to time affirmatively and specifically assigns or delegates one or more of the rights reserved to Parcel Developer for this Parcel under this Parcel Declaration. The Parcel Developer may assign or delegate any of its rights reserved to the Parcel Developer without the

consent of Declarant; however, such assignment or delegation requires written notice to the Declarant.

1.1.19 "Permitted Use" means the subdivision of the Parcels into the maximum number of 600 Equivalent Units (the "Maximum Permitted Units") (plus additional tracts for ancillary purposes as described below).

Any use permitted under the existing DO/DRI is permitted (except that Commercial shall not be allowed on Phase 2, Parcels 4-6), subject to the Maximum Permitted Units. Each Unit shall be used exclusively for the Permitted Uses outlined in this paragraph, in accordance with the Governing Documents and for no other purpose.

For purposes of the assignment of development rights and the allocation of rights to individual development parcels; an "Equivalent Unit" shall correspond to the following equivalency matrix:

Use	Unit Quantity	Unit of Measurement	Equivalent Residential Unit (ERU)
Resort Residential – Single Family Home	1	Each	1
Resort Residential – Multi Family Unit (Condominium, Townhome, Villa, Apartment)	1.333	Each	1
Commercial	2000	Gross Square Feet	1

The Restricted Uses listed on Exhibit III shall be prohibited in the Parcel and shall not be a Permitted Use.

1.1.20 "Planned Development", "PDA", "PD", or "PD04-00007" means that certain Osceola County Planned Development Amendment Approval for Reunion Resort and Club of Orlando, as amended from time to time (collectively, the "Reunion PD"), which sets for zoning and development criteria and processes for Reunion Project.

1.1.21 "Premises" means the Parcel and the Improvements.

1.1.22 "Project" means that certain multi-use real estate development project located in Osceola County, Florida and currently known as "Reunion Resort & Club of Orlando", of which the Parcel is a part.

1.1.23 "Reunion Club Property Owner" means and refers to the record holder of fee simple title or ground lessee of the Reunion Club Property, and any successors and assigns thereto, and/or any party operating such Reunion Club Property.

1.1.24 "Reunion Club Property" means all of the real property, if any, located in Osceola County, Florida, as may be owned and/or operated from time to time by the Reunion Club Property Owner, together with all of the recreational and social facilities constructed thereon, if any, which will be operated by the Reunion Club Property Owner, and commonly known and referred to herein as "The Club at Reunion".

1.1.25 "Section" numbers, as referred in this Parcel Declaration from time to time, unless otherwise provided, shall refer to the Sections contained within in this Parcel Declaration.

1.1.26 "Unit" means a Unit as defined in the Master Declaration within the parcel. Except as otherwise specifically provided in this Parcel Declaration, if the Parcel has not been platted in accordance with its Permitted Use as of the date of recordation of this Parcel Declaration, any references to Unit herein shall be deemed references to the Parcel as a whole and the Parcel shall be deemed to contain approximately Six Hundred (600) Units for purposes of assessment and voting under the Master Declaration; provided that if subsequently the Parcel is subdivided into separate Units, the term "Unit" shall thereafter apply to each such Unit and this Agreement shall be applied and interpreted as if it had been separately recorded against each of such residential lots. At such time as a subdivision plat is filed of record on a portion of the Parcel, such portion encompassed by such plat shall constitute a separate Unit or Units as reflected in such plat and the number of Units on the remaining land shall be equal to the difference between the number specified in this Parcel Declaration for the entire parcel of land and the number specified in the plat.

1.1.27 "Work" means any grading, site work, planting or removal of plants, trees, shrubs or other landscaping materials, or construction, installation or material modification of any Improvements on the Parcel or the addition of any Improvements visible from the outside of any Improvement. A modification is deemed material if it would involve a change or addition to the exterior of any Improvements on the Parcel or if it would result in an increase or decrease in any building pad or structure on the Premises of five percent (5%) or more. Modifications of any nature to the interior of a Unit will only be deemed material if the modifications would not comply with the Governing Documents and Laws, including, without limitation, all applicable zoning, building or other governmental rules or regulations. Modifications of any nature to the plants, trees, shrubs or other landscaping materials on the Parcel are deemed material for purposes of this Parcel Declaration.

2. RELATIONSHIP OF PARCEL DECLARATION WITH MASTER DECLARATION

2.1 Master Declaration and Community Association.

Subject to the terms and conditions of this Parcel Declaration, the provisions of the Master Declaration extend to the Premises and the Premises are subject to the encumbrance, operation and effect of the Master Declaration. As such, the Premises are subject to the jurisdiction of the Community Association. This Parcel Declaration constitutes a "Parcel Declaration" under the Master Declaration. Pursuant to the terms and conditions of Section 1.2 of the Master Declaration, in the event of any conflict between or among any Governing

Document and this Parcel Declaration, the terms and conditions of this Parcel Declaration shall supersede and control.

2.2 Reserved Rights of Architectural and Landscaping Review, Approval and Enforcement.

Declarant has reserved to Approving Party the rights of architectural and landscaping review, approval and enforcement in Section 4 of this Parcel Declaration; provided, however, that any such rights are exercised in a manner to assure that certain minimum standards are maintained as provided in Section 4. Pursuant to Section 5.2.1 of the Master Declaration ('Architectural Review – Applicability'), the provisions of Section 4 of this Parcel Declaration control as to any conflicting matter within the scope of Section 5 of the Master Declaration; provisions of Section 5 of the Master Declaration not superseded by Section 4 of the Parcel Declaration shall survive and apply to this Parcel. To the extent that the Parcel Developer fails to maintain or enforce certain minimum standards as provided in Section 4, then in such case Declarant shall notify Parcel Developer, and Parcel Developer shall within thirty (30) days of receipt of such notice, take corrective measures to maintain certain minimum standards as provided in Section 4, and in conformance with the Governing Documents.

2.3 Allocation of Density.

The Parcel has been allocated by the Declarant an approved density and intensity as set forth in Section 4.7 of this Parcel Declaration.

2.4 Neighborhood Votes and Service Area Designation.

2.4.1 In accordance with Section 6.4 of the Master Declaration ('Voting Power'), the Parcel is assigned to the **"Phase 2, Parcels 4 – 8 Neighborhood."** The number of votes allocated to the Units in the **"Phase 2, Parcels 4 – 8 Neighborhood"** shall be one vote per Assessment Unit as set forth on Exhibit "D" ('Assessment Formula (Residential and Non-Residential Units)') to the Master Declaration.

2.4.2 At the time of recordation of this Parcel Declaration, the Parcel is designated a **"Service Area"** as that term is defined in the Master Declaration. Parcel Developer may create additional Service Areas within the Parcel by recording supplements to this Parcel Declaration which supplements shall identify the Units included within the additional Service Area(s) and the Exclusive Common Property(ies) assigned to such Service Area(s). Parcel Developer may also amend the boundaries of any subsequently established Service Area(s) by recording a supplement to this Parcel Declaration. As a condition of the effectiveness of any such supplements to this Parcel Declaration for the purpose of establishing or amending any Service Area(s) within the Parcel the Community Association shall join in the execution of such supplements for the purpose of evidencing its consent to the same. The Community Association shall not unreasonably withhold, condition, or delay its consent to the establishment or modification of any additional Service Areas within the Parcel as contemplated by this Section 2.4.2.

2.4.3 No portion of the Parcel 8 shall be deemed to contain any Common Areas and is hereby designated an additional service area. No commercial property and no apartments within Parcel 8 shall be governed by any security service agreement or any bulk service cable agreement that may have been established or is established in order to serve the Parcel whether prior to or subsequent to the Effective Date. No apartments located within Parcels 4-7 shall be governed by any Bulk Service Cable Agreement that may have been established or is established in order to serve the Parcel whether prior to or subsequent to the Effective Date. For avoidance of doubt, commercial property or apartments within Parcel 8 shall not be subject to any fees, charges, assessments or other amounts payable to the Association or other third parties engaged by or under the control of the Association relating to security services, and no commercial property as to Parcel 8 and no apartments as to Parcels 4-8 relating to telecommunication services or bulk service agreements for cable, TV or internet services, whether as a Base Assessment, Service Area Assessment, Special Assessment, or Specific Assessment or otherwise.

2.5 Maintenance Responsibility.

In addition to the Community Association's maintenance, repair and replacement responsibilities set forth in Section 7 of the Master Declaration, and notwithstanding Section 7.1.3 of the Master Declaration ('Owner's Maintenance Responsibility'), the Community Association shall, in its sole discretion, which it may or may not exercise, be responsible for performing ordinary maintenance on Common Property, except to the extent that the responsibility therefor has been assigned to or assumed by the CDD. By way of example and not of limitation, this obligation shall include landscaping (mowing, fertilizing, watering, pruning and replacing, controlling disease and insects, and maintenance of irrigation equipment). There are hereby reserved and granted to the Community Association non-exclusive easements over the Parcel as reasonably necessary to enable the Community Association to fulfill its responsibilities under this Section 2.5.

2.6 Easements.

The Community Association shall have those non-exclusive easements set forth in Section 7 ('Reserved Rights and Obligations') of the Master Declaration. Declarant further reserves and grants non-exclusive easements across each Unit excluding high density residential (apartments), commercial, office and retail developments within the Parcel for the Community Association as may be reasonably necessary for the provision and maintenance of telephone, television and data signals (collectively, the "Telecom Infrastructure") to the Units within the Parcel or within any property subject to the Master Declaration. Declarant and/or the Community Association shall obtain written consent from the Parcel Developer, which consent shall not be unreasonably withheld, conditioned or delayed, prior to the design, layout, or installation of any Telecom Infrastructure within the Parcel.

2.7 Common Property and Exclusive Common Property.

Pursuant to Section 7.14 ('Changes in Boundaries and Withdrawal of Property from the Common Property') of the Master Declaration, any portion of the Parcel that is not platted or

intended to be platted in the future as a Unit is hereby designated "**Common Property**" under the Master Declaration. Owners shall have an easement for access, use and enjoyment over and across the portions of the Parcel that are not a Unit or intended to become a Unit, subject to reasonable regulation as set forth in the Master Declaration. No areas in the Parcel have been designated "**Exclusive Common Property**" under the Master Declaration and reserved for the exclusive use or primary benefit of the Owners. However, Parcel Developer may subsequently designate one or more areas in the Parcel as Exclusive Common Property by recording supplements to this Parcel Declaration in accordance with the provisions of Section 2.4.2 above.

2.8 Assessments.

2.8.1 For purposes of allocating assessments pursuant to Sections 9.2.2 ('Budgeting and Allocating Common Expenses') and 9.4 ('Special Assessments') of the Master Declaration, the Parcel shall be deemed to contain Six Hundred (600) "**Units**," as that term is defined in the Master Declaration regardless of the number of Units ultimately constructed until such time as the Parcel has been platted and subdivided, as the same may be replatted and further subdivided in Parcel Developer's sole discretion. Assessments shall be allocated in accordance with the provisions of Section 9 ('Covenant for Assessments') of the Master Declaration. The Parcel may be subdivided into a different number of Units without the prior written approval of Declarant, provided the number is a Permitted Use. After such subdivision and approval from any applicable Governmental Authority, the Parcel shall be deemed to contain the number of Units and types of Units as set forth in the respective plat of record or the development approval obtained by the Parcel Developer.

2.8.2 Upon the initial closing of the sale of a Unit to an Owner other than the Parcel Developer or any successor to Parcel Developer who has obtained from Parcel Developer an assignment of Parcel Developer's rights under this Parcel Declaration, such Owner shall in addition to the assessments set forth in the Master Declaration be responsible for the Owner's portion of the Service Area Assessment on the Parcel for working capital expenses and reserves set by the Association from time to time.

2.9 Parcel Developer Designation.

Parcel Developer is designated as a "Developer" in accordance with definitional Section 2.16 of the Master Declaration solely with respect to the Parcel, and referred to herein as "Parcel Developer", which is distinct from the "Developer" under the DO/DRI and Reunion PD.

This Section 2.9 shall not limit the rights of Approving Party set forth in this Parcel Declaration.

3. **USE AND OWNERSHIP**

3.1 Use of Parcel.

Owner's use of the Parcel shall comply with: (i) the Permitted Use; (ii) all Laws; and (iii) with the following (collectively the "**Governing Documents**"):

3.1.1 Seventh Amended and Restated Development Order for Reunion Resort & Club of Orlando Development of Regional Impact, revised November 24, 2003, and recorded in Book 2429, Page 1053, in the Official Records of Osceola County, Florida, as such Development Order may be amended from time to time (the "DO"), but only to the extent the DO imposes specific obligations, conditions or limitations on the Units.

3.1.2 Terms and conditions of the Osceola County Planned Development Amendment Approval for the Project (the "PDA" or "PD 04-00007"), to extent the PDA imposes specific obligations, conditions or limitations on the Units.

3.1.3 The ordinance adopted by Osceola County establishing the CDD and all documents related thereto or promulgated by the CDD and any rules, regulations or ordinances, now existing or hereafter established by the CDD.

3.1.4 The Master Declaration, as well as the Articles of Incorporation and Bylaws of the Master Association and such rules and regulations as the Master Association may adopt and amend from time to time.

3.1.5 All other documents of record affecting the Parcel.

3.2 Prohibited Acts.

A Parcel Owner shall not submit a request for rezoning or for an amendment, variance or modification to the DO, the PDA, the land use approvals applicable to the Units, the Parcel or the Project, or any other permits or approvals applicable to either the Units, the Parcel or the Project, without the express prior written consent of the Approving Party.

4. DESIGN AND CONSTRUCTION

All design and construction shall be governed by provisions and requirements of Article 5 of the Master Declaration, as may be amended from time to time, unless such are specifically and intentionally superseded below.

4.1 Design Approval.

No Improvements shall be located, constructed, installed or placed on, or attached or affixed to, the Parcel, or any portion thereof, unless and until Approving Party approves the plans in accordance with the Guidelines pursuant to Section 4.2 below. In furtherance and not in limitation of the foregoing, Approving Party shall have the right, in its sole, absolute and unfettered discretion, to approve or withhold approval of all aesthetic aspects of: (i) the Parcel and exterior of all Improvements, including, without limitation, the development of the Parcel and all portions thereof and the Improvements (including, without limitation, landscaping, exterior signage, exterior layout, icons and statuary) to be located, constructed, installed or placed thereon, and/or attached or affixed thereto; (ii) all alterations to any Improvements affecting the exterior appearance of the Premises ("Alterations") and (iii) all alterations to any plants, trees, shrubs, or other landscaping materials ("Landscaping"). All proposed plans for any and all: (i) Improvements; (ii) Alterations; and (iii) Landscaping shall also be in conformance, in all material respects, with all recorded covenants, conditions and restrictions affecting the Premises, the

Governing Documents, the requirements of the residential design guidelines promulgated by Approving Party and submitted to Owner prior to the granting of approval by Approving Party of the plans, and any requirements of the CDD. The highest standard among the foregoing shall prevail. Approving Party may accept, accept with conditions, or reject, any proposed plans in Approving Party's sole, absolute and unfettered discretion. Such sole, absolute and unfettered discretion shall include, without limitation, the right to reject or condition acceptance of any proposed plans on purely subjective aesthetic grounds. Approving Party shall not have approval rights with respect to the interior of the Improvements, except, and only to the extent that the same are visible, or may be expected to be visible, from any alley-way, street or other roadway exterior to the perimeter boundaries of the Parcel, or to the extent such modifications do not comply with the Governing Documents and Laws, including without limitation, all applicable zoning, building or other governmental rules or regulations. Approving Party's review of proposed plans may, as an example, and not by way of limitation, take into account, among other things: (i) the type, kind, nature, design, style, shape and scale of the proposed Improvements, the color, texture, quality and quantity of materials to be used in the exterior construction of the proposed Improvements, both in their entirety and as to their individual component parts, and the relationship thereof to, and the compatibility and harmony thereof with, the overall theme, concept, atmosphere and quality of the Premises, including, without limitation, the topography and physical characteristics of the Parcel, as well as; (ii) the relationship thereof to, and the compatibility and harmony thereof with, the overall quality expected for the development of the Project as expressed in the residential design guidelines then in effect.

4.2 Parcel Improvements

In addition to the specific design guidelines promulgated by the Approving Party, the following shall also apply to the development of the Parcel, Multifamily residential buildings in Phase 2, Parcels 4, 5, and 6 shall be limited to five stories in height, including any structured parking; single family homes shall be limited to three stories in height.

4.3 Plans.

Approving Party has established or shall establish design and construction guidelines and review procedures (the "Guidelines") to provide guidance to Owners and builders. Such Guidelines shall ensure that any Work is at least in reasonable compliance with the requirements and standards of the Reunion Resort & Club of Orlando Design Guidelines in effect as of the date hereof below related to items required to protect the Reunion Club Property. Approving Party makes no representation, express or implied, to any Owner or any other party whatsoever with regard to the Guidelines, including, without limitation, the compliance of the Guidelines with building codes and other requirements, rules, laws and ordinances of federal, state and local governmental and quasi-governmental bodies and agencies relating to the construction of Improvements on the Units and other activities engaged in by any builder from time to time, the appropriateness of use of any substance or material required by the Guidelines, the compliance of the Guidelines with any licensing requirements imposed by federal, state and local governmental and quasi-governmental bodies and agencies from time to time, and the failure or alleged failure of the Guidelines to comply with any industry standard or any other reasonable standard or practice with respect to the work or materials used in the construction of Homes and other activities engaged in by Owners or any builder within the Parcel in accordance with the Guidelines.

The review process and deadlines for submitting and reviewing plans shall be determined by Approving Party and set forth in separate documents to be provided by Approving Party.

4.4 Construction.

4.4.1 Prerequisites to Commencement of Construction. Before the commencement of any construction, Owner shall satisfy all of the following requirements:

4.4.1.(a) To the extent required by Osceola County, Owner, at Owner's sole cost and expense, shall have filed the appropriate documents with Osceola County, Florida, and obtained (if not previously issued) Site Development Plan approval from Osceola County, Florida, for the Improvements; and

4.4.1.(b) Approving Party shall have approved in writing the plans required by the Guidelines; and

4.4.1.(c) The final plans shall be filed by Owner (at Owner's sole cost and expense) with and approved by all governmental departments or authorities having or claiming jurisdiction, if required by such departments or authorities, and with any public utility companies having an interest therein, if required by such utility companies, and all such necessary approvals and permits shall have been obtained by Owner at Owner's sole cost and expense, and copies thereof delivered to Approving Party and any required governmental impact fees shall have been paid by Owner to the appropriate governmental agency; and

4.4.1.(d) In addition to the insurance requirements set forth in Section 4.14 below, Owner shall provide Approving Party with evidence that Owner has obtained insurance in sufficient amounts as reasonably required by Approving Party, including, but not limited to, builder's risk insurance.

4.5 Approving Party Designee.

Each Approving Party may from time to time, in its sole, absolute and unfettered discretion, designate one or more persons (such "Approving Party's Designee") to act on its behalf in order to fulfill the rights and obligations provided to and/or bestowed upon such Approving Party pursuant to the terms and conditions of this Article 4, or may designate such rights and obligations to an architectural control board or committee. Parcel Developer may, but shall not be obligated to designate one or more sub-associations (which may include, but not be limited to, condominium, cooperative or homeowners associations) to be established by Parcel Developer. All such sub-associations shall have such responsibilities and authority, consistent with the provisions of the respective Parcel Declaration and the Master Declaration, as shall be set forth in the organizational and governing documents of such sub-associations which shall be recorded by Parcel Developer.

4.6 Damage or Destruction.

In the event that all or any portion of the Improvements comprising the Premises or any portion thereof are damaged or destroyed by fire or other casualty, the same shall be either: (A) repaired, restored or replaced, such that the same are in conformity, in all material respects, with the approved final plans therefore; or (B) removed (if and to the extent permitted by Law), including, without limitation, all debris and ruins associated therewith or created thereby, including removal of all foundations and planting grass and Landscaping on the Parcel in a manner comparable to the overall standard of landscaping maintained in the Project. All such repair, restoration, replacement or removal work shall be commenced as soon as reasonably practicable taking into account all relevant circumstances and once commenced shall be diligently pursued to completion. Notwithstanding the foregoing, in all events, all actions necessary to assure that no portion of the Premises constitutes a nuisance, otherwise presents a health or safety hazard, or detracts from the aesthetics of the Project, shall be taken and pursued to completion as promptly and as diligently as reasonably practicable taking into account all relevant circumstances.

4.7 Approved Density.

Owner shall not construct more Improvements than are as set forth in the Permitted Use without Approving Party's written approval, which approval Approving Party may grant or withhold in Approving Party's sole and absolute judgment and discretion.

4.8 Compliance Guidelines.

All construction performed by Owner shall comply with this Parcel Declaration and the Governing Documents.

4.9 No Liability.

Neither Declarant, Parcel Developer, the Association, nor their respective affiliates (nor their respective representatives, officers, directors, employees, or agents) shall be liable in damages or otherwise to Owner or other person or party by reason or on account of any decision, approval or disapproval of any builders, plans, specifications or other materials required to be submitted for review and approval pursuant to the provisions of this Parcel Declaration, or for any mistake in judgment, negligence, misfeasance or nonfeasance related to or in connection with any such decision, approval or disapproval. Owner shall not be entitled to and shall not bring any action, proceeding or suit against Declarant, Parcel Developer, the Association or any of their respective affiliates (or their respective representatives, officers, directors, employees or agents of any of them) for the purpose of recovering any such damages or other relief. Additionally, builders, plans, specifications and other materials submitted to and approved by Parcel Developer or the Association shall not be reviewed or approved by Declarant, Parcel Developer, the Association, or their affiliates, for compliance with any applicable Laws, Governmental Permits (hereinafter defined), including without limitation any applicable building or zoning laws, ordinances, rules or regulations. By the approval of any such builders, plans, specifications or materials, neither Declarant, Parcel Developer, nor the Association, nor their respective affiliates (nor their respective representatives, officers, directors, employees or agents

of any of them) shall have, assume or incur any liability or responsibility whatsoever for any violation of Laws or any defect in the design or construction of any building, structure or other aspect of the Improvements constructed, erected, placed or installed pursuant to or in accordance with any such plans, specifications or other materials approved pursuant to this Parcel Declaration.

4.10 Modifications.

Owner shall not materially modify, change, supplement, alter or amend the plans for Improvements, without the prior written consent of Approving Party. A modification shall be considered material if it would involve a visible change (or addition) to the exterior of the proposed or completed Improvements on the Premises or if it would result in an increase or decrease in the size of any building pad or structure on the Premises of five percent (5%) or more. Modifications of any nature to the interior of a Unit will only be deemed material if the modifications would not comply with the Governing Documents and Laws, including, without limitation, all applicable zoning, building or other governmental rules or regulations. Modifications of any nature to the plants, trees, shrubs or other landscaping materials on the Parcel are deemed material for purposes of this Parcel Declaration.

4.11 Expenses.

Owner shall be solely responsible for all costs, expenses, fees and charges associated or incurred in connection with planning and construction of any Improvements to the Parcel, whether foreseen or unforeseen, and Approving Party shall have no responsibility or liability therefor.

4.12 Permits and Approvals.

Owner shall be responsible for obtaining all federal, state and local permits and approvals required for the construction, occupancy and use of the Improvements or any part thereof (collectively, the "Governmental Permits") and for filing true and correct copies of the same with Approving Party prior to commencement of any Work on the Parcel. Owner shall be responsible for payment of any application, impact, tap-in, deposit, hook-up, connection and similar fees and charges applicable to and/or a prerequisite for the issuance of any Governmental Permits, any utility connections, or other permits, authorizations or approvals necessary to the construction, occupancy and use of the proposed Improvements. Parcel Developer and Owner shall cooperate in connection with applications for any and all such Governmental Permits. Parcel Developer, upon request, shall furnish Owner with copies of applications, permits and approvals made or issued in writing to Parcel Developer with respect to any Governmental Permits obtained by Parcel Developer.

4.13 Stormwater Design and Runoff.

Owner shall insure that all construction on the Premises complies with all conditions imposed by any stormwater discharge permits applicable to the Premises and employ best management practices during construction to prevent runoff sedimentation.

4.14 Removal of Trash.

Owner shall, at its sole cost, promptly remove from the Premises all trash that may accumulate in connection with any construction or other activities thereon.

4.15 Insurance Requirements.

In addition to any insurance requirements set forth in the Master Declaration, prior to the commencement of and during the performance of any Work on the Premises, Owner shall keep and maintain, or cause its general contractor to keep and maintain, and provide Approving Party with written evidence that Owner or the general contractor of Owner has obtained, the following insurance, unless such requirement is waived in writing by Approving Party:

4.15.1 worker's compensation insurance in minimum statutory amounts, as required by law;

4.15.2 comprehensive general liability insurance, including contractual liability, owner's and contractor's protective liability for a period of one (1) year after completion of the Improvements, in the minimum amount of One Million Dollars (\$1,000,000.00); and

4.15.3 builder's risk insurance in an amount equal to the actual replacement cost of the Improvements.

Each Owner must provide one hundred percent (100%) replacement cost insurance with respect to all Improvements on the Owner's property, with policy types and minimum coverage requirements against loss or damage by fire, flood, windstorm or other hazards, including extended coverage, vandalism, and malicious mischief.

4.16 Signage.

No signage of any kind may be placed on any portion of the Parcel where it will be visible from other properties unless such signage is in compliance with applicable laws.

4.17 Inapplicability of Article to Reunion Club Property and Reunion Club Property Owner.

Notwithstanding anything to the contrary contained in this Parcel Declaration, neither the Club Property nor the Reunion Club Property Owner shall be subject to the provisions of this Article 4.

4.18 Entry Gate and Guardhouse.

Notwithstanding anything to the contrary contained in this Parcel Declaration, in the event there is a vehicular connectivity between this Parcel and Reunion East, the Parcel Developer shall be obligated to construct a security guardhouse and associated access control facilities (collectively "Parcel Guardhouse/Gate") equivalent in quality, design, and function to those access control points and facilities, including guardhouses and gates, located at primary vehicular entry and exit points of Reunion situated within Tradition Boulevard, Reunion

Boulevard, and Spine Road ("Existing Perimeter Guardhouse(s)"). While the exact location of the Parcel Guardhouse/Gate shall be in the Parcel Developer's sole discretion; the Parcel Guardhouse/Gate shall be situated west of the existing bridge within Spine Road, lying west of the intersection of Spine Road and Tradition Boulevard. The internal roadway system within the Parcel, for which the Parcel Guardhouse/Gate shall act to control vehicular traffic into Reunion East, shall be planned, designed, and constructed such that the Parcel Guardhouse/Gate is the single point of vehicular connectivity to areas of Reunion East from areas of the Parcel. Any properties located east of the Parcel Guardhouse/Gate (e.g. without vehicular restriction or control, having direct access to areas of Reunion East inside of the existing Perimeter Guardhouses) shall be considered "Inside the Gates" and any properties located west of the Parcel Guardhouse/Gate (e.g. requiring access through the Parcel Guardhouse/Gate to enter areas of Reunion East inside the Existing Perimeter Guardhouses) shall be considered "Outside the Gates". It is the intent that the Parcel Guardhouse become a Perimeter Guardhouse, controlling entry into the unrestricted roadways within Reunion situated within the Perimeter Guardhouses in the same manner as the Existing Perimeter Guardhouses.

The design and construction of the Parcel Guardhouse/Gate shall be in reasonable compliance with the requirements and standards of the Reunion Resort & Club of Orlando in effect as of the date hereof. Declarant shall have the right, in its reasonable discretion, to review proposed plans showing the design, style, shape and scale of the proposed Parcel Guardhouse/Gate, the color, texture, quality and quantity of materials to be used in the exterior construction of the proposed Parcel Guardhouse/Gate, and the relationship to, and the compatibility and harmony thereof with, the overall quality of the Reunion Club Property. The Parcel Guardhouse/Gate shall be constructed and placed into full operation (to be manned 24 hours per day, seven days per week, 52 weeks per year) prior to any other Improvements located within the Parcel receiving a certificate of occupancy and prior to the opening and use of any internal Parcel roadways that would allow for ingress to Reunion from public ways "Outside the Gate".

Upon construction of the Parcel Guardhouse/Gate, the Parcel Guardhouse/Gate shall be freely conveyed to the Community Association for purposes of operating such Parcel Guardhouse/Gate as a Perimeter Guardhouse.

The obligations under this Section 4.18 may be assigned by Parcel Developer to a future owner of a portion of land with this Parcel provided such assignee accepts such obligations and agrees to be bound to this provision.

5. VIOLATIONS AND REMEDIES

5.1 Event of Default.

Any breach of any of the covenants, conditions, restrictions or obligations imposed on an Owner by this Parcel Declaration shall be deemed an "Event of Default" entitling Declarant or Parcel Developer to exercise their remedies hereunder or under the Master Declaration.

5.2 Remedies.

In the event of a breach (or threatened breach) by Owner of any of the covenants or provisions of this Parcel Declaration, Parcel Developer or Declarant shall have the right: (a) to obtain an injunction to prevent such breach, (b) to exercise any other remedies specifically set forth in this Parcel Declaration; and (c) to seek any other remedy allowed at law or in equity.

5.3 No Election of Remedies.

Parcel Developer's or Declarant's pursuit of any one or more of the remedies stated herein shall not preclude pursuit of any other remedy or remedies provided in this Parcel Declaration or allowed by law or in equity, separately or concurrently or in any combination, nor shall it constitute an election of remedies excluding the election of another remedy or other remedies or a forfeiture or waiver of amounts payable under this Parcel Declaration by Owner or of any damages or other sums accruing to Parcel Developer or Declarant by reason of Owner's failure to fully and completely comply with this Parcel Declaration. Except as otherwise specifically provided herein, Parcel Developer's or Declarant's forbearance in pursuing or exercising one or more of their remedies shall not constitute a waiver of any Event of Default or of any remedy. No waiver by Parcel Developer or Declarant of any right or remedy on one occasion shall be construed as a waiver of that right or remedy on any subsequent occasion or as a waiver of any other right or remedy then or thereafter existing. No failure of Parcel Developer or Declarant to pursue or exercise any of Parcel Developer's or Declarant's powers, rights or remedies or to insist upon strict and exact compliance by Owner with any, condition, requirement, provision or restriction of this Parcel Declaration, and no custom or practice at variance with the terms of this Parcel Declaration, shall constitute a waiver by Parcel Developer or Declarant of the right to demand strict and exact compliance with terms and conditions of this Parcel Declaration.

6. RIGHT OF ENTRY

Owner shall permit Approving Party (and Approving Party's employees, agents, and representatives) to enter the Parcel (but not any dwelling or other enclosed structures) at reasonable times and upon reasonable notice to Owner or the occupants of the Parcel, in the Event of a Default hereunder, to make any repairs or replacements or perform any maintenance or work on the exterior of the Premises that Approving Party may (in Approving Party's reasonable opinion) consider necessary to bring the Premises into compliance with this Parcel Declaration. Nothing in this Article shall imply or impose any duty or obligation upon Approving Party to enter upon the Parcel at any time for any purpose, or to inspect the Premises at any time, or to perform, or pay the cost of, any work which Owner is required to perform under any provision of this Parcel Declaration or any other document, and Approving Party has no such duty or obligation.

7. MISCELLANEOUS

7.1 Rights Cumulative.

All rights, remedies, powers and privileges conferred under this Parcel Declaration on the parties shall be cumulative of and in addition to, but not restrictive of or in lieu of, those conferred by law.

7.2 Attorneys' Fees.

If any amount owed by Owner under this Parcel Declaration is collected by or through any judicial process following any default by Owner, or Declarant and/or Parcel Developer otherwise seek to enforce this Parcel Declaration by or through an attorney-at-law, Owner shall pay (in addition to the amount owed) a reasonable amount as attorneys' and paralegals' fees and disbursements (including reasonable costs, expenses and overhead charges) allowable to attorneys employed by Owner, or any of its affiliates.

7.3 Notices.

Any notice, demand, request, consent, approval or communication under this Parcel Declaration shall be deemed duly given or made if in writing and either deposited, postage prepaid in the United States mail, certified or registered mail with a return receipt requested, or delivered personally or via reliable overnight air courier, addressed as follows:

7.3.1 if to Declarant:

200 Ocean Crest Drive
Suite 31 - Legal
Palm Coast, FL 32137
Attn: Virginia Tee

or unless Declarant has provided a different address for sending notices by written notice to the Parcel Developer and current Owner which conforms with this Section; and

7.3.2 if to Parcel Developer:

One Town Center Road, Suite 600
Boca Raton, FL 33486
ATT: John Chiste

or unless Parcel Developer has provided a different address for sending notices by written notice to the Declarant and current Owner which conforms with this Section; and

7.3.3 if to an Owner, addressed to the then current Owner at the address of the Parcel, unless such Owner has provided a different address for sending notices by written notice to Declarant and Parcel Developer which conforms with this Section 7.3.

7.4 Entire Declaration and Amendments.

Except as otherwise specifically set forth in this Parcel Declaration, this Parcel Declaration may only be modified by a written agreement executed by Declarant and Parcel Developer (for so long as Parcel Developer owns any portion of the Parcel) without the consent of any other Owners. If, prior to or following recordation of this Agreement, the Parcel has been or is platted into separate lots and all such lots are conveyed to different Owners, Parcel Developer and any individual Owner may amend this Parcel Declaration to more specifically and legally describe such Owner's lot, without the necessity of obtaining the consent or joinder of other Owners of other lots.

In addition, during Declarant's Control Period under the Master Declaration, Declarant and Parcel Developer may amend this Parcel Declaration, by an instrument in writing filed in the Public Records of Osceola County, Florida, without the approval of the Association, any Owner or any mortgagee; provided, however, that, with the exception of the annexation of Additional Property to the terms of the Master Declaration: (i) in the event that such amendment directly, materially and adversely alters, or interferes with, any Owner's right to the use and enjoyment of his Unit or the Common Property as set forth in the Master Declaration, this Parcel Declaration or any Supplemental Declaration, or materially and adversely affects the marketability of title to any Unit, such amendment shall be valid only upon the written consent thereto by a majority in number of the then existing Owners affected thereby; provided, however, in no event shall the change in number of Units in a Parcel pursuant to this Parcel Declaration be considered to materially or adversely affect any Owner's rights; and (ii) in the event that such amendment would materially and adversely affect the security, title and interest of any Institutional Mortgagee, such amendment shall be valid only upon the written consent thereto of all such Institutional Mortgagees so affected. Any amendment made pursuant hereto shall be certified by Declarant and Parcel Developer as having been duly approved by Declarant and Parcel Developer, and by such Owners and mortgagees if required, and shall be effective upon being filed in the Public Records of Osceola County, Florida, or at such later date as shall be specified in the amendment itself. Each Owner, by acceptance of a deed or other conveyance to a Unit, agrees to be bound by such amendments. This Parcel Declaration is intended exclusively for the benefit of Parcel Developer, and its designated affiliates and specifically designated successors, as set forth below, and no other person or entity shall be deemed a third party beneficiary of any of the provisions set forth herein.

7.5 Severability.

If any clause or provision of this Parcel Declaration is illegal, invalid or unenforceable under applicable present or future Laws, the remainder of this Parcel Declaration shall not be affected. In lieu of each clause or provision of this Parcel Declaration which is illegal, invalid or unenforceable, there shall be added a clause or provision which is (i) as nearly identical as possible, and (ii) legal, valid and enforceable.

7.6 Governing Law.

This Parcel Declaration shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida, and, where applicable, the laws of the United States of America.

7.7 Headings.

The use of headings, captions and numbers in this Parcel Declaration is solely for the convenience of identifying and indexing the various sections and shall in no event be considered in construing or interpreting any provision in this Parcel Declaration.

7.8 No Partnership.

Nothing in this Parcel Declaration shall be deemed to constitute the creation of a joint venture or partnership relationship between Declarant, Parcel Developer or any Owner, nor shall any provision of this Parcel Declaration be deemed to impose any duty or liability on Declarant or Parcel Developer with respect to third parties. If any person or entity asserts any claim against Declarant or Parcel Developer, contending that by virtue of any provision of this Parcel Declaration, Declarant, Parcel Developer or any Owner are partners or joint ventures, Declarant or Parcel Developer may, at Declarant's or Parcel Developer's sole option, without such action being deemed to constitute any admission as to the validity of such assertion, unilaterally waive and delete the provision of this Parcel Declaration alleged to create such relationship.

7.9 Survival.

The provisions of this Parcel Declaration are intended to be binding upon each Owner of the Parcel and such Owner's successors and assigns, and to constitute a covenant (coupled with an interest) running with the title to the Parcel. Declarant's Property and Parcel Developer's real property within Reunion are the estates benefited by the provisions of this Parcel Declaration. However, as and when portions of Declarant's Property are no longer owned by Declarant, the divested portions shall no longer be part of the estate benefited by the provisions of this Parcel Declaration. In such circumstances, the successors in interest to Declarant shall not have the right to enforce the provisions of this Parcel Declaration, unless Declarant, in the deed of conveyance of such property, affirmatively assigns its right to enforce the provisions of this Parcel Declaration to such successor in interest and expresses an intent that such Parcel shall continue to constitute part of the lands benefited by the provisions of this Parcel Declaration. Declarant expressly reserves the right to assign all (or any part) of its reserved rights hereunder to any property owners' association that may have jurisdiction over the Parcel (without a requirement for ownership of portions of Declarant's Property).

7.10 Timeshare.

Pursuant to the Eighth Amendment of Master Declaration, Wyndham Resort Development Corporation and Wyndham Vacation Resorts, Inc. shall have the exclusive right and sole permission to conduct marketing for timeshare interests until December 31, 2020.

IN WITNESS WHEREOF, Declarant and Parcel Developer have caused this Parcel Declaration to be executed and sealed by its duly authorized representatives, all effective as of the day and year first written above.

WITNESSES:

Heidi Boy
HEIDI BOYK (Print Name)

Brandi Donley
Brandi Donley (Print Name)

DECLARANT:

LRA ORLANDO, LLC, a Georgia limited liability company

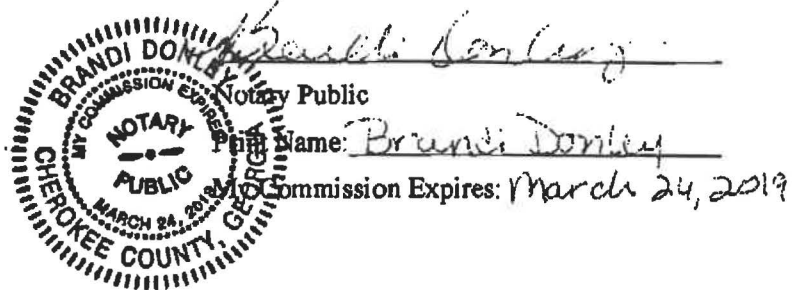
By: ACP-Communities, LLC, a Delaware limited liability company, its Authorized Representative

By: [Signature]
Amy Wilde, Manager

Date: May 14, 2018

STATE OF Georgia
COUNTY OF Fulton

The foregoing Parcel Declaration was acknowledged before me this 14th day of May, 2018 by Amy Wilde, Manager of ACP-Communities, LLC, a Delaware limited liability company, the Authorized Representative of LRA Orlando, LLC, a Georgia limited liability company, on behalf of the company. She ☒ is personally known to me or ☐ has produced _____ as identification.



WITNESSES:

[Signature]
OMAR KIEM (Print Name)
[Signature]
SEVEN DOUGHERTY (Print Name)

Parcel Developer:

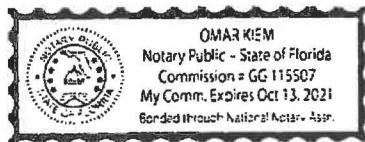
EHOF Acquisitions II LLC, a Delaware limited liability company

By: [Signature]
John Chiste, Authorized Representative

Print name: JOHN CHISTE

STATE OF FLORIDA
COUNTY OF PAIM BEACH

The foregoing instrument was acknowledged before me this 14th day of MAY, 2018 by John Chiste, as the Authorized Representative of EHOF ACQUISITIONS II LLC, a Delaware limited liability company. He ☒ is personally known to me or ☐ has produced NA NA as identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT "I"

Description of Parcel

**Phase 2, Parcels 4 – 8
(35-25-27-4895-PRCL-01C0)**

PARCEL 1-C, REUNION VILLAGE 1C, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 16, PAGES 100 THROUGH 103, PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA

Exhibit I – Page 1

4843-2073-6593.8

46006/0002
4851-8276-0495.15

EXHIBIT "II"

Restricted Uses

The following uses in paragraphs a. through and including ee. below shall be prohibited and deemed as "Restricted Uses" that shall not be permitted on the Parcel:

- a. laundry or dry cleaning establishment, provided, the foregoing restriction shall not include an establishment for dry cleaning drop-off and pick-up only, with no cleaning services being performed at the subject property;
- b. off-track betting establishment or facility where gambling occurs whether in person or over the internet.
- c. a pool or billiard hall (unless operated as part of a large scale family recreation or entertainment facility);
- d. adult book store or any form of adult entertainment;
- e. a gym or health club facility in excess of 5,000 square feet, such as Gold's Gym, World Gym or Rush Fitness.
- f. bingo parlor;
- g. a school, academy or learning center having more than twenty students at any one time;
- h. a video game parlor or amusement arcade;
- i. a business which would emit or produce noxious fumes or gases or loud noises;
- j. an assembly or manufacturing operation;
- k. an establishment selling or exhibiting pornographic materials;
- l. any bowling alley, skating rink, nightclub, discotheque or dance hall;
- m. a lot for the sale of used automobiles;
- n. a mobile home park , trailer court, or labor camp or mobile home sales lot (except that this provision shall not prohibit the temporary use of construction trailers during any periods of construction, reconstruction or maintenance);
- o. a "Good Will" or "Salvation Army" type store;
- p. a mortuary or funeral home;

- q. a church or other place of worship;
- r. an abortion clinic;
- s. a distilling, refining, smelting, industrial, agricultural, drilling or mining operation;
- t. a junk yard, stock yard or animal raising operation;
- u. a dump or disposal, or any operation for the incineration or reduction of garbage of refuse;
- v. any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for the use with or in consumption of any narcotic, dangerous drug, or other controlled substance, including, without limitation, any hashish pipe, water pipe, bong, pipe screens, rolling papers, rolling devices, coke spoons or roach clips;
- w. a flea market;
- x. an operation whose principal use is a massage parlor and/or exotic dancing, provided this shall not prohibit massages in connection with a beauty salon or health club or athletic facility;
- y. a pawn shop;
- z. no flashing neon signs may be placed in the window or on any buildings or on any poles located at the Center;
- aa. the outdoor display, sale or storage of seasonal merchandise (Christmas trees, pumpkins, flowers, etc.); and/or the temporary or periodic (i.e., not permanent) outdoor display, sale or storage of merchandise (art work, novelties, clothing, etc.);
- bb. a use or operation which is generally considered to be an environmental risk to any portion of the Center or surrounding properties;
- cc. a store dedicated to the sale of tobacco products;
- dd. support, laundry and maintenance facilities; and
- ee. a strip mall.

SECTION V

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2019 AT _____ P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT OF RULES AND POLICIES FOR PARKING ON DISTRICT PROPERTY AND THE TOWING OF IMPROPERLY PARKED VEHICLES ON DISTRICT PROPERTY IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors ("Board") of the Reunion East Community Development District (the "District"), pursuant to Board action, has previously determined to establish and/or modify rules and policies for the utilization of the community amenity facilities within the Reunion East Community Development District, and the Board has also determined to establish rules and policies related to parking on District Property and the towing of improperly parked vehicles on district property (the "Parking and Towing Rules"), the Board now desires to hold a public hearing to consider the advisability and propriety of said rules and policies, and also desires to provide notice of said public hearing; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA:

1. That there is hereby declared a public hearing to be held at _____ p.m., _____, 2019, at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida, 34747 for the purpose of hearing comment and objection to the Parking and Towing Rules. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 135 W. Central Blvd, Suite 320, Orlando, FL 32801.
2. That the Board also hereby authorizes preliminary, proposed Parking and Towing Rules, attached hereto as Exhibit "A".
3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Osceola County.
4. That this Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE.]

**SIGNATURE PAGE TO RESOLUTION 2019-04
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 11th day of July, 2019.

**BOARD OF SUPERVISORS OF THE
REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district**

ATTEST:

George Flint
Secretary / Assistant Secretary

Chairman / Vice Chairman

EXHIBIT "A"

**PRELIMINARY PARKING AND TOWING
RULES AND POLICIES**

[ATTACHED BELOW]

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted _____, 2019 (Resolution 2019-___)

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. Notwithstanding, overnight parking at the Heritage Crossing Clubhouse, defined as parking in the Heritage Crossing Clubhouse parking lot when the Heritage Crossing Clubhouse is closed, of those non-commercial vehicles authorized to or not prohibited from parking on the Right-of-Way is permitted for a time period not to exceed 72 hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 On-Street Parking.
- 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
- (a) Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the

Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

(f) Overnight parking, defined as parking between the hours of 10:00pm and 8:00am, shall be prohibited in the areas as indicated on the District Parking and Towing Map attached as Appendix 1.0

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to single-family home mailboxes. A clearance of fifteen (15') feet before the mailbox and fifteen (15') feet after the mailbox is required.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules upon first offense, may receive a warning affixed to the vehicle or vessel. Towing may be initiated only after the first offense of the vehicle, trailer, or object parked in violation of these Rules. Thereafter, upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*. A vehicle or vessel parked in violation of the District Parking and Towing Rules for a period of longer than twenty-four (24) hours after receiving its initial warning under this section shall be subject to towing.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Appendix 1.0

District Parking and Towing Map

[ATTACHED BELOW]

SECTION VI

SECTION A

RESOLUTION 2019-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 15, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF REUNION EAST COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2020", as adopted by the Board of Supervisors on August 15, 2019.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2015-1	\$ _____
TOTAL DEBT SERVICE FUND – 2015-2	\$ _____
TOTAL DEBT SERVICE FUND – 2015-3	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 15th day of August, 2019.

ATTEST:

**BOARD OF SUPERVISORS OF
THE REUNION EAST
COMMUNIT DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

*This item will be provided under
separate cover*

SECTION B

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2019-2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2019-2020; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reunion East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2020 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion East Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this 15th day of August, 2019.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

SECTION VIII

SECTION C

SECTION 1

Reunion Resort & Club
Seven Eagles Cove CDD Action Items Punch List

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Landscaping around building is over grow	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		On Hold

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on Hold Pending CUP Negotiation
2	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	Negotiations with New Resort Owners to Take Place Over the Course of 60-90 Days
4	4/11/19	Old Lake Wilson Road Gate Signage	Scheerer/Boyd		Completed	Staff Added Two New Signs
5	4/11/19	Review of 4-Way Stop at Spine Road & Tradition Blvd.	Boyd		In Process	
6	4/11/19	Corolla Court Parking Issue; Evaluation of Addition of Street Parking Towaway Zones	Williams/Cruz/ Scheerer		In Process	Proposed Towing Policy on August Meeting Agenda
7	4/11/19	Patriot's Landing Small Retention Pond Cleanup	Boyd		In Process	Board Approved Vendor to Commence Work in Fall
8	4/11/19	Creating Dog Parks/Playground	Goldstein		In Process	Proposals Have Been Received
9	5/9/19	Crosswalk in Front of Resort	Boyd		In Process	

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	6 of 7 Permits Were Approved and Installation Has Begun

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	Engineer Authorized to Prepare Work Authorizations for Parking Area and Landscaping Installations in Amount NTE \$10,000 Each. Chairman Authorized to Execute Authorizations.
3	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		In Process	Engineer Authorized to Prepare Work Authorizations for Traffic Lane Work in Amount NTE \$10,000. Chairman Authorized to Execute Authorizations.
4	4/11/19	Review of 4-Way Stop at Tradition Blvd. & Golden Bear	Boyd		In Process	

SECTION 2

Reunion East

Community Development District

Summary of Check Register

July 1, 2019 to July 31, 2019

Fund	Date	Check No.'s		Amount
General Fund	7/2/19	4307-4311	\$	20,397.21
	7/7/19	4312	\$	7,856.38
	7/12/19	4313-4322	\$	11,426.18
	7/24/19	4323-4336	\$	581,102.42
	7/31/19	4337-4341	\$	7,189.41
			\$	627,971.60
Payroll	<u>July 2019</u>			
	Donald Harding	50489	\$	184.70
	John Dryburgh	50490	\$	184.70
	Mark Greenstein	50491	\$	184.70
	Steven Goldstein	50492	\$	184.70
	Trudy Hobbs	50493	\$	184.70
			\$	923.50
			\$	628,895.10

*** CHECK DATES 07/01/2019 - 07/31/2019 ***

REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/02/19	00129	6/24/19 4542	201906 320-53800-53200		*	546.00	
			INST.SPEED/FLASHING SIGNS				
		6/24/19 4542	201906 300-13100-10100		*	429.00	
			INST.SPEED/FLASHING SIGNS				
		6/24/19 4543	201906 320-53800-46200		*	260.40	
			RPR LITE CANS/LNDSCP LITE				
		6/24/19 4543	201906 300-13100-10100		*	204.60	
			RPR LITE CANS/LNDSCP LITE				
		6/24/19 4544	201906 320-53800-46200		*	156.80	
			REPLACE 42" PATIO TABLE				
		6/24/19 4544	201906 300-13100-10100		*	123.20	
			REPLACE 42" PATIO TABLE				
			BERRY CONSTRUCTION INC.				1,720.00 004307
7/02/19	00054	7/02/19 2019JUL	201907 320-53800-34500		*	6,533.33	
			SECURITY SERVICES JUL19				
		7/02/19 2019JUL	201907 300-13100-10100		*	5,133.33	
			SECURITY SERVICES JUL19				
			REUNION RESORT & CLUB MASTER ASSOC.				11,666.66 004308
7/02/19	99999	7/02/19 VOID	201907 000-00000-00000		C	.00	
			VOID CHECK				
			*****INVALID VENDOR NUMBER*****				.00 004309
7/02/19	00060	6/05/19 338467	201906 320-53800-46200		*	136.89	
			INST.EXTERNAL SPA TIMER				
		6/05/19 338467	201906 300-13100-10100		*	107.56	
			INST.EXTERNAL SPA TIMER				
		6/05/19 338468	201906 320-53800-46200		*	102.20	
			REPLACE FLOWMETER CLAMPS				
		6/05/19 338468	201906 300-13100-10100		*	80.30	
			REPLACE FLOWMETER CLAMPS				
		6/05/19 338470	201906 320-53800-46200		*	332.61	
			INSTALL NEW SUMP PUMP				
		6/05/19 338470	201906 300-13100-10100		*	261.34	
			INSTALL NEW SUMP PUMP				
		6/10/19 338615	201906 320-53800-46200		*	131.85	
			RPR AUTOFILL/INSPCT.EQUIP				
		6/10/19 338615	201906 300-13100-10100		*	103.60	
			RPR AUTOFILL/INSPCT.EQUIP				
		6/10/19 338617	201906 320-53800-46200		*	215.96	
			REPLUMB HEATER/RPLC VALVE				
		6/10/19 338617	201906 300-13100-10100		*	169.69	
			REPLUMB HEATER/RPLC VALVE				
		6/10/19 338618	201906 320-53800-46200		*	215.54	
			RMV/INST.BALL VALVE				

REUE REUNION EAST TVISCARRA

*** CHECK DATES 07/01/2019 - 07/31/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/10/19		338618	201906 300-13100-10100		*	169.36	
			RMV/INST.BALL VALVE				
6/10/19		338619	201906 320-53800-46200		*	277.09	
			ACID WASH/REPAIR LEAK				
6/10/19		338619	201906 300-13100-10100		*	217.71	
			ACID WASH/REPAIR LEAK				
6/10/19		338784	201906 320-53800-46200		*	347.70	
			RPR HINGES/RPLC ROOF JACK				
6/10/19		338784	201906 300-13100-10100		*	273.20	
			RPR HINGES/RPLC ROOF JACK				
6/15/19		338700	201906 320-53800-46200		*	168.76	
			RPLC ROOF JACK/PMP BASKET				
6/15/19		338700	201906 300-13100-10100		*	132.59	
			RPLC ROOF JACK/PMP BASKET				
6/15/19		338775	201906 320-53800-46200		*	491.26	
			RPLC HOUSING/REPLMB SUCTN				
6/15/19		338775	201906 300-13100-10100		*	385.99	
			RPLC HOUSING/REPLMB SUCTN				
6/17/19		338726	201906 320-53800-46200		*	242.93	
			ACID WASH SPA-TERRACES				
6/17/19		338726	201906 300-13100-10100		*	190.87	
			ACID WASH SPA-TERRACES				
6/17/19		338727	201906 320-53800-46200		*	126.53	
			RMV DEBRIS/STATIC LINE				
6/17/19		338727	201906 300-13100-10100		*	99.42	
			RMV DEBRIS/STATIC LINE				
6/18/19		338748	201906 320-53800-46200		*	103.32	
			RPR SEAL PLATE/ADJ.BYPASS				
6/18/19		338748	201906 300-13100-10100		*	81.18	
			RPR SEAL PLATE/ADJ.BYPASS				
SPIES POOL LLC						5,165.45	004310
7/02/19	00030	6/25/19	REU32309 201905 320-53800-46500		*	518.06	
			IRRIGATION REPAIRS MAY19				
		6/25/19	REU32309 201905 300-13100-10100		*	407.04	
			IRRIGATION REPAIRS MAY19				
		6/30/19	REU32308 201906 320-53800-47400		*	515.20	
			TREE/PLANT INST-DMG.RPR.				
		6/30/19	REU32308 201906 300-13100-10100		*	404.80	
			TREE/PLANT INST-DMG.RPR.				
YELLOWSTONE LANDSCAPE						1,845.10	004311
7/07/19	00049	7/01/19	465 201907 310-51300-34000		*	3,689.58	
			MANAGEMENT FEES JUL19				
		7/01/19	465 201907 310-51300-35100		*	183.33	
			INFORMATION TECH JUL19				

REUE REUNION EAST TVISCARRA

*** CHECK DATES 07/01/2019 - 07/31/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/19	465 201907 310-51300-31300		*	541.67	
			DISSEMINATION FEE JUL19				
		7/01/19	465 201907 310-51300-51000		*	15.51	
			OFFICE SUPPLIES JUL19				
		7/01/19	465 201907 310-51300-42000		*	9.82	
			POSTAGE JUL19				
		7/01/19	465 201907 310-51300-42500		*	95.55	
			COPIES JUL19				
		7/01/19	466 201907 320-53800-12000		*	3,320.92	
			FIELD MANAGEMENT JUL19				
				GOVERNMENTAL MANAGEMENT SERVICES			7,856.38 004312
7/12/19	00074	6/30/19	178389 201906 320-53800-47000		*	72.24	
			AQUATIC PLANT MGMT-JUN19				
		6/30/19	178389 201906 300-13100-10100		*	56.76	
			AQUATIC PLANT MGMT-JUN19				
				APPLIED AQUATIC MANAGEMENT, INC.			129.00 004313
7/12/19	00095	6/27/19	S109805 201906 320-53800-57400		*	611.55	
			RESET/INST.SENSOR/SPLICE				
		6/27/19	S109805 201906 300-13100-10100		*	480.51	
			RESET/INST.SENSOR/SPLICE				
		7/08/19	S109870 201907 320-53800-57400		*	415.52	
			CUT 2 LOOP/RPLC SAFE LOOP				
		7/08/19	S109870 201907 300-13100-10100		*	326.48	
			CUT 2 LOOP/RPLC SAFE LOOP				
				ACCESS CONTROL TECHNOLOGIES, INC.			1,834.06 004314
7/12/19	00129	7/01/19	4547 201907 320-53800-53000		*	128.80	
			RMV PAVER/SUB BASE/REINST				
		7/01/19	4547 201907 300-13100-10100		*	101.20	
			RMV PAVER/SUB BASE/REINST				
				BERRY CONSTRUCTION INC.			230.00 004315
7/12/19	00134	7/02/19	2335 201906 310-51300-31100		*	470.88	
			PRP/ATD MTG/MILE REIMBURS				
				BOYD CIVIL ENGINEERING			470.88 004316
7/12/19	00160	7/03/19	11193 201907 320-53800-12200		*	1,906.97	
			FACILITIES BLDG RENT JUL				
		7/03/19	11193 201907 300-13100-10100		*	1,498.33	
			FACILITIES BLDG RENT JUL				
				CITICOMMUNITIES LLC			3,405.30 004317
7/12/19	00161	7/09/19	1349 201907 320-53800-57400		*	92.40	
			RPLC CEILING LGHT SPINE RD				

REUE REUNION EAST TVISCARRA

*** CHECK DATES 07/01/2019 - 07/31/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/09/19 1349	201907 300-13100-10100		*	72.60	
			RPLC CEILING LGHT SPINE RD				
				HERITAGE SERVICE SOLUTIONS LLC			165.00 004318
7/12/19	00092	6/29/19 062919	201906 330-53800-43300		*	700.00	
			BALLROOM CLEANING JUN19				
				REUNION RESORT			700.00 004319
7/12/19	00060	6/27/19 339112	201906 320-53800-46200		*	96.60	
			RPR MAGNETIC GATE LATCH				
		6/27/19 339112	201906 300-13100-10100		*	75.90	
			RPR MAGNETIC GATE LATCH				
				SPIES POOL LLC			172.50 004320
7/12/19	00154	7/08/19 7907	201907 320-53800-48000		*	1,820.00	
			LANDSCAPE CONSULTING JUL				
		7/08/19 7907	201907 300-13100-10100		*	1,430.00	
			LANDSCAPE CONSULTING JUL				
				SUNSCAPE CONSULTING			3,250.00 004321
7/12/19	00142	6/27/19 61786	201906 320-53800-47800		*	598.89	
			ANNUAL FIRE EXT. INSPECTN				
		6/27/19 61786	201906 300-13100-10100		*	470.55	
			ANNUAL FIRE EXT. INSPECTN				
				UNITED FIRE PROTECTION, INC.			1,069.44 004322
7/24/19	00095	7/17/19 S110300	201907 320-53800-57400		*	99.12	
			RESET CTRLR/TRANSCORE RD				
		7/17/19 S110300	201907 300-13100-10100		*	77.88	
			RESET CTRLR/TRANSCORE RD				
		7/18/19 S110359	201907 320-53800-57400		*	129.92	
			BURNT BRD/EMRG PNL LGHTNG				
		7/18/19 S110359	201907 300-13100-10100		*	102.08	
			BURNT BRD/EMRG PNL LGHTNG				
		7/19/19 S110140	201907 320-53800-57400		*	111.06	
			GUARDS REATTACHED ARM				
		7/19/19 S110140	201907 300-13100-10100		*	87.26	
			GUARDS REATTACHED ARM				
				ACCESS CONTROL TECHNOLOGIES, INC.			607.32 004323
7/24/19	00129	7/12/19 4555	201907 320-53800-46200		*	103.60	
			RMV/RELOCAT POOL FURNITUR				
		7/12/19 4555	201907 300-13100-10100		*	81.40	
			RMV/RELOCAT POOL FURNITUR				
				BERRY CONSTRUCTION INC.			185.00 004324

REUE REUNION EAST TVISCARRA

*** CHECK DATES 07/01/2019 - 07/31/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/24/19	00144	7/12/19	11056086 201907 320-53800-57400		*	184.44	
			SRVC CALL-RPLC THERMOSTAT				
		7/12/19	11056086 201907 300-13100-10100		*	144.91	
			SRVC CALL-RPLC THERMOSTAT				
							329.35 004325

7/24/19	00166	7/15/19	295427ES 201906 320-53800-43200		*	59.60	
			GAS CHARGE 06/06-07/08/19				
		7/15/19	295427ES 201906 300-13100-10100		*	46.82	
			GAS CHARGE 06/06-07/08/19				
							106.42 004326

7/24/19	00161	7/18/19	1369 201907 320-53800-53000		*	2,016.00	
			RPR I4 BRDG/FILL HOLE/SOD				
		7/18/19	1369 201907 300-13100-10100		*	1,584.00	
			RPR I4 BRDG/FILL HOLE/SOD				
		7/18/19	1370 201907 320-53800-57400		*	215.60	
			INST.TRNSFRMR/PATCH ROOF				
		7/18/19	1370 201907 300-13100-10100		*	169.40	
			INST.TRNSFRMR/PATCH ROOF				
							3,985.00 004327

7/24/19	00092	6/28/19	062819 201906 320-53800-41000		*	31.64	
			HC PHONE LINE 2365 JUN19				
		6/28/19	062819 201906 300-13100-10100		*	24.86	
			HC PHONE LINE 2365 JUN19				
		6/28/19	062819 201906 320-53800-41000		*	31.64	
			HS PHONE LINE 9325 JUN19				
		6/28/19	062819 201906 300-13100-10100		*	24.86	
			HS PHONE LINE 9325 JUN19				
		6/28/19	062819 201906 320-53800-41000		*	31.64	
			HS PHONE LINE 9385 JUN19				
		6/28/19	062819 201906 300-13100-10100		*	24.86	
			HS PHONE LINE 9385 JUN19				
		6/28/19	062819 201906 320-53800-41000		*	31.64	
			HC PHONE LINE 4574 JUN19				
		6/28/19	062819 201906 300-13100-10100		*	24.86	
			HC PHONE LINE 4574 JUN19				
		6/28/19	062819 201906 330-53800-41000		*	56.50	
			HC PHONE LINE 9758 JUN19				
		6/28/19	062819 201906 330-53800-41000		*	56.50	
			HC PHONE LINE 9867 JUN19				
		6/30/19	RECDDREE 201906 320-53800-46200		*	1,848.00	
			POOL CELANING SERVS-JUN19				
		6/30/19	RECDDREE 201906 300-13100-10100		*	1,452.00	
			POOL CELANING SERVS-JUN19				

REUE REUNION EAST TVISCARRA

*** CHECK DATES 07/01/2019 - 07/31/2019 ***

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/30/19	TOHO-TOH 201905 320-53800-43100 TOHO METER#62644093 MAY19		*	254.52	
			REUNION RESORT				3,893.52 004328
7/24/19	00060	7/08/19	339849 201907 320-53800-46200 RPLC PUSH/PULL VLV BCKWSH		*	277.14	
		7/08/19	339849 201907 300-13100-10100 RPLC PUSH/PULL VLV BCKWSH		*	217.76	
			SPIES POOL LLC				494.90 004329
7/24/19	00142	7/12/19	62419 201907 330-53800-47800 HC ANNUAL SPRNKLR INSPC		*	200.00	
		7/12/19	62419 201907 330-53800-47800 HC ANNUAL FIRE ALARM INSP		*	95.00	
		7/12/19	62426 201907 320-53800-47800 STBL ANNUAL SPRNKLR INSPC		*	58.80	
		7/12/19	62426 201907 300-13100-10100 STBL ANNUAL SPRNKLR INSPC		*	46.20	
		7/12/19	62426 201907 320-53800-47800 STBL ANNL.FIRE ALARM INSP		*	53.20	
		7/12/19	62426 201907 300-13100-10100 STBL ANNL.FIRE ALARM INSP		*	41.80	
		7/12/19	62479 201907 320-53800-47800 RPLC 2 TAMPR SWTCH BLDG.A		*	312.18	
		7/12/19	62479 201907 300-13100-10100 RPLC 2 TAMPR SWTCH BLDG.A		*	245.28	
			UNITED FIRE PROTECTION, INC.				1,052.46 004330
7/24/19	00030	7/15/19	REU38452 201907 320-53800-46200 AQUATIC SERVICES JUL19		*	3,456.30	
		7/15/19	REU38452 201907 300-13100-10100 AQUATIC SERVICES JUL19		*	2,715.67	
		7/15/19	REU38464 201907 320-53800-47300 MTHLY LNDS CP MAINT JUL19		*	30,840.32	
		7/15/19	REU38464 201907 300-13100-10100 MTHLY LNDS CP MAINT JUL19		*	24,231.68	
			YELLOWSTONE LANDSCAPE				61,243.97 004331
7/24/19	00103	7/24/19	07242019 201907 300-20700-10000 FY19 DEBT SERV SER2015A		*	374,207.40	
			REUNION EAST CDD C/O USBANK				374,207.40 004332
7/24/19	00103	7/24/19	07242019 201907 300-20700-10500 FY19 DEBT SERV SER2015-1		*	3,868.94	
			REUNION EAST CDD C/O USBANK				3,868.94 004333
			REUE REUNION EAST TVISCARRA				

*** CHECK DATES 07/01/2019 - 07/31/2019 ***

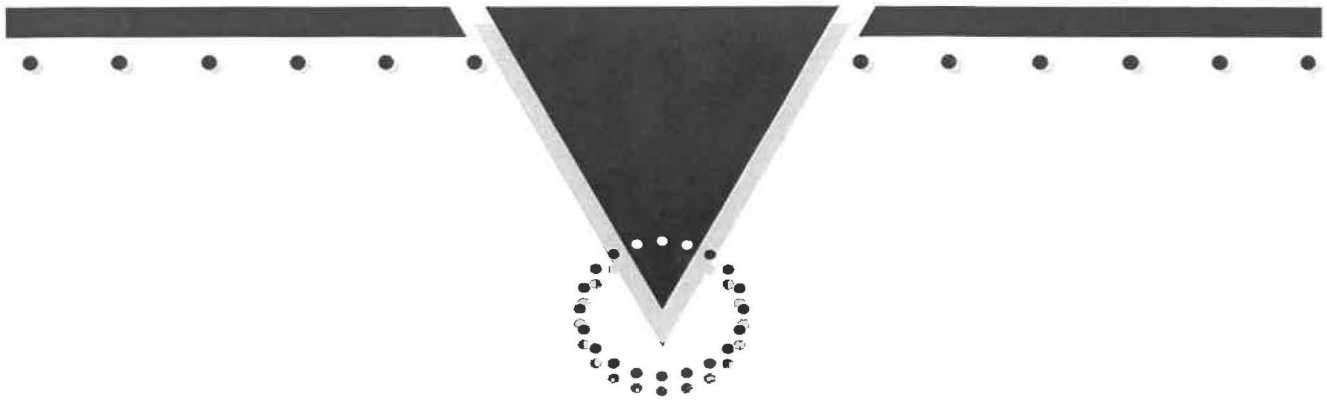
REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/24/19	00103	7/24/19 07242019	201907 300-20700-10500 FY19 DEBT SERV SER2015-1	REUNION EAST CDD C/O USBANK	*	49,295.30	49,295.30 004334
7/24/19	00103	7/24/19 07242019	201907 300-20700-10600 FY19 DEBT SERV SER2015-2	REUNION EAST CDD C/O USBANK	*	56,456.31	56,456.31 004335
7/24/19	00103	7/24/19 07242019	201907 300-20700-10700 FY19 DEBT SERV SER2015-3	REUNION EAST CDD C/O USBANK	*	25,376.53	25,376.53 004336
7/31/19	00144	7/25/19 11145552	201907 320-53800-47700 THERMOSTAT/SYSTN DIAGNSTC	FRANK'S AIR CONDITIONING, INC.	*	205.22	366.46 004337
7/31/19	00119	7/17/19 86534	201906 310-51300-31500 CDD MTG/MSA REV/TOW ENFR	LATHAM,SHUKER,EDEN & BEAUDINE,LLP	*	2,850.45	2,850.45 004338
7/31/19	00060	7/17/19 340361	201907 320-53800-46200 FLUSH STATIC LINE CP SPA	SPIES POOL LLC	*	96.60	172.50 004339
7/31/19	00070	7/19/19 27798	201907 320-53800-46200 RPLC BALLAST/BULB POOL DK	TERRY'S ELECTRIC INC	*	1,632.96	2,916.00 004340
7/31/19	00030	7/19/19 27798	201907 300-13100-10100 RPLC BALLAST/BULB POOL DK	YELLOWSTONE LANDSCAPE	*	1,283.04	884.00 004341
7/31/19	00030	7/31/19 REU39792	201906 320-53800-47400 TREE/PLANT INSTALL-JUN19		*	495.04	
7/31/19	00030	7/31/19 REU39792	201906 300-13100-10100 TREE/PLANT INSTALL-JUN19		*	388.96	
TOTAL FOR BANK A						627,971.60	
TOTAL FOR REGISTER						627,971.60	

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

July 31, 2019



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement & Maintenance Income Statement</u>
4	<u>Debt Service Series 2002A-2 Income Statement</u>
5	<u>Debt Service Series 2005 Income Statement</u>
6	<u>Debt Service Series 2015A Income Statement</u>
7	<u>Debt Service Series 2015-1 Income Statement</u>
8	<u>Debt Service Series 2015-2 Income Statement</u>
9	<u>Debt Service Series 2015-3 Income Statement</u>
10	<u>Capital Projects Series 2005 Income Statement</u>
11-12	<u>Month to Month</u>
13-14	<u>FY19 Assessment Receipt Schedule</u>

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2019

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2019
ASSETS:					
CASH	\$1,110,418	\$599,430	---	---	\$1,709,848
CUSTODY ACCOUNT	\$462,697	---	---	---	\$462,697
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$2,641,466	---	---	\$2,641,466
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$104,154	---	\$104,154
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$220,376	---	\$220,376
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$884,680	---	\$884,680
Prepayment	---	---	\$23	---	\$23
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$308,849	---	\$308,849
Prepayment	---	---	\$4,147,929	---	\$4,147,929
SERIES 2015-2					
Reserve	---	---	\$372,505	---	\$372,505
Revenue	---	---	\$272,802	---	\$272,802
Prepayment	---	---	\$1,548,821	---	\$1,548,821
SERIES 2015-3					
Revenue	---	---	\$104,253	---	\$104,253
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$392,432	\$42,092	---	---	\$434,525
DUE FROM R&M FUND	\$19,481	---	---	---	\$19,481
DUE FROM OTHER	\$1,053	---	---	---	\$1,053
TOTAL ASSETS	\$1,986,082	\$3,282,988	\$8,489,673	\$10	\$13,758,752
LIABILITIES:					
ACCOUNTS PAYABLE	\$16,639	---	---	---	\$16,639
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO GENERAL FUND	---	\$19,481	---	---	\$19,481
DUE TO OTHER	---	\$970	---	---	\$970
DUE TO REUNION WEST	\$49,905	---	---	---	\$49,905
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$2,100,000	---	\$2,100,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$1,927,180	---	\$1,927,180
ACCRUED INTEREST PAYABLE 2005	---	---	\$1,388,520	---	\$1,388,520
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$1,590,000	---	\$1,590,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,262,537	---	---	\$3,505,289
UNASSIGNED	\$1,670,463	---	---	---	\$1,670,463
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$3,923,024)	---	(\$3,923,024)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$2,758,140)	---	(\$2,758,140)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,064,703	---	\$1,064,703
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$4,802,053	---	\$4,802,053
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$2,194,128	---	\$2,194,128
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$104,253	---	\$104,253
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,986,082	\$3,282,988	\$8,489,673	\$10	\$13,758,752

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,092,735	\$1,092,735	\$1,110,978	\$18,243
Special Assessments - Direct	\$922,677	\$922,677	\$922,678	\$1
Interest	\$250	\$208	\$1,151	\$942
Miscellaneous Income	\$4,771	\$3,976	\$9,098	\$5,122
TOTAL REVENUES	\$2,020,433	\$2,019,596	\$2,043,905	\$24,309
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$10,000	\$9,800	\$200
FICA	\$918	\$765	\$750	\$15
Engineering	\$15,000	\$12,500	\$8,248	\$4,252
Attorney	\$35,000	\$29,167	\$26,260	\$2,906
Trustee Fees	\$17,500	\$12,000	\$12,000	\$0
Arbitrage	\$3,600	\$0	\$0	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$5,000	\$4,167	\$3,467	(\$1,300)
Property Appraiser Fee	\$1,000	\$1,000	\$669	\$331
Property Taxes	\$400	\$400	\$40	\$360
Annual Audit	\$5,200	\$5,200	\$5,200	\$0
District Management Fees	\$44,275	\$36,896	\$36,896	\$0
Information Technology	\$2,200	\$1,833	\$1,833	\$0
Telephone	\$300	\$250	\$141	\$109
Postage	\$3,500	\$2,917	\$320	\$2,597
Printing & Binding	\$2,500	\$2,083	\$678	\$1,405
Insurance	\$14,800	\$14,800	\$13,453	\$1,347
Legal Advertising	\$1,500	\$1,250	\$363	\$888
Other Current Charges	\$600	\$500	\$0	\$500
Office Supplies	\$500	\$416	\$620	(\$204)
Travel Per Diem	\$500	\$417	\$0	\$417
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$171,468	\$141,735	\$127,910	\$13,825
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$39,851	\$33,209	\$33,209	\$0
Facility Lease Agreement	\$22,884	\$19,070	\$19,070	\$0
Telephone	\$4,760	\$3,967	\$3,787	\$180
Electric	\$330,400	\$275,333	\$278,497	(\$3,164)
Water & Sewer	\$44,800	\$37,333	\$32,338	\$4,995
Gas	\$43,120	\$35,933	\$22,543	\$13,391
Pool & Fountain Maintenance	\$98,000	\$81,667	\$87,760	(\$6,093)
Environmental	\$5,600	\$4,667	\$3,392	\$1,275
Property Insurance	\$25,620	\$25,620	\$23,253	\$2,367
Irrigation Repairs	\$8,400	\$7,000	\$9,123	(\$2,123)
Landscape Contract	\$434,722	\$362,268	\$342,635	\$19,633
Landscape Contingency	\$21,742	\$18,118	\$45,789	(\$27,670)
Landscape Consulting	\$21,840	\$18,200	\$22,576	(\$4,376)
Gate and Gatehouse Expenses	\$17,920	\$14,933	\$7,785	\$7,149
Roadways/Sidewalks	\$28,000	\$23,333	\$12,641	\$10,692
Lighting	\$5,600	\$4,667	\$1,482	\$3,184
MSA Building Repairs	\$22,400	\$18,667	\$9,737	\$8,929
Pressure Washing	\$11,200	\$9,333	\$4,200	\$5,133
Maintenance (Inspections)	\$980	\$817	\$1,737	(\$920)
Repairs & Maintenance	\$11,200	\$9,334	\$0	\$9,334
Pest Control	\$406	\$338	\$0	\$338
Signage	\$2,240	\$1,867	\$5,055	(\$3,188)
Security	\$78,400	\$65,333	\$65,333	\$0
COMMUNITY CENTER:				
Landscape	\$16,000	\$13,333	\$8,270	\$5,064
Telephone	\$1,500	\$1,250	\$1,002	\$248
Electric	\$25,000	\$20,833	\$18,133	\$2,700
Water & Sewer	\$2,500	\$2,083	\$1,743	\$340
Gas	\$350	\$292	\$240	\$52
Contract Cleaning	\$10,000	\$8,333	\$6,825	\$1,508
Maintenance (Inspections)	\$1,250	\$1,042	\$1,843	(\$801)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$83,333	\$0	\$83,333
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$412,280	\$412,280	\$412,280	\$0
TOTAL MAINTENANCE	\$1,848,965	\$1,613,788	\$1,482,277	\$131,511
TOTAL EXPENDITURES	\$2,020,433	\$1,755,523	\$1,610,187	\$145,336
EXCESS REVENUES (EXPENDITURES)	\$0		\$433,718	
FUND BALANCE - Beginning	\$0		\$1,479,497	
FUND BALANCE - Ending	\$0		\$1,913,215	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending July 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
Transfer In	\$412,280	\$412,280	\$412,280	\$0
Interest	\$10,000	\$8,333	\$55,866	\$47,533
TOTAL REVENUES	\$422,280	\$420,613	\$468,146	\$47,533

EXPENDITURES:

Building Improvements	\$100,800	\$84,000	\$15,455	\$68,545
Fountain Improvements	\$14,000	\$11,667	\$0	\$11,667
Gate/Gatehouse Improvements	\$0	\$0	\$3,244	(\$3,244)
Landscape Improvements	\$75,600	\$63,000	\$28,157	\$34,843
Lighting Improvements	\$4,480	\$3,733	\$0	\$3,733
Monument Improvements	\$14,000	\$11,667	\$0	\$11,667
Pool Furniture	\$6,720	\$5,600	\$9,383	(\$3,783)
Pool Repair & Replacements	\$22,400	\$18,667	\$4,650	\$14,016
Roadways/Sidewalks Improvement	\$5,600	\$4,667	\$34,286	(\$29,619)
Signage	\$36,400	\$30,333	\$24,322	\$6,012
Signalization	\$0	\$0	\$85,624	(\$85,624)
TOTAL EXPENDITURES	\$280,000	\$233,333	\$205,120	\$28,213
EXCESS REVENUES (EXPENDITURES)	\$142,280		\$263,026	
FUND BALANCE - Beginning	\$2,909,272		\$2,999,511	
FUND BALANCE - Ending	\$3,051,552		\$3,262,537	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,731	\$1,731
TOTAL REVENUES	\$0	\$0	\$1,731	\$1,731
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$12,253)	(\$12,253)
TOTAL OTHER	\$0	\$0	(\$12,253)	(\$12,253)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,522)	
FUND BALANCE - Beginning	\$0		(\$3,912,502)	
FUND BALANCE - Ending	\$0		(\$3,923,024)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$3,519	\$3,519
TOTAL REVENUES	\$0	\$0	\$3,519	\$3,519
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,519	
FUND BALANCE - Beginning	\$0		(\$2,761,659)	
FUND BALANCE - Ending	\$0		(\$2,758,140)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,568,595	\$2,568,595	\$2,606,650	\$38,055
Interest	\$100	\$83	\$20,297	\$20,213
TOTAL REVENUES	\$2,568,695	\$2,568,678	\$2,626,947	\$58,269
EXPENDITURES:				
Interest Expense 11/01	\$666,325	\$666,325	\$666,325	\$0
Principal Expense 05/01	\$1,265,000	\$1,265,000	\$1,265,000	\$0
Interest Expense 05/01	\$666,325	\$666,325	\$666,325	\$0
TOTAL EXPENDITURES	\$2,597,650	\$2,597,650	\$2,597,650	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$28,955)		\$29,297	
FUND BALANCE - Beginning	\$841,825		\$1,035,406	
FUND BALANCE - Ending	\$812,870		\$1,064,703	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$22,855	\$22,855	\$26,950	\$4,095
Special Assessments - Direct Billed	\$656,310	\$656,310	\$656,310	(\$0)
Special Assessments - Prepayment		\$0	\$4,147,929	\$4,147,929
Interest	\$0	\$0	\$23,351	\$23,351
TOTAL REVENUES	\$679,165	\$679,165	\$4,854,540	\$4,175,375
EXPENDITURES:				
Interest Expense 11/01	\$212,685	\$212,685	\$212,685	\$0
Principal Expense 05/01	\$260,000	\$260,000	\$260,000	\$0
Interest Expense 05/01	\$212,685	\$212,685	\$212,685	\$0
TOTAL EXPENDITURES	\$685,370	\$685,370	\$685,370	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$6,205)		\$4,169,170	
FUND BALANCE - Beginning	\$285,892		\$632,883	
FUND BALANCE - Ending	\$279,687		\$4,802,053	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$745,860	\$745,860	\$745,861	\$1
Special Assessments - Prepayment	\$0	\$0	\$1,548,396	\$1,548,396
Interest	\$100	\$83	\$14,515	\$14,432
TOTAL REVENUES	\$745,960	\$745,943	\$2,308,772	\$1,562,829
EXPENDITURES:				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$258,390	\$258,390	\$258,390	\$0
Principal Expense 05/01	\$235,000	\$235,000	\$235,000	\$0
Interest Expense 05/01	\$258,390	\$258,390	\$258,225	\$165
TOTAL EXPENDITURES	\$751,780	\$751,780	\$756,615	(\$4,835)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$5,820)		\$1,552,157	
FUND BALANCE - Beginning	\$266,544		\$641,970	
FUND BALANCE - Ending	\$260,724		\$2,194,128	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Special Assessments - Direct Billed	\$336,265	\$336,265	\$335,259	(\$1,006)
Interest	\$0	\$0	\$1,472	\$1,472
TOTAL REVENUES	\$336,265	\$336,265	\$336,730	\$465
EXPENDITURES:				
Interest Expense 11/01	\$104,775	\$104,775	\$104,775	\$0
Principal Expense 05/01	\$130,000	\$130,000	\$130,000	\$0
Interest Expense 05/01	\$104,775	\$104,775	\$104,775	\$0
TOTAL EXPENDITURES	\$339,550	\$339,550	\$339,550	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$3,285)		(\$2,820)	
FUND BALANCE - Beginning	\$106,792		\$107,073	
FUND BALANCE - Ending	\$103,507		\$104,253	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending July 31, 2019

	ADOPTED BUDGET	PRORATED THRU 7/31/19	ACTUAL THRU 7/31/19	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$147,278	\$578,826	\$38,125	\$47,814	\$66,921	\$72,525	\$35,787	\$123,608	\$96	\$0	\$0	\$1,110,978
Special Assessments - Direct	\$0	\$1,848	\$0	\$454,924	\$8,237	\$0	\$227,462	\$227,462	\$2,746	\$0	\$0	\$0	\$922,678
Interest	\$114	\$118	\$114	\$118	\$118	\$106	\$118	\$114	\$118	\$114	\$0	\$0	\$1,151
Miscellaneous Income	\$398	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$9,098
Total Revenues	\$511	\$149,243	\$578,939	\$500,667	\$56,168	\$67,027	\$300,105	\$263,362	\$126,472	\$1,410	\$0	\$0	\$2,043,905
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$1,000	\$0	\$0	\$9,800
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$61	\$77	\$77	\$77	\$0	\$0	\$750
Engineering	\$1,201	\$769	\$470	\$816	\$1,146	\$900	\$1,551	\$0	\$471	\$924	\$0	\$0	\$8,248
Attorney	\$5,045	\$1,422	\$2,961	\$4,409	\$2,408	\$3,131	\$892	\$3,142	\$2,850	\$0	\$0	\$0	\$26,260
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$12,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$467	\$417	\$417	\$417	\$417	\$1,417	\$417	\$417	\$542	\$542	\$0	\$0	\$5,467
Property Appraiser Fee	\$0	\$0	\$0	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Property Taxes	\$0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$5,200	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$36,896
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$1,833
Telephone	\$0	\$33	\$20	\$0	\$38	\$0	\$14	\$30	\$6	\$0	\$0	\$0	\$141
Postage	\$100	\$14	\$23	\$6	\$19	\$16	\$86	\$24	\$23	\$10	\$0	\$0	\$320
Printing & Binding	\$92	\$25	\$39	\$50	\$141	\$56	\$94	\$41	\$46	\$96	\$0	\$0	\$678
Insurance	\$13,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,453
Legal Advertising	\$0	\$0	\$0	\$0	\$193	\$0	\$0	\$170	\$0	\$0	\$0	\$0	\$363
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$426	\$21	\$20	\$16	\$21	\$37	\$21	\$21	\$16	\$0	\$0	\$620
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
	\$30,503	\$8,094	\$8,899	\$11,335	\$9,327	\$15,690	\$7,824	\$8,794	\$8,908	\$18,536	\$0	\$0	\$127,910

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$0	\$0	\$33,209
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$0	\$0	\$19,070
Telephone	\$392	\$393	\$373	\$393	\$393	\$394	\$395	\$394	\$394	\$268	\$0	\$0	\$3,787
Electric	\$26,760	\$28,742	\$28,694	\$27,990	\$27,462	\$27,873	\$27,918	\$27,203	\$27,981	\$27,874	\$0	\$0	\$278,497
Water & Sewer	\$2,525	\$2,982	\$3,057	\$3,707	\$3,283	\$3,600	\$2,749	\$2,724	\$2,814	\$4,896	\$0	\$0	\$32,338
Gas	\$332	\$1,912	\$1,825	\$3,739	\$4,273	\$3,911	\$2,466	\$2,533	\$1,111	\$441	\$0	\$0	\$22,543
Pool & Fountain Maintenance	\$6,898	\$9,238	\$11,557	\$8,147	\$8,563	\$9,296	\$9,154	\$9,314	\$9,262	\$6,331	\$0	\$0	\$87,760
Environmental	\$778	\$146	\$146	\$146	\$806	\$146	\$784	\$146	\$146	\$146	\$0	\$0	\$3,392
Property Insurance	\$23,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,253
Irrigation	\$1,927	\$477	\$279	\$510	\$495	\$415	\$4,502	\$518	\$0	\$0	\$0	\$0	\$9,123
Landscape Contract	\$30,285	\$60,018	\$38,917	\$30,347	\$30,347	\$30,347	\$30,347	\$30,347	\$30,840	\$30,840	\$0	\$0	\$342,635
Landscape Contingency	\$24,789	\$1,331	\$322	\$661	\$3,498	\$5,217	\$252	\$3,689	\$6,030	\$0	\$0	\$0	\$45,789
Landscape Consulting	\$1,820	\$4,225	\$3,791	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$1,820	\$0	\$0	\$22,576
Gatehouse and Gatehouse Expenses	\$856	\$1,750	\$772	\$292	\$707	\$463	\$414	\$316	\$968	\$1,248	\$0	\$0	\$7,785
Roadways/Sidewalks	\$588	\$2,145	\$0	\$1,344	\$210	\$2,327	\$3,004	\$0	\$878	\$2,145	\$0	\$0	\$12,641
Lighting	\$0	\$0	\$0	\$0	\$0	\$428	\$0	\$0	\$1,054	\$0	\$0	\$0	\$1,482
MSA Building Repairs	\$2,173	\$113	\$0	\$456	\$227	\$0	\$5,328	\$404	\$59	\$978	\$0	\$0	\$9,737
Pressure Washing	\$3,248	\$0	\$0	\$336	\$0	\$168	\$0	\$0	\$0	\$448	\$0	\$0	\$4,200
Maintenance (Inspections)	\$0	\$0	\$36	\$0	\$249	\$260	\$0	\$168	\$599	\$424	\$0	\$0	\$1,737
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,156	\$540	\$907	\$616	\$353	\$384	\$273	\$0	\$826	\$0	\$0	\$0	\$5,055
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$0	\$0	\$65,333
Community Center													
Landscape	\$991	\$1,743	\$1,130	\$881	\$881	\$881	\$881	\$881	\$0	\$0	\$0	\$0	\$8,270
Telephone	\$113	\$113	\$96	\$113	\$113	\$113	\$113	\$113	\$113	\$0	\$0	\$0	\$1,002
Electric	\$2,491	\$2,232	\$1,564	\$1,123	\$846	\$1,383	\$1,472	\$1,863	\$2,543	\$2,616	\$0	\$0	\$18,133
Water & Sewer	\$158	\$283	\$165	\$165	\$157	\$165	\$157	\$165	\$165	\$165	\$0	\$0	\$1,743
Gas	\$25	\$25	\$25	\$24	\$24	\$24	\$24	\$23	\$24	\$24	\$0	\$0	\$240
Contract Cleaning	\$825	\$750	\$700	\$875	\$700	\$700	\$825	\$750	\$700	\$0	\$0	\$0	\$6,825
Maintenance (Inspections)	\$0	\$0	\$1,183	\$0	\$0	\$65	\$0	\$300	\$0	\$295	\$0	\$0	\$1,843
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$412,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412,280
	\$144,144	\$130,920	\$107,300	\$95,445	\$509,446	\$102,142	\$104,639	\$95,432	\$100,089	\$92,721	\$0	\$0	\$1,482,277
Total Expenditures	\$174,647	\$139,014	\$116,199	\$106,781	\$518,773	\$117,832	\$112,463	\$104,226	\$108,997	\$111,257	\$0	\$0	\$1,610,187
Excess Revenues (Expenditures)	(\$174,136)	\$10,229	\$462,741	\$393,886	(\$462,604)	(\$50,804)	\$187,642	\$159,137	\$17,475	(\$109,847)	\$0	\$0	\$433,718

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

Gross Assessments	\$	3,921,565	\$	1,163,488	\$	2,729,852	\$	28,224
Net Assessments	\$	3,686,271	\$	1,093,679	\$	2,566,061	\$	26,531

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015A		2015-1		Total 100%
							General Fund 29.67%	Debt Svc Fund 69.61%	Debt Svc Fund 0.72%		
11/9/18	ACH	\$ 36,568.51	\$ 1,889.31	\$ 693.58	\$ -	\$ 33,985.62	\$ 10,083.19	\$ 23,657.83	\$ 244.60	\$ 33,985.62	
11/26/18	ACH	\$ 491,514.77	\$ 19,660.91	\$ 9,437.08	\$ -	\$ 462,416.78	\$ 137,194.35	\$ 321,894.36	\$ 3,328.07	\$ 462,416.78	
12/10/18	ACH	\$ 1,834,885.23	\$ 73,396.33	\$ 35,229.78	\$ -	\$ 1,726,259.12	\$ 512,163.51	\$ 1,201,671.50	\$ 12,424.11	\$ 1,726,259.12	
12/21/18	ACH	\$ 238,146.51	\$ 8,875.14	\$ 4,585.42	\$ -	\$ 224,685.95	\$ 66,662.03	\$ 156,406.82	\$ 1,617.09	\$ 224,685.95	
1/11/19	ACH	\$ 115,954.48	\$ 3,500.71	\$ 2,249.07	\$ -	\$ 110,204.70	\$ 32,696.61	\$ 76,714.93	\$ 793.16	\$ 110,204.70	
1/11/19	ACH	\$ 18,825.90	\$ 489.06	\$ 366.75	\$ -	\$ 17,970.09	\$ 5,331.54	\$ 12,509.21	\$ 129.33	\$ 17,970.09	
1/11/19	ACH	\$ -	\$ -	\$ -	\$ 326.67	\$ 326.67	\$ 96.92	\$ 227.40	\$ 2.35	\$ 326.67	
2/13/19	ACH	\$ 3,037.48	\$ 61.49	\$ 59.53	\$ -	\$ 2,916.46	\$ 865.28	\$ 2,030.19	\$ 20.99	\$ 2,916.46	
2/13/19	ACH	\$ 165,036.39	\$ 3,565.70	\$ 3,229.40	\$ -	\$ 158,241.29	\$ 46,948.58	\$ 110,153.83	\$ 1,138.88	\$ 158,241.29	
3/11/19	ACH	\$ 232,621.05	\$ 2,458.91	\$ 4,603.25	\$ -	\$ 225,558.89	\$ 66,921.03	\$ 157,014.49	\$ 1,623.38	\$ 225,558.89	
4/9/19	ACH	\$ 231,698.52	\$ 60.75	\$ 4,632.78	\$ -	\$ 227,004.99	\$ 67,350.07	\$ 158,021.14	\$ 1,633.78	\$ 227,004.99	
4/9/19	ACH	\$ 17,481.20	\$ -	\$ 349.59	\$ -	\$ 17,131.61	\$ 5,082.77	\$ 11,925.54	\$ 123.30	\$ 17,131.61	
4/12/19	ACH	\$ -	\$ -	\$ -	\$ 309.80	\$ 309.80	\$ 91.91	\$ 215.66	\$ 2.23	\$ 309.80	
5/15/19	ACH	\$ 121,599.90	\$ -	\$ 2,432.00	\$ -	\$ 119,167.90	\$ 35,355.90	\$ 82,954.33	\$ 857.67	\$ 119,167.90	
5/15/19	ACH	\$ 1,481.30	\$ -	\$ 29.63	\$ -	\$ 1,451.67	\$ 430.70	\$ 1,010.53	\$ 10.45	\$ 1,451.67	
6/14/19	ACH	\$ 45,498.34	\$ -	\$ 909.97	\$ -	\$ 44,588.37	\$ 13,228.92	\$ 31,038.55	\$ 320.91	\$ 44,588.37	
6/14/19	ACH	\$ 562.57	\$ -	\$ 11.25	\$ -	\$ 551.32	\$ 163.57	\$ 383.78	\$ 3.97	\$ 551.32	
6/18/19	ACH	\$ 379,064.90	\$ -	\$ 7,581.29	\$ -	\$ 371,483.61	\$ 110,215.41	\$ 258,594.59	\$ 2,673.61	\$ 371,483.61	
7/15/19	ACH	\$ -	\$ -	\$ -	\$ 324.12	\$ 324.12	\$ 96.16	\$ 225.62	\$ 2.33	\$ 324.12	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals		\$ 3,933,977.05	\$ 113,958.31	\$ 76,400.37	\$ 960.59	\$ 3,744,578.96	\$ 1,110,978.46	\$ 2,606,650.29	\$ 26,950.21	\$ 3,744,578.96	

OFF ROLL ASSESSMENTS

Citicommunities			\$25,974.00	100%	\$10,982.00	\$5,636.00	\$6,455.00	\$2,901.00
					42.28%	21.70%	24.85%	11.17%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
2/21/19	11/1/18	30939	\$ 12,986.00	\$ 12,987.00	\$ 5,491.00	\$ 2,818.00	\$ 3,227.50	\$ 1,450.50
2/21/19	2/1/19	30939	\$ 6,494.00	\$ 6,494.00	\$ 2,745.71	\$ 1,409.11	\$ 1,613.87	\$ 725.31
5/30/19	5/1/19	31220	\$ 6,494.00	\$ 6,494.00	\$ 2,745.71	\$ 1,409.00	\$ 1,614.00	\$ 725.00
			\$ 25,974.00	\$ 25,975.00	\$ 10,982.42	\$ 5,636.11	\$ 6,455.37	\$ 2,900.81

EHOF Acquisitions II, LLC			\$417,271.00	100%	\$60,979.00	\$133,942.00	\$153,398.00	\$68,952.00
					14.61%	32.10%	36.76%	16.52%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/2/19	11/1/18	WIRE	\$ 208,635.00	\$ 208,635.00	\$ 30,489.43	\$ 66,970.84	\$ 76,698.82	\$ 34,475.92
4/25/19	2/1/19	WIRE	\$ 104,318.00	\$ 104,318.00	\$ 15,244.79	\$ 33,485.58	\$ 38,349.59	\$ 17,238.04
5/2/19	5/1/19	WIRE	\$ 104,318.00	\$ 104,318.00	\$ 15,244.79	\$ 33,485.58	\$ 38,349.59	\$ 17,238.04
			\$ 417,271.00	\$ 417,271.00	\$ 60,979.00	\$ 133,942.00	\$ 153,398.00	\$ 68,952.00

EHOF Acquisitions II, LLC			\$511,249.00	100%	\$358,021.00	\$57,603.00	\$65,971.00	\$29,654.00
					70.03%	11.27%	12.90%	5.80%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/2/19	11/1/18	WIRE	\$ 255,625.00	\$ 255,625.00	\$ 179,010.85	\$ 28,801.56	\$ 32,985.56	\$ 14,827.03
4/25/19	2/1/19	WIRE	\$ 127,812.00	\$ 127,812.00	\$ 89,505.07	\$ 14,400.72	\$ 16,492.72	\$ 7,413.49
5/2/19	5/1/19	WIRE	\$ 127,812.00	\$ 127,812.00	\$ 89,505.07	\$ 14,400.72	\$ 16,492.72	\$ 7,413.49
			\$ 511,249.00	\$ 511,249.00	\$ 358,021.00	\$ 57,603.00	\$ 65,971.00	\$ 29,654.00

EHOF Acquisitions II, LLC			\$1,698,712.00	100%	\$490,847.00	\$454,076.00	\$520,036.00	\$233,753.00
					28.90%	26.73%	30.61%	13.76%
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/2/19	11/1/18	WIRE	\$ 849,356.00	\$ 849,356.00	\$ 245,423.50	\$ 227,038.00	\$ 260,018.00	\$ 116,876.50
4/25/19	2/1/19	WIRE	\$ 424,678.00	\$ 424,678.00	\$ 122,711.75	\$ 113,519.00	\$ 130,009.00	\$ 58,438.25
5/2/19	5/1/19	WIRE	\$ 424,678.00	\$ 424,678.00	\$ 122,712.00	\$ 113,519.00	\$ 130,009.00	\$ 58,438.00
			\$ 1,698,712.00	\$ 1,698,712.00	\$ 490,847.25	\$ 454,076.00	\$ 520,036.00	\$ 233,752.75

LRA Orlando LLC			\$6,901.00		\$1,848.00	\$5,053.00	
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	
11/16/18	11/1/18	2814	\$ 3,451.00	\$ 3,451.00	\$ 924.00	\$ 2,527.00	
11/16/18	2/1/19	2814	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00	
11/16/18	5/1/19	2814	\$ 1,725.00	\$ 1,725.00	\$ 462.00	\$ 1,263.00	
			\$ 6,901.00	\$ 6,901.00	\$ 1,848.00	\$ 5,053.00	

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$922,677.00	\$656,310.00	\$745,860.00	\$335,260.00
TOTAL RECEIVED	\$ 922,677.67	\$ 656,310.11	\$ 745,860.37	\$ 335,259.56
VARIANCE	\$ 0.67	\$ 0.11	\$ 0.37	\$ (0.44)

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2019

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
Reunion East	Citicommunities					Nov	\$5,491	\$7,496	\$12,987	paid 2/25/19	
	35-25-27-4885-PRCL-OC30					Feb	\$2,746	\$3,748	\$6,494	Paid 2/25/19	
			\$10,982	\$14,992	\$25,974	May	\$2,746	\$3,748	\$6,494	Paid 5/30/19	
	Estoppel										
	Totals		<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	Total	<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>		
							O & M	Debt	Total	Paid	
	LRA ORLANDO LLC		\$1,848	\$5,053	\$6,901	Nov	\$924	\$2,527	\$3,451		11/5/18
	35-25-27-4885-PRCL-OC30 4 MF					Feb	\$462	\$1,263	\$1,725		11/5/18
						May	\$462	\$1,263	\$1,725		11/5/18
						Total	<u>\$1,848</u>	<u>\$5,053</u>	<u>\$6,901</u>		
	EHOF						O & M	Debt	Total	Paid	
	11-1-15 Interest										
	27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	Paid 1/2/19	
	35-25-27-4895-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,207,865	\$1,698,711	Feb	\$227,462	\$429,346	\$656,808	Paid 4/25/19	
	27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$356,292	\$417,271	May	\$227,462	\$429,346	\$656,808	Paid 5/2/19	
			<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	Total	<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>		
Reunion West	Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
	Reunion West SPE										
	27-25-27-4927-0001-WC10		\$7,276		\$7,276	Dec	\$29,883	\$0	\$29,883	Paid 1/30/2019	
	27-25-27-4927-0001-SF10		\$37,864		\$37,864	March	\$29,883	\$0	\$29,883	Paid 3/28/19	
	27-25-27-4927-0001-SF20		\$41,725		\$41,725	June	\$29,883	\$0	\$29,883	Paid 6/26/19	
	27-25-27-4935-0001-0XX0		\$32,667.00		\$32,667	September	\$29,883	\$0	\$29,883		
			<u>\$119,532.00</u>	<u>\$0.00</u>	<u>\$119,532.00</u>	Total	<u>\$119,532</u>	<u>\$0</u>	<u>\$119,532</u>		
	Reunion West HOA		\$202,932	\$0	\$202,932	Dec	\$50,733.00	\$0.00	\$50,733.00	Paid 1/30/2019	
	22-25-27-4923-0001-00B0					March	\$50,733.00	\$0.00	\$50,733.00	Paid 3/28/19	
						June	\$50,733.00	\$0.00	\$50,733.00	Paid 6/26/19	
						September	\$50,733.00	\$0.00	\$50,733.00		
						Total	<u>\$202,932.00</u>	<u>\$0.00</u>	<u>\$202,932.00</u>		

SECTION 5

**NOTICE OF MEETING DATES
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2020** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the second Thursday of each month as follows:

October 10, 2019
November 14, 2019
December 12, 2019
January 9, 2020
February 13, 2020
March 12, 2020
April 9, 2020
May 14, 2020
June 11, 2020
July 9, 2020
August 13, 2020
September 10, 2020

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager