Reunion East Community Development District

Agenda

March 10, 2022

AGENDA

Reunion East
Community Development District

Revised Meeting Agenda

Thursday
March 10, 2022
1:00 PM

Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, Florida

Zoom: https://us06web.zoom.us/j/81019901423
Dial-in Number: (646) 876-9923
Meeting ID: 810 1990 1423

1. Roll Call
2. Public Comment Period
3. Central Florida Expressway Presentation on Proposed Poinciana Parkway and Western Beltway Improvements
4. Approval of Minutes of the February 10, 2022 Meeting
5. Consideration of Access Control Proposal for Carriage Pointe
6. Consideration of Enhanced Traffic Enforcement
7. Consideration of Proposals for Plant Removal and Sod Installation on CR 532
8. Consideration of Easement Agreement with TECO for Reunion Village Tract OS-4
9. Consideration of Resolution 2022-06 Property Conveyance
10. Consideration of Cell Tower Easement Agreement with Vertical Bridge
11. Discussion Regarding Possible Merger of Reunion East and Reunion West Community Development Districts
12. **Consideration of Series 2021 Requisition #4 (ADDED)**
13. **Consideration of Amenity Access Control at Seven Eagles Functional Fitness Center (ADDED)**
14. Staff Reports
    - A. Attorney
    - B. Engineer
    - C. District Manager's Report
        - i. Action Items List
        - ii. Approval of Check Register
        - iii. Balance Sheet and Income Statement
        - iv. Status of Direct Bill Assessments
        - v. Replacement and Maintenance Plan
    - D. Security Report
        - i. 140 Vehicle Incidents
        - ii. Discussion of Security Staff Procedures for Greeting Residents
15. Other Business
16. Supervisor's Requests
17. Next Meeting Date April 14th, 2022
18. Adjournment

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 on Thursday, **February 10, 2022** at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Steven Goldstein	Vice Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
Dr. Tom McKeon	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Justin Meteiver	Boyd Civil Engineering
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Mike Smith	Yellowstone
Nicole Ailes	Yellowstone
David Dangel	Inwood Consulting
Joshua DeVries	Osceola County Transportation & Transit
Graham Staley	Reunion West CDD Board Member
Sharon Harley	Reunion West CDD Board Member
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams: The next item on the agenda is a public comment period. If there are any members of the public who would like to make a comment regarding any items that are on the

agenda or any items that are not on the agenda, this is an opportunity to do so. Is there anyone physically here at Heritage Crossings who would like to make a comment? Seeing none. Is there any Zoom attendee who would like to make a comment? We do have three members of the public who have joined us via Zoom. If you have a desire to make a comment to the Board of Supervisors, please raise your hand indicating a desire to do so. Mr. Chairman, there are no public comments, so we will move forward with the agenda.

THIRD ORDER OF BUSINESS **Presentation Regarding Proposed Old Lake Wilson Road Improvements**

Ms. Adams: This afternoon we have scheduled Osceola County staff as well as Inwood Consulting staff to be here to present a road improvement project that has impact for both for Reunion East and Reunion West Community Development Districts. We do have the Board here in quorum for Reunion East. We also have noticed this meeting as a workshop for the Reunion West Board of Supervisors, so they have the ability to interact with staff and to comment on the project and not be concerned about Sunshine Laws. We do have some members from the Reunion West Board here as well. This afternoon we have Mr. David Dangel with Inwood Consulting as well as Mr. Joshua DeVries with Osceola County Transportation and Transit. David, do you want to take the floor?

Mr. Dangel: Sure. Thanks for having us today. I'm going to just give you an overview of where we are on the Old Lake Wilson Road improvements. We have got a public meeting coming up on February 22nd. This is essentially the same information that we will be presenting, but we wanted for all of you to see it first. Again, thanks Josh for being here from Osceola County. A Project Development and Environment (PD&E) Study was conducted to meet the National Environmental Policy Act to meet federal guidelines so that future phases can be eligible for Federal funding. That's the requirement to do the PD&E Study. We look at project impacts on the surrounding environment and we try to blend the engineering improvements with the impacts of our analysis. We're focused today on this project, basically to add additional capacity to the road and also improving safety and providing pedestrian and bicycle improvements as well. On the right, it's hard to see, but that's the transportation development process. We're in the second step, which is the PD&E Study and then following up with either the design or the acquisition and construction. So, the limits are from County Road 532 or Osceola Polk Line Road to Sinclair Road. It is about two-and-a-half miles. We're looking at widening the existing road from two lanes to

four lanes with a median and also adding features for pedestrians and bicycles. I will go over some of the roadway cross sections here in a minute. So, why is funding needed? I think you all probably know. Traffic is pretty bad. It's projected to go to a Level of Service F in the future. It will be pinch-pointed. Polk County is going to be widening the road south to four lanes and there are four lanes going to Sinclair Road. This is the missing link. We're looking at over 30,000 vehicles per day by 2050. Then we would also have a gap in bicycle and pedestrian features if we don't do anything to this section. We will also look at improving the safety of the road. The existing road is a two-lane undivided rural road. The travel lanes are 12 feet wide. We have traffic signals at each end of Sinclair Road and County Road 532. We do have five other intersections along the corridor. I will touch on what we're looking at those locations here. There are also some bridges along the project. So, we're looking at two different alternative typical sections. This is the first one. Again, it's a four-lane divided roadway. We're looking at 11-foot travel lanes in each direction, a raised median, 37.5 feet wide. That's just north of Sinclair. That's what's there. We are looking at 5-foot bicycle lanes on the road, a 10-foot sidewalk on the west side and a 5-foot sidewalk on the east side. This can generally be built with an existing right-of-way (ROW); however, there are some areas and intersections where there will be some ROW that's needed to accommodate some of the additional turn lanes. I will show you those in a second. So, with this first alternative, we got the bridge. The bridge on the right is the existing bridge that's out there now. What we're talking about there is converting that to two northbound lanes by the feet and width. We would also have room for a bike lane in the shoulder. The length of the bridge requires an 8-foot shoulder. So that's where that comes from. We would also construct a raised sidewalk as part of that to carry the sidewalk that will be added on the Reunion side of the road. The other bridge will be a new bridge. That will be a southbound bridge. We would build that at a higher elevation to accommodate the future I-4 improvements. So, right now the existing bridge will work because of I-4, but in the future that will have to be replaced. One of the things we're looking at is having a little bit wider bridge for the southbound bridge with that wider inside median, 11-foot travel lanes and 10-foot sidewalk. In the future, when the other bridge needs to be replaced when they do the I-4 construction, they will have to replace this bridge as part of that project. We've got four lanes on Old Lake Wilson and we can't just demolish the bridge. So, we've got the new bridge to accommodate four lanes during that construction. This is what will be shown to the public at the public meeting. It's about a 12-foot-long graphic. So, you will be able to see things pretty closely,

the intersection improvements and the areas where we need some additional ROW. It's hard to see here, but that's the concept we will be showing. As I mentioned, it primarily fits within the existing road ROW. This is the second alternative. It's essentially the same. There are a few minor differences. Instead of the 5-foot bike lanes, we would have 7-foot buffer bike lanes. It's a little safer for bicyclists along the road and a little bit more pavement. We would have an 8-foot sidewalk instead of a 10 foot. This overall width is about 2-feet wider than the other one. Again, this would generally fit within the existing ROW, except at some of the intersection locations. The bridge has the same concept. The only difference is on the new southbound bridge would only have an 8-foot sidewalk. So, it's a 2-foot narrower bridge for this alternative. Again, this has the same concept and layout. It's really hard to tell the difference when you stand there looking at it, but it's really the bicycle accommodations on the road. On the existing road, north and south, they've got four or five bike lanes. Looking at the intersection, this is the south end. The work is to the right. As I mentioned, Polk County is looking to widen Old Wilson Road to the south. They are going be doing most of the intersection improvements; however, the traffic analysis that we did, showed that there are a few other enhancements that we think are needed. In the northbound direction, we're looking to add an exclusive right turn lane. Their project didn't include that. It will require some ROW. When we look at ROW cost, that's really the biggest cost on the project. From westbound to northbound along Old Lake Wilson, will have a second right turn lane because of the heavy movement in that direction. That will fit within the existing ROW. I will drive by Excitement Drive next week and see how close it is to County Road 532. Because of the proximity, we're really limited in what we can do. We looked at the traffic signal. We looked at the requirements for the traffic signal. This is way too close to that intersection. We also looked at roundabout and because of the proximity and the potential for southbound traffic to back up into the roundabout, it just looked like it was going to create a lot of problems. So, this is the solution we're going to go to the public with. The state will provide a southbound directional into Excitement Drive. You can also turn right heading north into Excitement Drive. That's no different than it is today, but when you leave Excitement Drive, you would only go right. You can't go left. So, you have to go right. Then we provided another U-Turn area just to the north to get away from the County Road 532 intersection and allow that U-Turn to happen. That would require a little buffer. That's something that will accommodate that U-Turn. All of these alternatives that I'm

showing, just go with Alternative 1. There's really not much difference other than all new widenings.

Mr. Dryburgh: I have a question.

Mr. Dangel: Sure.

Mr. Dryburgh: On Excitement Drive, there are quite a few apartments and houses down there. They are not going to be able to make a left turn to go to work or a left-hand turn into Publix and go all the way through our project.

Mr. Dangel: No, they can still go out. They can go out to Old Lake Wilson Road, but they can't go left from there. They have to go right and make a U-Turn to go south.

Dr. McKeon: How far is it from Excitement Drive to the turnaround?

Mr. Dangel: It's about 600 feet. They will be able to see it. It allows them to make a right turn and get into the median.

Mr. Greenstein: Is that feature at grade?

Mr. Dangel: Yes, sir.

Mr. Greenstein: So, it's a yield situation.

Mr. Dangel: Yes.

Mr. Greenstein: In order to make the U-Turn, you have to yield to traffic going south.

Mr. Dangel: Correct.

Mr. Greenstein: So, your thinking is it's far enough away from the area of congestion.

Mr. Dangel: Yes.

Mr. Greenstein: That during most hours of the day you'll be able to affect the U-Turn.

Mr. Dangel: Yes.

Mr. Dryburgh: Is 30,000 cars a day coming down here the objective.?

Mr. Goldstein: Right up, it backs up to Sinclair Road.

Mr. Dryburgh: What they use now is the turn lane becomes the second lane. You are not going through, so it makes sense to widen it.

Mr. Dangel: The traffic analysis that was done uses the model from the area. There is a lot that is developed already, but it does consider land uses that haven't been developed yet. Then they use that as a projection going out to 2050 to do this analysis. So, they've looked at how these all interact with Traffic Study to make sure that it will work with all of the other improvements

being done, Osceola Polk Pine Road and improvements to the south. Based on the analysis they have done, it should work.

Dr. McKeon: Have you driven on this road at 3:00 p.m.?

Mr. Dangel: Yeah. It's been a while now.

Mr. Dryburgh: From a county standpoint, how do you feel? Is this something that would work if someone wanted to go to CVS?

Mr. Dangel: Yes.

Mr. Dryburgh: So, this design really doesn't address that issue.

Dr. McKeon: Are you thinking that the flow is going to increase so much because it will be so many lanes all the way through?

Ms. Harley: Its four lanes.

Mr. DeVries: It is taking into consideration that it will be four lanes. Old Lake Wilson Road will be four lanes and 532 being four lanes.

Mr. Dryburgh: We were just having this conversation about the way you see the design in general for highways. We don't design for future growth. I'm sorry. We design for existing problems. If you make this three lanes, now you have designed it for existing growth.

Mr. DeVries: Are you proposing that we do the whole thing?

Mr. Dryburgh: Yes. Because you have the project going in the other direction. Anytime in the morning, that traffic backs all the way from Walmart, all the way back down the road. We are also using the turn lane as a regular lane. You are saying to keep it at two lanes. It is two lanes right now in either direction. You are not adding to it.

Mr. DeVries: Four lanes.

Multiple Voices Speaking

Mr. Dangel: As I mentioned, the traffic model that the area uses, looks at all kinds of roadway improvements and how other projects help. This is the best tool we have. So, based on that, we use this looking our 20 to 25 years. The other thing is this does have a wider median. So, there is the potential in the future that it could help accommodate this growing demand.

Mr. Dryburgh: Now I understand that is going back to some computer model and for a safety net as well, this is going to work. If it works well, let's go back and modify it in five years, but it was very disruptive to the people who live around here to go through these multiple efforts.

There was a resident comment that could not be heard by the transcriber.

Ms. Adams: Actually, this is a time for Board Member discussion with staff. We are not taking public comment right now, but we'll be happy to take public comment later on in the agenda.

Mr. Dryburgh: Hold that thought.

Mr. Greenstein: The only thing that I want to add is I know this project and all county projects are not done in the dark. Especially this particularly roadway, is heavily impacted by the lack of capacity on I-4 and it factors in the I-4 ultimate project, the expansion of I-4 capacity. People take Old Lake Wilson Road and we take Old Lake Wilson Road as a get around. Luckily, we have the 429 exit, but if you factor in all the improvements around the entire area and apply that formula or that methodology, then I guess it supports the idea of two lanes in each direction. John, what you are basically saying, and I know I said this before myself, that without the other improvements, without I-4 adding capacity, instead of having a backup from 532 to Sinclair Road, you will have two lanes backed up from 532 maybe to Spine Road.

Mr. Dryburgh: Or 192.

Mr. Greenstein: Again, we know other improvements have to be made in order for this to work.

Mr. Dangel: Right. The State DOT is looking to widen 532 over to the east. The turnpike is looking at the Poinciana Parkway Extension to tie into the 429 interchange. So, there are other things going on.

Dr. McKeon: You got to understand that as residents here, we have to determine if we running to Publix or to CVS, what time of day it is. If we are talking about 4:00 p.m., there is no way that I would go out that way. You would have to come in the main gate and go out that way otherwise you wait 30 or 40 minutes. I feel like that this plan is where we need to be now and not a plan for the future. It seems like we have never been ahead of the game at any point at any time for I-4, 417 or 429.

Mr. Dryburgh: I just wanted to make a comment.

Mr. Greenstein: Thank you for indulging us.

Mr. Dangel: Sure. That's why I'm here. So, Spine Road warrants traffic signals. So that's what we proposed there. There's a southbound right turn lane that is also recommended and that would require a little bit of a sliver of ROW from the west side of the road. You can see there's a red line there. It's a little tough to see. Moving up to Assembly Court, it does not warrant a signal based on the traffic analysis. That just has a full median opening, so you can make all of the

movements in and out of that location. Then up at Fairfax Drive and Marker Avenue, a signal is proposed there. With the additional turn lanes, there is some minor ROW required in three to four corners of the intersection. Again, it's pretty minor in that area. There's probably going to be some impacts with a couple of those large utility poles at that intersection as well.

Ms. Harley: Would that traffic signal allow them to travel across?

Mr. Dangel: Yes. Then on Sinclair Road, there would be a signal at that location, same as today. There would be the need for some additional ROW along the south side of Sinclair Road to expand those turn lanes. We don't have one for Pendant Court, which is just south of Sinclair Road, on the east side of the road. What we are currently proposing is what's out there today with a full connection constructed, but it's striped out so you can only exit. The striping would allow emergency vehicles to get in if they needed to. We talked to Tricia the other day about that. So, that's something that we're going to continue to talk through as part of the study. The roadway cross-section includes curbs and gutters to collect the stormwater and go through pipes under the ground to the ponds. The Reunion ponds, both along the road, were designed to account for the four laning of Old Lake Wilson Road. There are agreements in place within the County and the developers, so there's no new stormwater ponds anticipated. There will be the need for some easements to actually build the pipes to get to the ponds. So, that's something I think we will work through the study as well. Stuff like that won't be finalized until the design and construction phase are being worked on, but we can give you some ideas of what we're thinking now.

Mr. Dryburgh: Would there be any noise mitigation efforts?

Mr. Dangel: There could be. Give me one second and I'll touch on that. As far as the PD&E process, we have to consider the no-build alternative. So, that would be no improvements other than just routine maintenance. We have to keep those viable options due to the study. It's just a requirement of the process. The other thing that we are looking at are the environmental effects and impacts and these are the things that we're looking at. Most of them are not going to be an issue at all: wetlands and floodplains, species. Noise is something that we're going to be looking at. We're actually working with FDOT District 5 and a noise specialist because rental properties may be treated a little bit different. We're trying to work through some of those things, but we will be doing the full noise study. So, those are things that are ongoing.

Mr. Dryburgh: Many are not rental properties. Many are permanent properties.

Mr. Dangel: Right. We are trying to figure out the best way to do that.

Dr. McKeon: If some were rentals that are subject to be looked at, you do that noise study differently or accordingly?

Mr. Dangel: I don't understand exactly what the issue is. Our noise specialist would have to determine that. I don't see why it would be treated differently or how it would be treated differently. When you do a noise study, you identify the distance from the road where there's a decimal line and you see how many people are impacted. Then you do a modeling to say how tall the wall may be to stop producing noise about 15 decimals behind it and how many people have benefited by that. Then you divide the cost of the wall by the number of people who benefit and it's like $42,000 per benefit received. There is a calculation that the Federal government uses. I don't know how the rental versus permanent residence plays into it. We will have more information on that.

Dr. McKeon: So, a noise study will be done on that.

Mr. Dangel: Yes.

Dr. McKeon: Okay.

Mr. Greenstein: The vast majority of that stretch of land is golf course.

Mr. Dangel: Right.

Mr. Greenstein: There's a lot of open space, but there are areas like Heritage Crossings adjacent to it, different communities, condo communities as you go up the road. Certain areas would probably qualify for it and others wouldn't.

Mr. Dangel: Then on the other part of that process is, if a noise wall is found to be cost reasonable, then we have to get to the residents and say, *"Do you want this big wall behind your house?"* Some people don't want it and some people do. That's the next step. That happens during the design phase when they are doing the construction plan. As part as the study, we will make recommendations on, if it is a feasible thing to consider during the design. That's the first step in the process. So, this is the evaluation matrix to compare the two options. Again, it's hard to see here, but we've got the property impacts and if you're impacted, how to relocate any residences which is not the case here, different impacts to the wetlands and floodplains. Those kinds of things will be documented and we've got cost at the bottom. These are really preliminary. We don't even have the ROW cost on here. We have it working through some details on that as well as the roadway construction costs. We're looking into the $70 to $75 million range. So, it's not a cheap issue. As far as the funding goes, there's no funding for anything currently, but the County has a

program for the design to begin in 2023. Then there's nothing funded for the ROW or construction. This type of roadway improvement is typically a 10-year process overall from the PD&E through construction being complete. The other thing to know is we're following the Federal process with FDOT oversight. We anticipate that some of the future phases will use Federal funds.

Mr. Greenstein: So, we would get Federal support because of the bridge?

Mr. DeVries: Doing the PD&E makes the roadway eligible. It doesn't guarantee funding but it makes it eligible for Federal funding. Before the PD&E, it wasn't eligible for Federal funds, but once the PD&E was finished, it was several million dollars for the project that we got for Neptune and we are hoping to do the same thing here.

Mr. Greenstein: The last time I looked at the county budgets, I thought that sometime back in 2020, they were earmarking this project for funding, acquiring funding in FY 2025. So, it doesn't sound like, if I went to look for a projected budget for 2025, I would not see anything.

Mr. DeVries: No, you would see design in there. That's something that we need to make sure that we follow to get the analysis done and then progress that way.

Mr. Greenstein: That's something we definitely need to support and obtain. There is no comfort working a project, you're not going to do a PD&, I hope you would not do a PD&E without ultimate funding being provided, even though of course, the whole purpose of the PD&E is to determine the cost and the value of it. I think this project would have been conducted many years ago had it not been for the fact that it was running right through the Resort. Unfortunately, that had a lot to do with it. I know a lot of people get upset with the County. The developer at the time wasn't enthralled with the idea of having a significant roadway basically cutting through the Resort, which is why we've been living with what we've been living with and having this in front of us right now.

Mr. Dangel: This is an overview of the study schedule. As I mentioned, we've got the alternatives public meeting on February 22nd. We anticipate looking at all of the comments, finalizing the preferred concept and then showing that at a public hearing around the September timeframe. After that, we will finalize all of the project reports. Then it goes to FDOT's Office of Environmental Management for ultimate approval and that's called location and design concept acceptance. That's what we're looking at in the first quarter of 2023 to be done with PD&E study. We've used newsletters to notify the public about the project as well as the project website, ImproveOldLakeWilsonRoad.com. About a week prior to the public meeting, so, sometime next

week we will have the presentation on the website that people can go and review the information as well as other project information. That's where we are. This is Josh`s contact and my contact information. We can answer any other question you have.

Mr. Dryburgh: You have some great slides here. You mentioned that you tried to mitigate the impact on some of these people. That's Assembly Court entrance we have quite a few residents who are permanent residents. They may be renters, but they are still permanent residents. Not everybody can afford a house. They're going to have a more challenging time again, cutting across trying to make a left to go down to where the closest shopping would be, Aldi's or something like that. If there isn't a U-Turn, they are going to have to go down to Fairfax Drive to the light and make a U-Turn.

Ms. Adams: I don't know if you can go back to the Assembly Court intersection, but that does allow for turns in both directions at the intersection.

Mr. Dryburgh: Yes. I'm noting again how heavy the volume is from about 2:30 p.m. until about 7:00 p.m., which is when most people get home thinking about, *"Oh, we can do some grocery shopping and have dinner. I can make that left to go down to Aldi's and go to Publix."* Walmart is going to be happy when they can make a right.

Ms. Adams: One thing Board Members might want to consider as it relates to the Assembly Court intersection is, although there is heavy traffic on Old Lake Wilson Road, there are a very finite number of residences within Assembly Court, so you don't have the volume of traffic looking to gain access to Old Lake Wilson Road that you do at other intersections. So, that's just something to keep in mind.

Mr. Dryburgh: You are absolutely correct. I'm just saying there's no easy way for most of residents who live there.

Mr. Goldstein: If the traffic doesn't speed up and get rid of the problem, they don't have any worse problem than we're going to have on Excitement Drive going up to the U-Turn lane and trying to get in. So, assuming it flows down the street, they shouldn't have any trouble. It shouldn't be backed up there like it is now, but I don't believe it's ever going to not be backed up there personally. I don't think until seven years from now when everything else is done, you're not going to solve Old Lake Wilson. Just my personal opinion. It needs to be done, but it's not going to fix the problem because it's much greater than what you're fixing.

Ms. Harley: It's not going to be easy from the changes going on to I-4, because currently the load of that traffic is currently attributed to I-4.

Mr. Dryburgh: That's a 10-to-12 more-year project you're talking about. So, we're talking 2032 to 2035.

Mr. Goldstein: We won't have to worry about it. Will we?

Ms. Hobbs: No.

Ms. Adams: Before we go to public comments, Supervisor Staley, did you have any questions? Supervisor Harley, any questions?

Mr. Staley: It's pretty straight forward to be honest.

Ms. Adams: Mr. Chairman, would you like to open it up questions from the floor? If there's any residents who have questions, please state your name for the record. We are recording the meeting.

Resident (Erja Julius, Watson Court): I was just wondering, does the gate have to be there? I remember that this road just on this side of the apartments, the Terraces, could just exit. It's still too close to make the light, but you could certainly make a right turn to get to CVS and Publix easier. Even if you couldn't do a left, there is a light there. They are re-doing the intersection at some point.

Mr. Greenstein: The 532 widening and the ability to make the turn-off of Old Lake Wilson Road onto 532. All of that, they are all tied together. You'll have less traffic backed up, if it clears faster and the lights are timed for good traffic management. I've seen it work in other parts of the County. I'm always thinking, *"I'm so far back. I'm three blocks back. That light is going to flip on me."* It holds until it clears all of that traffic. So, a lot of these improvements can work. I raised the issue too about coming out of that gate. I can appreciate the fact that you can't have a traffic signal there because it's too close to the 532 traffic light, but if we have the additional two lanes, we have that ability not to impede traffic going north and a person could basically pull the U-Turn. Then you said there is 600 feet.

Mr. Dangel: Something like that. Yeah.

Mr. Greenstein: That's not that far. I know you're going out of your way, but it's no different than in New Jersey with the jug handles, where they take you around and away from the area. Because that's the safest way to handle the traffic and to keep you away from the congestion.

Mr. Goldstein: It may be safer for us to be able to make that left-hand turn in there, further up, than right there by the light. I mean, let's face it, everybody is fighting. There was an accident the other day.

Mr. Dangel: You have traffic coming from one direction. You go out and have to look at your left.

Mr. Goldstein: It's definitely safer.

Mr. Greenstein: Basically, in this case it's a U-Turn, but it would be like a left turn U-Turn where you have to hug the center.

Resident (Erja Julius, Watson Court): I also wanted to ask about the eight to ten years. Are you saying that the Polk County was planning the expansion of that other segment eight years ago, the one that is now expanding to go to Ronald Reagan? I don't know if it's ready yet. I realize you don't necessarily know but it seems like it was done much quicker than eight years ago.

Mr. DeVries: I don't have the answer as far as how many years they had it in the work program. I know that it's been about a couple of years that I've been seeing different plans about it.

Mr. Dryburgh: Four or five years ago, there were articles in the Polk County magazines and newspapers about that section being wiped. The question in their newspaper was, *"Why hasn't Osceola County gotten on board?"* There was no answer. So, I think they did start planning that, whether or not Osceola was going to spend the money.

Resident (Erja Julius, Watson Court): I'm just questioning why it's so slow.

Mr. Goldstein: It's the government.

Mr. DeVries: It's the process that it had to go through. The PD&E study is basically two years. Then when you go to do the design, it's typically a two-year process. You have to get the survey and all the construction plans, which takes time, given all the geographical investigations.

Mr. dangle: The ROW acquisition is the wildcard. Out here some ROW is required. A lot of those DOT projects could be four or five years if you got more people you're negotiating. That's kind of an unknown and then actual construction takes a couple of years less. So, that's where the eight to ten years comes from.

Mr. Greenstein: Hopefully, we'll see a compressed schedule.

Mr. Dryburgh: Are you looking at any utility poles? Is anything required for that?

Mr. Dangel: Up near the Fairfax and Marker intersection, we are going to be having to do a couple of those big ones, but for the most part, we shouldn't have to do much.

Mr. Dryburgh: You're not affecting any bridges we go underneath the golf course on one side across to the other?

Mr. Dangel: No. The only thing is there's that low spot where we got the crossings underneath. Those large pipe culverts are really old and in poor shape. Those are going to have to be replaced. We're looking at a concrete box culvert, but you won't notice any difference on the roadway. That's going to have to be replaced.

Mr. Staley: The Poinciana Expressway extension is going to come in from the south end. Are you anticipating any impact on your design?

Mr. Dangel: No. The traffic modeling, the traffic analysis takes into account some of those things. I'll have to talk to our Traffic Consultant to see what they consider. A lot of times they won't consider something until there's a definite plan. I think that probably included in the modeling which may be why it's showing that some of this will work.

Mr. Staley: It looks like the intersect goes over at the top of Old Lake Wilson Road. I'm not quite sure how that's going to work. I know that it goes around to Assembly Court.

Mr. Greenstein: It comes in from the east. It's basically the eastern boundary, Watson Court, our neck of the woods, Gathering Court. So, it's basically staying east of Reunion property, but it has to connect at some point. It has to connect somewhere around 429. That's where the Carriage Pointe community is the most impacted, potentially, if you just look at the intersection diagram, I guess. It is the Assembly Court one. You can see it says Florida Gas Transmission and there are other utilities in that area. Of course, if you're going to connect into 429, anywhere near this area, that's where the two projects have to dovetail. Ninety percent of Poinciana Parkway is going to be to the east. We are all meeting at the same point here. It would be interesting what that group tells us.

Mr. Devries: Yeah, in that portion, it is talking about the connection to 429 down to 532. The Central Florida Expressway Authority is doing from 532 south to the existing Poinciana Parkway.

Mr. Greenstein: Right.

Mr. Dangel: I think the turnpike also has public meetings.

Mr. DeVries: The virtual public meeting happens to be the same day we're having a public meeting and then the in-person one I think is the 24th. Did I get it right?

Mr. Greenstein: Yeah. It's being held at the hospital in Celebration.

Dr. McKeon: Are we going to get any Palm trees in the median?

Mr. DeVries: Overall, we're putting together a landscaping program. We don't have any details on those yet, as far as landscaping or the location of work. That is something we're looking at overall.

Mr. Dryburgh: Make sure it's in your budget for maintenance.

Resident (Not Identified): Nice presentation. Thank you very much. I do have some questions and concerns. I'm glad to see you're putting sidewalks for pedestrians along the roadway for the expansion, but I don't see anything from a safety standpoint, to protect pedestrians from that traffic. They were expanded to two lanes and you also put turning lanes in so that you improve the efficiency of the highway. One of the by-products is an increase in speed of the vehicle traffic. Not because you've designed it that way, but because people can simply go faster. I don't see any protection for pedestrians there. I certainly don't want to walk next to a highway where someone's going 70 miles an hour. You know what's going to happen. The other thing is, I know you're focused on this Old Lake Wilson Road project, but as you've mentioned earlier, there are two other projects that are in the works as well and that's going from the intersection of Osceola Polk Line Road and Old Lake Wilson south and making that four lanes going east. Right now, there is the same concern crossing the roadway. I see many people crossing to go to Aldi's or Wawa or Publix. You might say, *"Well that's not part of your project,"* but our project ultimately intersects with the other projects and so on. What are you doing to coordinate with these other projects to look at the pedestrians crossing the road to get to these places?

Mr. Dangel: The Polk County Project is going to improve the 532 intersection. So, they will have all of the push buttons and sidewalks and lanes for people to cross the road which will be done before Old Lake Wilson. We're looking at just adding two turn lane improvements at the intersection. It should be done as part of that project for that intersection.

Resident (Not Identified): Well, that's part of my concern because when we add the turn lane, how many times have you seen people with the turn lane like that not stop? Okay. It doesn't matter whether you have push buttons. You know, there's a real problem in trying to get people

across. We're talking in most cases elderly people. Let's face it, they don't think its quick or maybe look at all those different directions.

Mr. Dangel: These right turn lanes, I know there was a time when they built a lot of free-flowing right turn lanes. Everybody is getting away from those because of pedestrian issues. So, these will be designed to stop at the intersection. Hopefully you won't just go and pull out for cars coming. Hopefully that won't be as much of a concern as it had been. I know that's a big problem. The state DOT is retrofitting a lot of their roads to take those out free flowing right turns because of the same issue.

Mr. Greenstein: Is the expansion of 532 between OBT and Old Lake Wilson? I'm assuming that project is ahead of this one.

Mr. Dangel: Yeah.

Mr. Greenstein: Because you basically could not affect the changes you want to make close to the intersection at Sinclair Road unless you had the winding of the rope, basically, the additional lanes both as the gentlemen points out from the South as well as going east on 532. So, when those improvements are made, then I believe it's like when you're coming to the bottom of the funnel. At that point, I think these improvements will definitely help speed up the flow and reduce the backup. Ultimately, I-4 is the only thing that's going to stop people from cutting through and going down Old Lake Wilson Road. I wish we had an easy way of determining where everyone is going, who is coming down Old Lake Wilson Road, so you can really almost validate the thesis that widening I-4 is going to resolve our problems at grade level.

Mr. Dangel: Right.

Ms. Adams: Mr. Chairman, would you like to take comments from Zoom attendees?

Mr. Greenstein: Sure.

Ms. Adams: We do have seven attendees on Zoom. If you would like to make a public comment, please raise your hand indicating your desire to speak. I don't see any hands raised.

Mr. Greenstein: Okay.

Ms. Adams: Are there any other questions for Inwood Consulting or Osceola County? Otherwise, they are going to gather up their equipment and move on. Thank you so much for your presentation, we really appreciate that.

Mr. Greenstein: Thank you.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the January 13, 2022 Meeting**

Ms. Adams: A draft of the January 13, 2022 minutes was included in your agenda packet for review. I have not received any comments or corrections. Are there any at this time?

Mr. Goldstein: No.

> On MOTION by Mr. Goldstein seconded by Mr. Dryburgh with all in favor the Minutes of the January 13, 2022 Meeting as presented were approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposed Design for Reunion Village Bridge**

Ms. Adams: At last month's meeting, the District Engineer, Steve, presented a proposed design. A copy was provided to Board Members under a separate cover. To memorialize that design in the agenda, we did include it for today. However, your District Engineer has recently visited the field location. There's an attempt being made to reduce the number of structures from two gates to one gate because of the costs and he's doing some further evaluation. I believe that we have Justin from Boyd Civil. Justin, do you have an update on the proposed design for the Reunion Village gate?

Mr. Meteiver: I don't have anything to update other than there is a drainage structure that would need to be modified potentially to accommodate the widening for the gate, but other than that, I don't have anything to add.

Ms. Adams: Mr. Alan Scheerer accompanied Steve on his field visit to look at the conditions. Alan also met with the vendor, ACT who installed the security equipment. Did you have any comments regarding the project?

Mr. Scheerer: No. We will just consolidate this down to one in/one out control in both directions. The issue that we're looking at right now is not coming from Reunion Village to Reunion Proper and having a place to turn around. It's providing proper turn around for vehicles that don't have access privileges coming from Reunion Proper into Reunion Village, which I know the Board requested that we look into to prevent cut-through traffic. There is some property next to the lift station that Steve and I looked at that is going to come back, hopefully with a re-design relatively quickly. Then there will be some further discussion from staff and I guess the current

developer with economies of scale to modify the current infrastructure to accommodate the design. We're hoping it will greatly reduce the cost to the District.

Mr. Greenstein: Okay, sounds good.

Mr. Dryburgh: Excellent.

Ms. Adams: No Board action is required at this time. This is really just an update on the status of the project.

SIXTH ORDER OF BUSINESS **Consideration of Proposal for Reunion Village Gate House Cameras**

Ms. Adams: The next item is for enhanced security at Reunion Village. As Board Members know, there is a gatehouse. This is a unique gate in that there is only one lane of incoming traffic, which means that it's shared by residents, renters and commercial vehicles. Everyone goes through the same gate lane. They are monitored by security. Security does provide access. One thing that has been discussed is security cameras. Victor, did you want to talk about the purpose for the security cameras and how they are used at the gate.

Mr. Vargas: Yes. This proposal is for cameras at the entrance. There are three at the entrance; one catching the driver, one catching the vehicle and one inside of the gate and there are three on the exit lane; one to catch the license plate, one to catch the vehicle exiting the property and I think there's one looking at the back area of the gatehouse. This is the proposal that was provided by the same company that installed the cameras at the pools.

Mr. Dryburgh: Victor, is this the same gate system or the same camera system we have protecting the residents of the primary Reunion?

Mr. Vargas: Yes.

Mr. Dryburgh: So, there are six cameras in each one of those residences as well?

Mr. Vargas: Currently I think they have five. Just because at some of the gatehouses, we have two gates, but we don't have a camera inside the gate. But we have one with the cameras at the gate. This proposal will add another one. They will be helping us to keep an eye on the gates from the office.

Mr. Dryburgh: So, we can circle back to that conversation. Since it is beneficial to this gate, we will presume it might be beneficial for all of the gates but let's first focus on this gate.

Ms. Adams: Yes. So, the total amount of this proposal is $15,575 for the camera system, monitoring incoming traffic, outgoing traffic, as well as assisting Victor with monitoring security

staff. This project had not been contemplated as part of the capital projects for this current fiscal year, although you do have some funding in Repairs and Maintenace that presumably could be allocated for this project. So, this is for Board consideration. We have the option, if Board members do not want to take action at this time, to consider it as part of next year's renewal and maintenance (R&M) projects. That's an option too.

Mr. Dryburgh: If you can refresh my memory, what is the warranty on this equipment and what is their required response time for repairing the equipment?

Ms. Adams: It's one year.

Mr. Scheerer: It's typical.

Dr. McKeon: Just one question. How many bids have you put up for this type of equipment?

Mr. Vargas: We only used this one. This is the same one we used to install cameras at the pool and exit gate. We used several vendors and then we're going to have add a new system. The current system that we use is from this vendor.

Dr. McKeon: So, you are kind of locked in.

Mr. Vargas: Yeah.

Mr. Greenstein: But we did look at multiple vendors.

Ms. Adams: Before this vendor was awarded the previous project.

Mr. Greenstein: We made a decision. That wasn't three years ago, but it wasn't far off. I think the only thing about this installation, of course, is this is a from scratch installation, where the other ones we did were modifications or enhancements.

Mr. Dryburgh: This is the one that's going to be accessed from Polk Line Road on the way in; that guard shack.

Ms. Adams: Yes

Mr. Dryburgh: Not the one coming from Reunion.

Ms. Adams: Correct. This is the existing gate that is staffed by security now. So, once you get past the hospital and the restaurants, there is that gate.

Mr. Dryburgh: This is a stupid question, but I just thought that I would ask. Are the roads going through that are public roads?

Ms. Adams: Yes.

Mr. Dryburgh: Okay, so you have a gate shack. So, if someone wants to drive through, you have to let them through.

Ms. Adams: Correct?

Ms. Hobbs: Unless it's closed. Right? There are some entrances that are closed.

Mr. Greenstein: They would only be able to get into Reunion Village with security consideration, let's just say, but they won't be able to get over the bridge or be able to go anyplace else. There are only residents that will be able to get to Excitement Drive. Just through the Excitement gate.

Mr. Dryburgh: So, if I'm coming through Reunion, past the restaurants and drive-through and I get to the other end, that gate is just going to open and let me through. If I want to cut through, they must let me through.

Ms. Adams: No. You'll have to have remote access.

Mr. Dryburgh: Can I ask for directions for that gate?

Mr. Goldstein: For that one, yeah.

Mr. Scheerer: You have a single gate over there, Mr. Dryburgh, so you would have to have access both ways.

Mr. Dryburgh: Okay.

Mr. Scheerer: Whether it'd be a transponder sticker or the RFID.

Mr. Dryburgh: I understand that. Thank you.

Mr. Goldstein: If we just choose to keep the Excitement gate, anybody can go out it because it's not been an issue.

Mr. Dryburgh: Not at all. I just wanted to make sure that we could cut through.

Mr. Scheerer: Right now, you can get into Reunion Village and go wherever you want.

Mr. Dryburgh: I can just cut through and head to the other side.

Mr. Scheerer: That is correct.

Mr. Dryburgh: Alright. Okay.

Mr. Greenstein: This basically gives us the technology, the surveillance like we have everywhere else within Reunion. Except this is a from-scratch installation. There would be an additional to wire it.

Ms. Adams: Yes. This is a security recommendation. Although the traffic at that gate is not as heavy as other Reunion gates, it's not time-sensitive, per se. This is a security recommendation.

The sooner cameras are there, the sooner every vehicle in and out is recorded and activities are recorded. That's a helpful security tool.

Mr. Goldstein: We definitely want it installed before there's access across that bridge into here, for sure.

Dr. McKeon: Is there a benefit to agreeing to this price now and have a yearly increase like everything else going down the road?

Ms. Adams: We can't predict if the cost would go up or down yet.

Mr. Goldstein: It's not going to go down.

Dr. McKeon: Maybe we should lock it in.

Mr. Goldstein: It's not going to go down.

Dr. McKeon: Probably not, but my question is, are we going to outdate the equipment because we bought it now and not a year from now, they improve the equipment?

Ms. Adams: Just to clarify my remarks, when I was speaking about different options that the Board has, as far as taking action or deferring this matter, should the Board choose to approve this proposal, then the vendor would be notified that this project has been approved and we would be scheduled for the installation as soon as all of the deposits and agreements are in place.

Dr. McKeon: At this price?

Ms. Adams: Yes.

Dr. McKeon: When will there be a guard in the guardhouse? Is there one there now?

Mr. Scheerer: There is one there now.

Mr. Greenstein: Yes.

Dr. McKeon: I don't want to ease up and not have a guard there.

Ms. Adams: As of January 2nd it has been staffed by security.

Mr. Scheerer: January 2nd.

Mr. Greenstein: The point I want to make is that we have occupants, residents, maybe temporary residents if it's a rental property. Properties have been sold. Homes are occupied within Reunion Village. They have the same level of security that everybody else is afforded. So, once we basically activated the guardhouse in January, then this is the next action that's required.

> On MOTION by Mr. Greenstein seconded by Dr. McKeon with all in favor the Proposal with Central Florida Widening for the Reunion Village Gatehouse cameras in the amount of $15,575 was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Adams: Kristen is here this afternoon.

Ms. Trucco: Thanks, Tricia. My updates are pretty light today. We did receive communication from Kingwood's attorney last week that they had a successful meeting with Kingwood and that Kingwood's expressed a willingness and desire to work with us. We previously requested backup regarding assessments. I'm speaking in regards to the Irrigation System Agreement that's pending negotiation. We've asked for some backup information regarding the amount of assessments that they're charging related to irrigation. They expressed a willingness to do that. They are working on it and said that they should have by the end of the month or early next month. So, we're continuing to follow that and be in communication with their lawyer, but we felt that the right next step is trying to work out an agreement with Kingwood on that. Then the only other update that I have is we are continuing to reach out to Osceola County regarding the interlocal agreement for landscape maintenance on the south side of 532. That's our cessation of landscape maintenance to see what the cost is for us to have to restore that property to its original condition and what that will entail for us. We are required to do that under the agreement. They said that they were projected to have that for us by December after they sent some field people out to evaluate it. We still have not received it, so we continue to follow up about twice a month. I'm assuming that they're just backed out, but we will continue to follow up with them and update you hopefully next month on that.

Ms. Adams: Do you have a recommendation for the Board? One question that came up last month was, can the District immediately cease to maintain? While we understand we are waiting for them to make a determination on the uninstallation of the improvements, can we just go ahead now and stop maintaining that property?

Ms. Trucco: I think that's okay. I'll try one last time to call. I'll give them a call before week's end.

Ms. Adams: Okay. Board members, it would require an agreement addendum with Yellowstone because we would be relieving them of those maintenance tasks. So, this does require Board action in terms of an agreement addendum with Yellowstone. Would you like for us to bring that back next month or would you like to take action now?

Mr. Dryburgh: Can we make that addendum today subject to the attorney contacting and saying it's perfectly fine with the Board?

Ms. Adams: Yes.

> Mr. Dryburgh MOVED to approve the addendum with Yellowstone to relieve maintenance responsibilities on 532 subject to staff verification that the District can immediately cease to maintain the property and Dr. McKeon seconded the motion.

Mr. Greenstein: I thought we took care of this last month.

Ms. Adams: We were just waiting for legal confirmation that we were okay to proceed.

Ms. Trucco: I was hoping to hear back. We followed up twice.

Ms. Adams: Is there any further discussion? Hearing none,

> On VOICE VOTE with all in favor the addendum with Yellowstone to relieve maintenance responsibilities on 532 subject to staff verification that the District can immediately cease to maintain the property was approved.

Mr. Greenstein: The only question I have is a Yellowstone question. Practically speaking, you get the agreement from us and you acknowledge it and agree to it that we're not going to maintain that south side of 532 anymore. So, what steps would you have to take such as capping off irrigation and stuff like that? What would you do immediately or what would you do at the end of the day?

Mr. Smith: Me and Al have been talking about this for quite some time. We've already taken all steps necessary. It will take me about 10 minutes and we are done.

Mr. Greenstein: That's exactly what I wanted to hear you say and we got a plan.

Mr. Dryburgh: So, we won't have this discussion next month. It should be shut down.

Mr. Scheerer: It will be shut down before he goes home today. Trust me.

Ms. Adams: We will update the tracking sheet accordingly with the action that the Board's taken today and the status of the agreement, addendum, etc. Are there any other questions for Kristen? Alright.

B. Engineer

Mr. Adams: We have Justin on the line. Justin, do you have any further information to report under the Engineer's Report?

Mr. Meteiver: The stormwater inspection is in process, currently. So, we're working on that. Other than that, I don't have anything to add.

Ms. Adams: Alright. Thank you, Justin.

Mr. Meteiver: You're welcome.

Ms. Adams: Part of that inspection was related to the Stormwater Needs Analysis Report. I neglected to add that to the tracking list. Last month, the Board took action to approve that report. The plan is to have a draft presented to Board Members in May. The deadline to submit that report is in June. So, I will update the action items list to track the Stormwater Needs Analysis Report.

C. District Manager's Report

i. Action Items List

Ms. Adams: We've already started to touch base regarding some of the action items that are included. A copy of the Action Items List is included in your agenda packet. You've already heard an update regarding the irrigation turnover and some of the documents that will be provided on behalf of Kingwood as it relates to irrigation fees. You've already heard an update regarding the Reunion Village gate access at the bridge. There were no changes to the functional fitness center at Seven Eagles other than I did receive an email yesterday that although some of the equipment is expected to arrive in March, part of the order has been backordered to April. So, there will be a multi-week installation where some of the equipment will be in place sooner than the full equipment. Alan, we've chatted about the Carriage Pointe gate, recently.

Mr. Scheerer: It is still on track for end of the month in March.

Ms. Adams: Okay.

Mr. Scheerer: To have that installed.

Ms. Adams: Alright. Just as a reminder to Board Members, there are four other pool gates pending after Carriage Pointe is deemed a successful project. We've already had an update regarding the maintenance on the south side of County Road 532. There were no changes with the Duke streetlights. We are just waiting for their staff to confirm that all of the work orders have

been completed. Regarding the security improvements at Carriage Pointe, we have received the legal agreement back and we have a copy for the Chairman's signature today. Once that is fully executed, there will be a field meeting between Envera, Alan and ACT who's providing the resident access controls to determine all of the next steps and any further considerations that Board Members may have at future meetings. The parking rules for Carriage Pointe and Reunion Village, Alan and I chatted last week and at that time, you thought the signs for Carriage Pointe would be going in by the end of February. Are there any changes?

Mr. Scheerer: I think Valentine's Day is the planned day for the signs to be installed.

Ms. Adams: Okay.

Mr. Scheerer: I received the call that the poles will be back for powder coating. The signs are ready to go. They are looking towards Valentine's Day. We can do it the day after, but right now, it's Monday.

Ms. Adams: There are some administrative tasks that we are tracking internally. We are going to be updating the Towing Agreement as well as the Enforcement Agreement with Reunion Security, so that they're aware of the new parking maps. They are also going to be working with us regarding notification to residents. In this particular neighborhood, there was thought that we wouldn't want to be limited to just the electronic communication because that may not be going to the building occupant. So, both electronic communication and door-to-door notices would be appropriate for this community to let them know that vehicles that are found improperly parked are subject to being towed. So, there will be the signage and a communication period. There will be a warning period and then eventually there will be towing enforcement in that neighborhood. Are there any questions regarding the Action Items List? Board Members, I do just have a couple other items to bring to your attention. At next month's meeting at 1:00 p.m., similar to the format that we had today, there is another road improvement project that will have great impact on Reunion community. Board Members who were in attendance at the Reunion West meeting are already aware of it. The Central Florida Expressway Authority has been in contact with the District. They would like to come and do a presentation for the Reunion West and Reunion East Board Members regarding the Poinciana Parkway extension project and how that will impact nearby roadways and properties. So, at next month's meeting, which is coming up on March 10th, you will be hearing from the Central Florida Expressway Authority as far as where they are in the status and proposed design.

Mr. Dryburgh: Did they indicate that they've already made a selection there and they are giving us a preview?

Ms. Adams: There are so many road improvement projects right now. I believe that staff recently sent a project sheet to the Board Members.

Mr. Dryburgh: You did. I was wondering if it has progressed.

Ms. Adams: No, that project sheet was the most up-to-date information that I have. Then the only further communication that I've had is from the consultants regarding that they are now ready to come and present to this Board. They have actually been in communication since the fall, but they just were not yet ready in terms of design and documents and information until now.

Mr. Dryburgh: Well, as a Board Member, I would like to reemphasize my concern about the additional noise that this community is going to start enjoying, and whether or not the County is excited about having to pay for these walls going up to start reducing it. We have two issues that are compounding. One is security. You're going to get more thugs. You're just going to get more people interested in breaking into high-value homes here if they see easy access. We have these nice brand-new wide sidewalks. And, you're also getting a lot more sound. I for one would like to make sure that the Board keeps in mind that as we hear of this, we keep reminding them that we would like the County to pay for our sound walls and security. Not two feet, not three feet, but significant enough to address both issues.

Ms. Adams: So, just to be clear, I think that Osceola County has the ability for funding as it relates to Old Lake Wilson road improvements. As it relates to the Poinciana Parkway improvements, I think the Central Florida Expressway would be the funding source for that, but the message is the same.

Mr. Dryburgh: I'm not so concerned about the expressway because I've never really seen them do much around Florida for expressways, but I have seen doing things on parkways where they add security to high-value areas or high value hotels. Also, these beautiful sound suppressing walls go up and they are about 80 feet tall which by de facto becomes a security enhancement because people are going to be thinking, *"Oh, I can break in and steal a golf cart and go through this nice wide-open area."* So, I'm just bringing it up because I think every time someone comes, we need to be on them about this and they need to address it and not say, *"Well, you are a rental community."* That really got under my skin. I don't want to hear that. Don't treat me like some

second class citizen. We have provided the majority of the sales tax dollars to the county. I'm glad that's on the record.

Ms. Adams: It's on the record. Then one other note for Board Members. This is just for informational purposes. No Board action is acquired. It's not on District property. It is a parcel within the District boundaries, but the Discovery Center signage will soon be updated. That's on County Road 532 nearby the fire station. That signage which had been designed to match some of the other interior signs here at Reunion, will now be redesigned to match the road frontage signs at Reunion Village. So, that sign design that you recently approved for Reunion Village, they are going to be using that same design at Discovery Center. Again, that's just for informational purposes. No Board action is required.

Mr. Goldstein: What is the Discovery Center? I see the sign and I don't have a clue what it is.

Ms. Adams: I know that it is a private parcel. Alan, do you know what it is?

Mr. Scheerer: The Discovery Center is where they had the triple while trailer in place before as they were building out here. You could go in and take a tour.

Mr. Greenstein: It's the real estate office?

Mr. Scheerer: Yeah, it was basically their glorified real estate office. They had probably three triple wides in that place at one time. We used to have Board meetings in there.

Mr. Goldstein: Okay. So, what is it now?

Mr. Scheerer: It's a fire station and Mr. Jim Bagley's private office building.

Ms. Adams: Just to be clear, where the fire station is, that property is owned by Osceola County and then the Discovery Center is private property.

Mr. Goldstein: Right. Is anybody using that building now?

Mr. Scheerer: Yeah. I'm sure they are.

Mr. Goldstein: I never see anybody there.

Mr. Greenstein: Half of it was office space and the other half was this landscape or contractor support space.

Mr. Scheerer: A lot of the Margaritaville design stuff is in there.

Mr. Goldstein: Alright. I'm just curious. I thought I would ask.

Mr. Greenstein: It would be an improvement. It's an original monument that says, *"Discovery Center"* around the granite. It's not ours to deal with because it's on private property.

Ms. Adams: I don't have any other updates.

ii. Approval of Check Register

Ms. Adams: Let me move on to the approval of the Check Register. Board Members, included in your agenda packet is a summary of the Check Register from January 1 to January 31, 2022. This does include expenses for the General Fund, R&M Fund as well as payroll. The detailed check run is included in the agenda packet. This does require a Board action, so we would be seeking a motion to approve. The total amount of the Check Register is $740,422.73.

> On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor the January Check Register was approved.

Mr. Dryburgh: As you go through your presentation online, after the first summary everything of course is turning sideways. Is there a way to turn it to the side?

Ms. Adams: I will find out and let you know.

Mr. Greenstein: I looked for a rotate command.

Ms. Adams: I'm sure there's a way to do that, so I will happily update you next meeting.

iii. Balance Sheet and Income Statement

Ms. Adams: The next agenda item are the unaudited financials through December 31, 2021. It does include your Balance Sheet as well as your spending to date. There is detail regarding your different accounts related to debt service as well as the R&M Fund. There's also a month-to-month comparison for spending. I'm happy to answer any questions Board Members may have. This item does not require any Board action.

iv. Status of Direct Bill Assessments

Ms. Adams: On Page 17 is the status of your direct bill assessments. This is being monitored by staff.

Mr. Greenstein: How are we doing?

Ms. Adams: We're in communication.

Mr. Greenstein: It's looking better than it did.

Ms. Adams: Some of the communication has been successful but we have November payment pending from three commercial vendors.

v. Replacement and Maintenance Plan

Ms. Adams: Also, Board members under a separate cover, we did provide an update to the R&M fund. That was provided in Excel format so you could review various tabs. It will be helpful as we start working on budget preparation for the upcoming fiscal year. The items that are populated right now in upcoming years, are cut and pasted from the Reserve Study. Of course, your Field Manager is noting the conditions and noting areas that may need capital improvements or R&M improvements for your next year. Again, no Board action is required. This information is provided for informational purposes. I'll clean this up for next month's meeting. This also had been reviewed by Supervisor Staley who improved the layout and formatting for clarity.

D. Security Report

i. 112 Parking Violations and 0 Vehicles Towed

Ms. Adams: For security, they did issue 112 parking violations and one vehicle was towed last month. Do you have any other information to report to the Board, Victor?

Mr. Dryburgh: Why don't you quick rundown on the most recent major incident?

Mr. Vargas: We had an incident with the golf carts. So, we did an investigation on that. Around 10:59 p.m., three unknown gentlemen walked through the emergency entrance next to Building K on foot and walked straight to Building H. That's where one of the golf carts were missing. It looked like a new one. They walked in there, checked the area and left again on foot. Around 12:43 a.m., they came back to the same area on foot, jumped on the golf carts and took them between 12:42 a.m. and 1:00 a.m. Where they exited, it looked like it was between Buildings D and E. There's an access to the golf course. The golf carts are packed in the back and that's how they took it out. The area is very dark at night.

Mr. Goldstein: You saw this on cameras?

Mr. Vargas: Yes.

Ms. Adams: It's being investigated by the Osceola County Sheriff's Office.

Mr. Vargas: I provided information to the deputies. They asked me for more information.

Mr. Goldstein: The cameras that you saw this on, was that in your cameras?

Mr. Vargas: Yes. It's hard to see faces.

Mr. Goldstein: Okay. So, your guys wouldn't have noticed if they were in front.

Mr. Dryburgh: It was after the fact. They didn't see it while it was occurring.

Mr. Goldstein: So, it was after the fact.

Mr. Vargas: After the fact. We have some cameras in the housekeeping building and at the tennis area.

Dr. McKeon: If the camera is doing its thing and all of a sudden it picks up activity, will security know? Through some type of motion detection. I'm serious.

Mr. Scheerer: Most of these cameras can be motion-activated, but that's all motion, for example flies going by or a bug on the lens.

Mr. Dryburgh: Can you get a recommendation for people who have carts?

Mr. Vargas: Also, regarding the golf carts, there were two golf carts that had keys on them.

Mr. Dryburgh: Have you recovered the golf carts?

Mr. Vargas: No, we haven't. They left the keys on the golf cart.

Mr. Goldstein: Wait. The owners left the keys in their golf carts?

Mr. Vargas: Based on the information from the detective, two of the golf carts had keys on them.

Mr. Dryburgh: Is there a recommendation from you as head of security for people who own these golf carts that should be communicated to them via email? That if you have a cart, they should use the following device to lock their steering wheel so it cannot be turned.

Mr. Vargas: Yes, we can.

Mr. Dryburgh: Is there one you can find that you can send out that might be proactive so that when other folks who have these carts out there may not have heard of this, they would get your email and they can then make the intelligent decision to spend $58 to go buy the wheel lock or do whatever it is so they don't have another one driving off.

Mr. Vargas: You can send all of that to the HOA, so the HOA can send out an e-blast.

Ms. Hobbs: The first thing that you can do is to advise them not to leave the keys.

Mr. Goldstein: That's probably a really good idea.

Mr. Vargas: If you have a house, I understand if you can keep them in the garage, but we have so many people leaving them out.

Mr. Goldstein: I wouldn't feel safe keeping it in my driveway overnight. That's why my car is in my driveway and my golf cart is in the garage. They are not really lockable. My point is that you can get a steering wheel lock. However, I'd like to go a little further with this if I can. As you're aware, I had lot of people call me and email me about this and the lady who had the problem with the ring doorbell, the eyes at her front door. It makes me think about a couple of things with security that I question. I think your guys do a great job for what they can do, for what you have and I have nothing against you at all. I think you have done an amazing job this last year here. I think things have really improved. However, I don't think you get enough money probably to have enough people to do your job. It used to be when I would go walk at night, I would see at least two security cars during a 30-minute walk. Maybe we had too many before. I don't know, but I felt pretty good about that. Every time I drive down the street coming home at night, I would pass a security car somewhere, almost always between coming through the gate and parking in my driveway and getting out of my car. Now, in a half-hour, I don't see one security car on the street and when I do see them, they may be going to a call, but they're usually driving so fast they couldn't see somebody lurking around a house if they wanted to. I know that slows down the patrols and everything, but it just seems to me like we have much fewer bodies out there than we used to have.

Mr. Vargas: We have five patrols during the day and four overnight.

Mr. Goldstein: How often is a patrol supposed to be hitting my street? If a patrol comes down my street at 6:00 p.m. tonight, when's the next time I'll see a patrol?

Mr. Vargas: They're supposed to be there every hour.

Mr. Goldstein: That's unacceptable.

Mr. Vargas: We have two patrols assigned on the east side, two patrols on the west and then we'll have a supervisor crossing both sides. Within that time, they get calls and things like that.

Mr. Goldstein: I understand.

Mr. Vargas: Last Thursday, there was a big accident in Tradition. A vehicle that went to a property, crashed in a tree. There were four people that got injured. When that happened, every patrol responded to the call.

Mr. Goldstein: Of course.

Mr. Vargas: So, anything that happens on the property, we do a report. We send the report out daily to the Board and provide a log at the end of the month. It is not in detail, but it states

exactly what the call was and what exactly we did. So, we document what they do, where they are, etc.

Mr. Goldstein: Just my observation is I don't feel we have as much security on the street as we used to have, nowhere near.

Ms. Adams: Board Members, I would be remiss not to just make mention of something right now for Board consideration. At the Reunion West Board meeting earlier today, they did direct staff to bring back a proposal for enhanced law enforcement patrol, primarily for the purpose of traffic enforcement, but obviously any law enforcement presence is a crime deterrent as well. In the course of gathering information for Reunion West consideration, would Reunion East also like to consider enhanced law enforcement patrol either this fiscal year or next fiscal year?

Mr. Goldstein: Most definitely.

Mr. Dryburgh: We would be remiss not to consider it. When we signed the contracts with the company that's providing security, are we asked them at that time to provide us a certain number of cars per day, not just whenever they feel like it or it's always two? Are being specific in our contract as to how many patrols we demand that they provide us for this amount of money?

Ms. Adams: No. Keep in mind, if you look at the amount of funding that the District provides for security such as staffing the entrance gates, 24/7/365 . . .

Mr. Dryburgh: Yes.

Ms. Adams: That funding would not cover security staffing the gates, if it was only District funding security. In proportion to the amount of security that the District is funding, relative to the entire security project, it's one piece of that. We want to keep in mind that there are multiple stakeholders and it is a collaborative effort.

Mr. Dryburgh: Let's harden down to multiple stakeholders. I can think of three: West, East and Reunion. Who else is there?

Mr. Greenstein: Those are the three. There is also the Master Association.

Mr. Dryburgh: The Master Association is different than the HOA.

Mr. Greenstein: No. We have an agreement with the Master Association for the execution of security.

Ms. Adams: Right, for the facilitation of security.

Mr. Greenstein: Thank you. So, it's in that framework that you have to evaluate staffing levels and the contribution that the CDD makes and that homeowners like us make. You have to look at the whole enchilada.

Mr. Dryburgh: If look at our total percentage, do you know what that percentage is of the total?

Ms. Adams: No.

Mr. Greenstein: We'd have to look at that.

Mr. Goldstein: We should know.

Mr. Dryburgh: I agree with you, Steve. The reason I'm bringing this up is it seems to me that in years past, we had way more cars traveling on our roads, way more cars. You would see them about every 20 minutes driving up and down, not once every three or four hours as they drive through a community. Maybe your reaction is increased costs, in which case we ought to be aware of at least if nothing else or this may be some change that happened when Reunion changed ownership. I don't know what happened, but within the last 3-5 years, there seemed to be less automobiles on the road and less enforcement. Not that you guys won't enforce it, but they can only be so many places and you have two cars for all night.

Mr. Goldstein: We're not pointing fingers at your guys at all.

Mr. Vargas: We have two cars on one side, two cars on the other side and then we have a supervisor in a vehicle that goes back and forth.

Mr. Greenstein: So, basically, what you're saying is that we should have neighborhood coverage on an hourly basis. If that's insufficient, then we can pursue it further. I think the parties that pursue it with would be, again, all of the stakeholders.

Ms. Adams: Yes. For example, when we were planning for Reunion Village to be developed in the last two calendar years, the current calendar year and last calendar year, we've been in communication with the POA regarding what date we anticipate staffing the Reunion Village entrance gate because that impacts their budget. So, it is a very collaborative effort with all of the stakeholders as it relates to security. The District funds a portion of security but doesn't fund all of the security services.

Mr. Greenstein: We can pursue it.

Mr. Dryburgh: That is a piece of information that we would like to pursue at the time, but I would like to know if the CDD, East or West, are funding 80 percent of it or if it is 20 percent.

I'd like to know that. I also like to go back in the records and find out if it is the same level and same number of cars. Have we had more houses built? Clearly. Have we had more contributions coming into the HOA? Clearly.

Mr. Vargas: We do have Spectrum and Eagle Trace. Now when we patrol from the East, we expand to Reunion Village. They're going to be adding patrol there, as soon as the community develops more. That's the information we got from the HOA. When we took over, there were only six houses, I believe, and now it's up to 12 houses. They have 23 more houses that they are going to start building. As soon as it develops, then we're going to be adding more patrols.

Mr. Dryburgh: Just be aware, we've got two supervisors under your lease that recall more automobiles on security driving the roads more frequently day and night.

Mr. Goldstein: I hear constantly from homeowners that feel like they're not seeing as much security on the streets. I don't hear complaints about calling security and they not showing up because they do and you guys do a great job when there's noise at night, but people are losing that respect of the protection. They are not seeing it like they used to. That's all I'm saying. Maybe you need more people. Maybe we all have to get together and figure out who's got to cough up what, but in my opinion, get rid of golf and the number one reason people move to Reunion other than golf was because of the security of living in this gated community, probably, in my opinion.

Mr. Vargas: Currently, with the patrol, I feel that we're still in control. Maybe we can have more patrols, but I think what we have now, I feel good.

Mr. Goldstein: Okay, but we don't. We're not seeing it. So, you feel good, but you're not walking your dog. My wife won't walk the dog at night anymore because she doesn't feel safe walking by herself in here. She used to walk the dog all the time.

Mr. Vargas: But like you mentioned, you guys would like to see more patrols. I have no problem to adding more patrols.

Ms. Adams: Let me just to state for the record too, the District has the ability to fund security to protect District resources. So, the assets that the District owns are what we're allowed to spend on security services.

Mr. Greenstein: Correct.

Ms. Adams: We're not funding security for private property matters and that's why it's a collaborative effort with the HOA. So, there needs to be a discussion in tandem with the HOA as

it relates to private property matters, because the District controls just the public property and security for the public property.

Mr. Goldstein: We'd like to figure out how we can have a conversation with the HOA. They don't have meetings, so how do we communicate with the HOA? How do we all get together on this matter? Is it something your office can suggest that we discuss this?

Ms. Adams: Yes.

Ms. Trucco: Perhaps an email to the HOA by Tricia saying, *"We'd like to discuss the number of patrols as part of the security agreement that we're paying into."*

Mr. Greenstein: Tricia, I'm glad you made that clarification. I responded the way I did because I wasn't clear or I wasn't sure exactly what our commitment is, if it's strictly protection of CDD assets or if it's to guard houses.

Ms. Adams: We're only allowed to spend money for public assets.

Mr. Goldstein: So, our sidewalks then?

Ms. Adams: Are public assets.

Mr. Goldstein: Okay. So, my walking my dog would fall into that definitely.

Ms. Adams: Yes, but not private citizen's security needs.

Mr. Goldstein: I understand.

Mr. Greenstein: The majority of the cost of security is not paid for by the CDD.

Mr. Goldstein: Understood.

Mr. Greenstein: I'm sure it is true. A lot of these issues that we're talking about are HOA, homeowner, resident, individual issues that fall under the Master Association umbrella when it comes to security. We overlap in areas. Sometimes we have to talk to them because we are not sure if it's ours or theirs or whether we're going to do with a joint venture and share the cost on something that comes up out of the blue. But it's something that we definitely should make sure the issue is pursued, but it's not necessarily something that would require CDD Board action.

Mr. Dryburgh: No. I don't think it is. I was asking a question.

Mr. Goldstein: We do have a cost investment.

Ms. Adams: Absolutely.

Mr. Goldstein: So, we can at least discuss it.

Ms. Adams: Absolutely. There's that common sense perspective that if security is out there in the course of patrolling District roads and District amenities and they see something, they would take action on that.

Mr. Greenstein: It's related so I'm bringing it up. I was waiting for the right time to bring up my sidewalk issue. When it comes to the cars parking on it. In our discussion during the Reunion West meeting, as Tricia referenced, Graham had brought up the issue of commercial vehicles and non-compliance with the parking rules, just basically doing some silly stuff causing these problems. We talked about how we're going to try to communicate better with that world and the property managers are going to do a better job of making sure that the vehicles aren't parked improperly and everything. I brought up the issue. The one thing that I really wish we could do something about would be the selfish individuals who feel that they must park their cars on the sidewalk. A white vehicle was parked along Gathering Court this morning, that it would have taken a helicopter dropping the car so perfectly on the sidewalk. It's not on the pad. It's not on the driveway. It is right on the sidewalk, which is a violation of State statute. That car needs to be ticketed. We talked about the fact that Osceola County Sheriff didn't seem to have much of an interest to pursue traffic enforcement because that's really what it is, packing and traffic enforcement. So, then Tricia brought up the issue of what we could consider, hiring off-duty law enforcement personnel who would be in power to issue tickets. I said that's something we want to scope out and consider for implementation because I'm tired. We put the nice sticker on the guy's car that has the site to the State code and even recites the code to show him why they're illegal and they tear it up or give us the bird or whatever. That's the reason why we talked about spending some more money but do it for something that really requires attention. Maybe then, the word will get that out that you can't park on the sidewalk because you're going to get a $250 ticket or whatever the fine is. So, that's why that came about.

Mr. Goldstein: Yeah, or you have the rear end of your car stick out on the road.

Mr. Greenstein: Anything that impedes another's travel. That's my biggest peeve, people with carriages, have to go off into the middle of the road because a car blocking the sidewalk. That's where that came from.

Mr. Dryburgh: So, we can do something about that.

Mr. Greenstein: Well, we're going to get a proposal for the next meeting.

Ms. Adams: Yes.

Mr. Greenstein: Hopefully, that will allow us to act so that we can consider hiring off-duty law enforcement personnel for a focused purpose.

Mr. Dryburgh: I have been supporting that for years.

Mr. Goldstein: I've been saying it for years that we need it.

Mr. Staley: We just have to be cautious before we make that decision next month. Once you bring that off duty officer onto the property, he will ticket for any violation on anything he sees. I'm not getting specific about what I'm thinking of, but going back to our conversation, we have to think about that carefully before we make that final decision. We can't say, come in and just look for sidewalk parking. He will ticket whatever he sees; speeding, golf carts, whatever, so we have to be conscious.

Mr. Greenstein: That's true and that's probably why we've tread likely on this issue for a long, long time.

Mr. Goldstein: I don't think you can bring him in, if that's the case.

Ms. Adams: It's up to the Board.

Mr. Goldstein: You got to talk to your residents.

Mr. Greenstein: We will get to it this month, hopefully.

Mr. Staley: It's a choice to make as a community.

Mr. Goldstein: Exactly. That's the resident's decision.

Ms. Adams: Is there any other discussion regarding security matters?

Mr. Dryburgh: I've got one. It's sort of a security issue regarding the back to the pools and access to the pools. Yesterday, when I was at the pool, a young couple came up with the proper key and it wouldn't work. The guy said, *"I'm really frustrated. This is the second time I've rented here and both times I've rented from Reunion. Both times the keys don't open these gates. What's wrong at Reunion?"* I said, *"Well, you can use the system."* He said, *"I do, but that's just seems stupid."* The security systems we're putting in play, have got to be working with whatever keys they're issuing out and whatever key I might have in my car.

Mr. Goldstein: Does your key work?

Mr. Dryburgh: My key works now. After they fixed, it works great. The point is, many aren't working and/or the owners of the properties aren't aware that they no longer work because we've got so many key types. Which one I'm I supposed to be keeping; the one that says,

"Swimming pool?" Can we not communicate? Again, it may not be our responsibility. It may be the HOA's responsibility.

Ms. Adams: You're talking about people who rent from Reunion Resort?

Mr. Dryburgh: Reunion or from Jeeves or anybody else that's got access. We might have to be putting something out saying, *"If you have a key that looks like this, you have access to the pools. If the key is not working, make sure that you take it to security to find out why."* Because once you put these gates in place, I don't want it broken down by some drunken who's key doesn't work.

Mr. Greenstein: You just hit this nail on the head because today, we're going to get this key malfunction issue resolved when we do have barriers that cannot be defeated. We have the experiment going on with the one at Carriage Pointe, right? It's Carriage Pointe that is putting up the new design.

Mr. Scheerer: Correct.

Mr. Greenstein: Once that is installed and it proves positive, then we will go ahead and do it with all of the other communities.

Mr. Dryburgh: Then we should follow that with the communication explaining it.

Mr. Greenstein: We will. Absolutely.

Mr. Vargas: Those keys from the third-party companies, tend to expire. We always tell them to bring into the office, so we can see what's wrong. A lot of times the key expires. The key expires every 12 months. They know about it.

Mr. Greenstein: What expiration date do you put on the card?

Mr. Vargas: As soon as you come to the office, we activate it. From that moment on, it is good for 12 months from there.

Mr. Goldstein: Even if it's being used, you're still deactivating them at the end of the year?

Mr. Vargas: Yeah.

Mr. Goldstein: Really? Used to be they only did if you didn't use it.

Mr. Vargas: We can make those keys for whatever we want. In the beginning, our goal was to control how many keys were out there because it was only for the homeowners in the beginning. Then the homeowners started requesting more keys to give them to their housekeepers and it got out of control. So, put it in expiration date. We tried to control that. As soon as somebody comes

to the office, we have to verify if it is an owner, rental or a guest. If it's a guest, we just activate it depending on which company.

Ms. Adams: Okay. Is there any other discussion regarding security matters?

Mr. Greenstein: Victor you didn't realize how popular you are going to be today.

Ms. Adams: Always.

Mr. Vargas: The only thing that I don't like is when my guys are not doing the job because this is my department.

Mr. Goldstein: I'm not saying your guys aren't doing their job. Your guys are doing the jobs that they're capable of doing. We just want more of them doing that job. That's all.

EIGHTH ORDER OF BUSINESS **Other Business**

Ms. Adams: Do we have any other business or Supervisor requests? Did you have a request, Supervisor Goldstein?

Mr. Goldstein: No.

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

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Next Meeting Date**

Ms. Adams: Our next meeting is March 10, 2022.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Goldstein seconded by Dr. McKeon with all in favor the meeting was adjourned.

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

SECTION V

2/16/2022

Mr. Alan Scheerer
Reunion East CDD
219 East Livingston St.
Orlando, FL 32801
Phone: 407-841-5524 Mobile: 407-398-2890
ascheerer@gmscfl.com
RE: Carriage Point Access Control Upgrades (021622SG)

Dear Mr. Scheerer,

Thank you for giving us the opportunity to quote on your access control requirements for Carriage Point, a residential community located in Osceola County. Following is a description of the job to be performed and our cost quotation.

The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.

WORK EFFORT

Our work effort is to upgrade the access control system for Carriage Point. This effort will consist of furnishing and installing one (1) RFID reader and one (1) proximity card reader to grant entry to residents. The RFID reader will be installed on the right-hand side of the entrance lane. The proximity card reader will be installed on a new pedestal on the center island. Both units will be connected to and controlled by a web-based programmable entry controller located at the ***existing*** equipment enclosure. The RFID reader will be connected wirelessly. This will be an extension of the existing Reunion gate system.

NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, swing gates, gate operators, access control devices detector loops, loop detectors, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.

BASE SYSTEM EQUIPMENT, PRICE AND TAG/CARD COSTS

Base System Equipment

1 ea Linear model "eMerge" web-based node
1 ea TransCore "SmartPass" integrated RFID reader
1 ea Ground rod for integrated RFID reader
1 ea ACT pedestal for integrated RFID reader
1 ea Wireless Wiegand bridge
1 ea HID proximity card reader
1 ea Surge suppression (power and control) for card reader
1 ea ACT pedestal for card reader
1 ea ACT specially constructed lightning/surge isolation panel

Base System Price

Total base system price including equipment, installation and freight, as quoted:	**$14,675.00**

Tag Costs

EGo Tags

EGo tags in quantities of 1-99, each:	**$30.00**
EGo tags in quantities of 100 - 249, each:	**$25.00**
EGo tags in quantities of 250+, each:	**$20.00**

Standard Proximity Cards

Standard proximity access cards in quantities of 1-199, each:	**$4.25**
Standard proximity access cards in quantities of 200-599, each:	**$4.10**
Standard proximity access cards in quantities of 600-1099, each:	**$4.00**
Standard proximity access cards in quantities of 1100-1999, each:	**$3.90**
Standard proximity access cards in quantities of 2000-up, each:	**$3.50**

Proxkey III Key Fob

Key Fob in multiples of 100, engraved each:	**$8.00**
Key Fob in multiples of 100, stamped each:	**$8.00**

NOTE: Local sales tax, shipping and handling will be added to the above prices per order.

INSTALLATION

Includes:

- Installing all equipment.
- Providing electrical power to system equipment.
- Providing of conduit and control wiring between equipment items.
- Concrete work required for device mounting.
- Making all power and electrical connections to equipment.
- Testing out system for proper operation.
- Training owner in operation of system.

Does Not Include:

- Installing loops in driveway.
- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Adequate lighting, if required or applicable.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work required for construction of walls, islands or curb separations in or adjacent to roadways.
- Removal of trees or other landscaping that may be required in order to install equipment.
- Repair and/or replacements of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet service with a Static IP address required by telephone entrance device and/or programmable entry device.

ADDITIONAL INFORMATION

Warranty

Our warranty covers ***all parts, labor & travel***, with the only exclusions being vandalism (such as being hit by a vehicle) and natural disaster (such as lightning or flooding). The warranty for the system is ***one year*** from date of completed installation.

Annual Service Agreement

In most cases customers choose, after the one-year warranty expires, to utilize our annual service agreement for the mechanical and electronic items. Please let us know if this would be of interest and I will be glad to work up the contract cost for your final system configuration.

Service Support

At ACT, we are very proud of our service department. We have provided sales and service in Central Florida since ***1942*** and have been installing and maintaining gated entry systems for over ***25*** years. ACT provides factory-trained technicians, radio dispatched service vehicles and a large inventory of spares for most products sold. Because of this attention to service, calls are responded to the same or next working day with *95%* of all problems encountered being repaired on the first call. If the highest quality installation and service after the sale are of importance in your purchasing decision, ACT is the right choice.

Quotation Expiration

This quotation remains valid for 30 days from the submission date. ACT reserves the right to requote after this time period elapses.

Terms of Sale

Normal terms of sale require that fifty percent (50%) of the quoted system cost is due at time of order. Forty percent (40%) is due when all equipment is installed on site and must be received before the system will be made operational. The remaining ten percent (10%) Net 30 after substantial completion.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,

Steven Guettler
Access Control Technologies, Inc.
407-422-8850
steve.guettler@actflorida.com

SECTION VI

From: **Monica Virgen** mvirgen@gmscfl.com
Subject: Fwd: Proposal for: Both the Reunion East CDD (RECDD) and Reunion West CDD (RWCDD) Boards
Date: March 3, 2022 at 4:11 PM
To:

MV

From: Stan Lee Rice <5oextramoney@gmail.com>
Subject: Proposal for: Both the Reunion East CDD (RECDD) and Reunion West CDD (RWCDD) Boards
Date: February 28, 2022 at 12:21:21 PM EST
To: Tricia Adams <tadams@gmscfl.com>

Tricia L. Adams

My team and myself would definitely relish the opportunity to continue our partnership with you and your properties. To continue the systematic routine of Law Enforcement **Presence and Patrol** would be our honor. The coverage or man power to facilitate your property can be achieved with no problem while maintaining a fun but SAFE enjoyable family destination for your visitors.

Trooper call outs will have a 4hr. minimum. The hourly rate established for a Trooper is $65.00 per hr+1hr. There is +1 for mileage because Troopers are required to pay milage on state vehicles used during **Off Duty**. The scheduler receives 1hourly rate of $65.00 for any Trooper scheduled. The scheduler (Stan Lee Rice) will be responsible for scheduling Troopers and collecting all invoices and completing the financial packet. Troopers will be turning invoices in **bi-weekly.** The scheduler will then email the **Invoice Packet for payment** to any specified personal as direct.

Invoice Packet would consist of:

- Summary Invoice Sheet (Break down of ALL invoices)
- 4 Invoices from Troopers
- 1 Schedulers Invoice

The initial recommendation would always be 4 Troopers @ 4hours for 4 days.(Triple 4) then adjust to the amount of days lower after a presence has been created.
The safety of Troopers would definitely be a key factor considering the amount of acreage.

I have attached an Off Duty Authorization form to now include Reunion East CDD (RECDD) also. Please complete the left side only, add 3 initials and 1 signature on Employer line.
I will sign on scheduler and the Major will sign underneath me! Gentlemen Thank you very much for this opportunity of allowing us to continue working beside you.

Thanks Tpr. Rice

Estimated Enhanced Traffic Enforcement Schedule and Costs Month #1

Hourly Rate	Mileage Fee	Coordination Fee
$65	**$65 per Trooper/per shift**	**$65 per Trooper/per shift**

Recommended Weekly Sample Schedule and Costs:

Date	Shift	Tooper Fees (4)	Mileage Fees	Coordination Fees	Total
Tuesday	4 hours	$ 1,040.00	$ 260.00	$ 260.00	**$ 1,560.00**
Friday	4 hours	$ 1,040.00	$ 260.00	$ 260.00	**$ 1,560.00**
Saturday	4 hours	$ 1,040.00	$ 260.00	$ 260.00	**$ 1,560.00**
Sunday	4 hours	$ 1,040.00	$ 260.00	$ 260.00	**$ 1,560.00**
					$ 6,240.00
Monthly Cost					**$ 24,960.00**

SECTION VII

Proposal #189300
Date: 02/25/2022
From: Paul Newman

Proposal For

Reunion East & West CDD
c/o GMS-CF, LLC
1408 Hamlin Avenue
Unit E
St Cloud, FL 34771

main: 407-841-5524
mobile: 407-398-2890

Location

Kissimmee, FL 34747

Property Name: Reunion East & West CDD

Remove the Existing Plant Material along the South Side of Osceola Polk Line Road

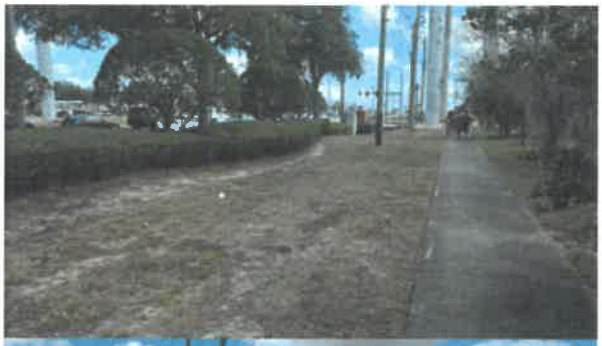
Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	100.00	$46.00	$4,600.00
Mini Excavator with Thumb	3.00	$800.00	$2,400.00
Dump Fee	1.00	$1,000.00	$1,000.00
Sod	56000.00	$0.38	$21,479.92

Client Notes

We hereby propose to furnish all materials and perform all labor necessary to remove designated landscape shrubs between sidewalk and curb along Osceola Polk Line Road south side from Old Lake Wilson Rd to Heritage Pass Rd.

1. Remove and disposed of all designated shrubs beds between sidewalk and curb.
2. Re-grade and install unirrigated Bahia sod
3. 



SUBTOTAL	$29,479.92
SALES TAX	$0.00
TOTAL	$29,479.92

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Paul Newman
Office:
paulnewman@yellowstonelandscape.com

Proposal #189014
Date: 02/25/2022
From: Paul Newman

Proposal For

Reunion East & West CDD
c/o GMS-CF, LLC
1408 Hamlin Avenue
Unit E
St Cloud, FL 34771

main: 407-841-5524
mobile: 407-398-2890

Location

Kissimmee, FL 34747

Property Name: Reunion East & West CDD

Remove the Existing Plant Material and sod along the South Side of Osceola Polk Line Road

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	140.00	$46.00	$6,440.00
Mini Excavator with Thumb	3.00	$800.00	$2,400.00
Dump Fee	1.00	$1,000.00	$1,000.00
Sod	86000.00	$0.38	$32,987.02

Client Notes

We hereby propose to furnish all materials and perform all labor necessary to remove designated landscape shrubs between sidewalk and curb along Osceola Polk Line Road south side from Old Lake Wilson Rd to Heritage Pass Rd.

1. Remove and disposed of all designated shrubs beds between sidewalk and curb.
2. Remove and disposed of designated Zoysia sod between sidewalk and curb.
3. Re-grade and install unirrigated Bahia sod

SUBTOTAL	$42,827.02
SALES TAX	$0.00
TOTAL	$42,827.02

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Paul Newman
Office:
paulnewman@yellowstonelandscape.com

SECTION VIII

Prepared by: Duke Energy Florida, LLC
Return to: Duke Energy Florida, LLC
Attn: Land Services
2166 Palmetto Street
Clearwater, Florida 33765

Parcel # 34-25-27-49360001OS40

Reunion Village Blvd.
Davenport, Florida 33896

EASEMENT

State of Florida

County of Osceola

THIS EASEMENT ("**Easement**") is made this ____ day of _____ 20____, from **REUNION EAST CDD** ("**Grantor**", whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described as: Tract OS-4, Open Space, REUNION VILLAGE 1C REPLAT, as recorded in Plat Book 27, Page 178, in the Public Records of Osceola County, Florida ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "**Easement Area**").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor for the sole purpose of operating the Facilities, in accordance with this Easement (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Upon written notice from Grantor, not to be unreasonably withheld, Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. In an emergency situation, no written notice is required.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
9. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
10. GRANTOR covenants not to interfere with GRANTEE's facilities within the Easement Area in GRANTOR's premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE's facilities by GRANTOR or by GRANTOR' s agents or employees.
11. GRANTEE agrees to indemnify and hold GRANTOR harmless for, from and against any and all losses, claims or damages incurred by GRANTOR arising directly from GRANTEE's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of GRANTEE's facilities located on the above described easement.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 2022.

Witnesses:

_____
(Witness #1)
Printed Name _____

_____
(Witness #2)
Printed Name _____

REUNION EAST CDD

_____
George Flint, Manager

Grantor(s) Mailing Address:

219 E. Livingston Street
Orlando, Florida 32801

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022 by George Flint, Manager, of REUNION EAST CDD, on behalf of the Corporation. He is personally known to me or has produced _____ as identification.

(Notary Seal)

Notary Public: _____
Printed/Typed Name: _____
Commission Expires: _____

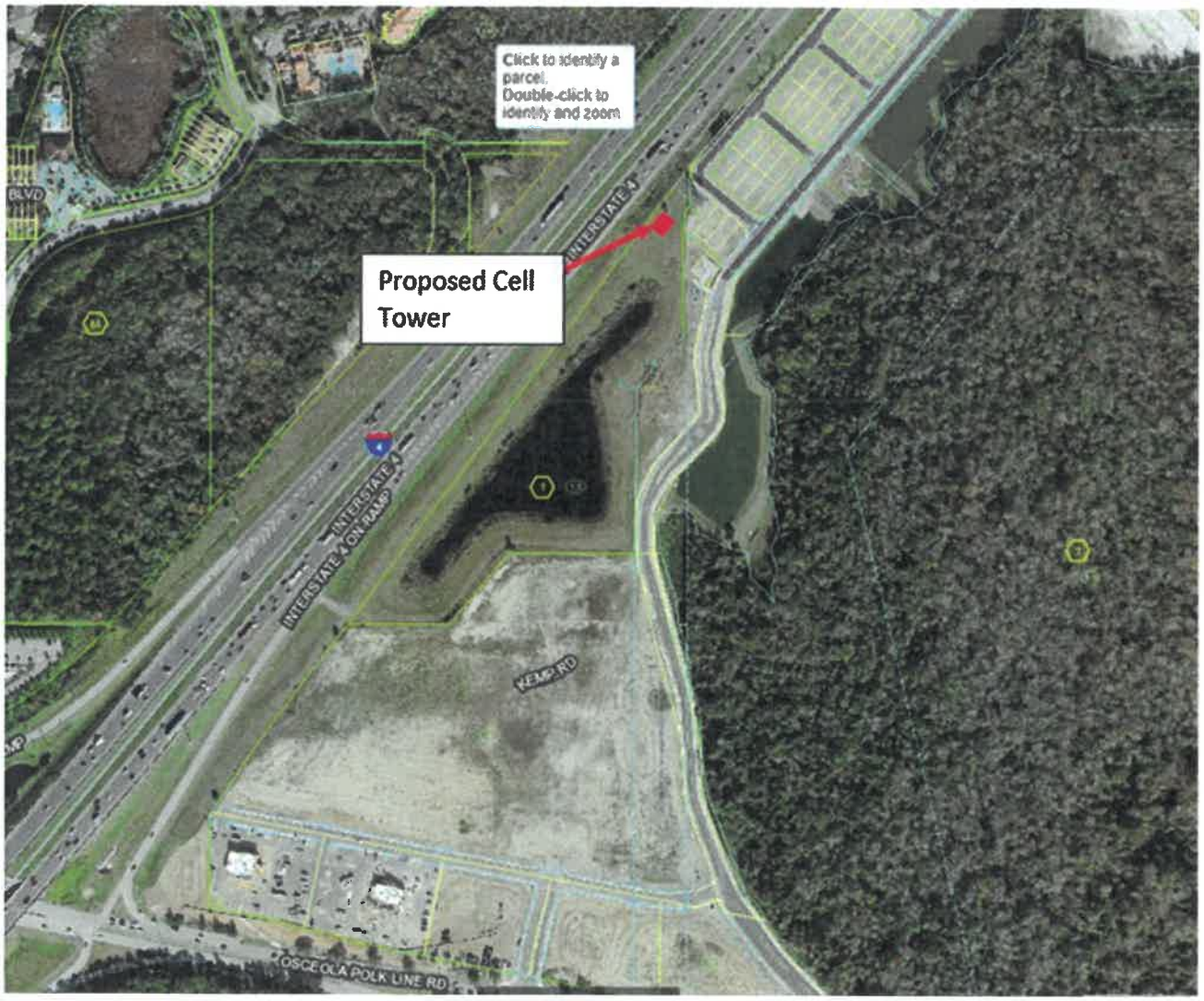
This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

For Grantee's Internal Use:
Work Order #: 40816337

SECTION IX

This item will be provided under separate cover

SECTION X


Click to identify a parcel. Double-click to identify and zoom
Proposed Cell Tower
INTERSTATE 4
INTERSTATE 4 ON RAMP
KEMP RD
OSCEOLA POLK LINE RD
BLVD


Proposed Cell Tower
Proposed Access Easement
TRACT OS-8A
TRACT OS-5
70.00'
40.00'
40.00'
100.00'
100.00'
100.00'
40.00'
40.00'
142.50'
89.50'
50.68'
23.92'
9
10
4
3
2
1

SECTION XII

FORM OF REQUISITION

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021
(SERIES 2021 PROJECT)

The undersigned, a Responsible Officer of Reunion East Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as successor trustee (the "Trustee"), dated as of March 1, 2002, as supplemented by that certain Eighth Supplemental Trust Indenture, dated as of August 1, 2021 (collectively, the "Series 2021 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2021 Indenture):

(A) Requisition Number: **4**

(B) Indentify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement
Governmental Management Services, LLC

(D) Amount Payable: **$ 3,500.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #548 – FY2022 Construction Accounting.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District,

2. Each disbursement set forth above is a proper charge against Series 2021 Acquisition and Construction Fund; and

3. Each disbursement set forth above was incurred in connection with the Cost of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

_____
Consulting Engineer

Date: _____

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 548
Invoice Date: 2/28/22
Due Date: 2/28/22
Case:
P.O. Number:

Bill To:

Reunion East CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting FY2022 - Series 2021		3,500.00	3,500.00

Total	$3,500.00
Payments/Credits	$0.00
Balance Due	$3,500.00

SECTION XIII

Proposal 470

	ALL SORTS ENGINEERING, LLC 352-638-2478 ALLSORTSENGINEERING@GMAIL.COM	Date:11/29/21

Phone Fax	TO: Mr. Victor Vargas Reunion Resort & Golf Club 7593 Gathering dr. Kissimmee, Florida 34747	Phone 321-442-2171

Salesperson	Job	Payment Terms	Due Date
Ray Irizarry	Assa Abloy door access Card reader installation	30 Days	

Qty	Description		Line Total
1	• Provide material to run new 115 volt dedicated circuit to the area above the exit door from breaker panel in back of building, install means of power disconnect above ceiling. • Install new controller above drop ceiling. • Drill through door frame to run new wires for reader, magnets, sensor, etc. • Install Assa Abloy Visionline Controller and devices on the 7 Eagles new gym door provided by Reunion Resort. Include manufacturer's installation manual. • Provide stainless steel base plate and mounting hardware for a more secure more attractive appearance.		$2,100.00
	Any unforeseen issues may affect final price.		
APROVED:		Subtotal	$2,100.00
		Sales Tax 7%	Incl.
		Total	$2,100.00

Thank you for your business!

ASSA ABLOY

ASSA ABLOY Global Solutions

Quotation

Quote number.....: SQ200181855-2

Quotation date .....: 01/07/2021
Expiration date.....: 04/07/2021
Payment terms.....: 30 DAYS NET
Contact .....:
Customer phone .....: 407-662-1000
Customer fax .....: 407-662-1111

Delivery mode.....: GROUND
Delivery terms.....:
Requested ship date.....: 01/01/2021
Order date.....:
Expiration date.....: 04/07/2021
External document number:
Salesperson.....: Zakary Wells
Additional salesperson.....:
Contact name .....: Sarah Anderson
Contact phone .....: 407-662-1000

631 International Pkwy
Ste 100
Richardson, TX 75081 6623
Phone: (972) 907-2273
Fax : (972) 907-2771

Sold to: 61754
Reunion Resort & Golf Club Kissimmee
7593 Gathering Dr
Kissimmee, FL 34747 3162

Bill to: 76082
Kingwood Orlando Reunion Resort LLC
7593 Gathering Dr
Kissimmee, FL 34747 3162

Ship to:
Reunion Resort & Golf Club Kissimmee
7593 Gathering Dr
Kissimmee, FL 34747 3162

>Travel time and travel expenses are estimated on this quote.
THIS IS THE MINIMUM CHARGE. Overages to this estimate will appear on the final invoice. See below for rates: _____ Initial
Travel time and travel delays will be billed at the rate of $150.00 per hour
Travel expenses may include and are not limited to: airfare, lodging, charges
that are due to change of airfare, car rental, meals, toll pay, car rental, taxi…etc.
Travel time varies due to varying departure, destination & booking time
Travel time begins when the technician departs for the airport from previous
site, and ends when he departs after job completion.
>Any additional time over the estimated one day for upgrade and setup
will be billed at normal hourly rate of $150.00 per hour. _____ Initial
>The onsite visit will be scheduled based on first availability. Once we get the
signed quote our Field Service Coordinator will contact to confirm onsite visit date. _____ Initial
>It is highly recommended to have your hotel members that are responsible of lock
maintenance, VingCard Elsafe system maintenance, security department, Front desk
and IT staff available during the time of the upgrade. _____ Initial
>Onsite technicians do not carry spare parts therefore it is highly recommended
to have 2% spare parts onsite before the time of the upgrade. _____ Initial

Item number	Description	Unit	Quantity	Unit price	Discount	Total price
4826121	Remote Controller Visionline 4G RFID 6334 incl. GW & cable	PCS	1.00	1,275.64		1,275.64
801-6200-002	POWER SUPPLY, SECURITRON BPS-24-2,24VDC,2AMP	PCS	1.00	518.99		518.99
801-6200-005	BATTERY,POWER SUPPLY,BACKUP 24V-4AH,SECURITRON, GEL CELL	PCS	1.00	157.77		157.77
801-6200-003	BRACKET,UNIVERSAL HEADER CLEAR ALUM UHB-CL	PCS	1.00	57.84		57.84
801-6200-004	BRACKET,ALUM,SHIM,CLEAR ASB-32CL	PCS	1.00	50.09		50.09
801-6200-006	MOTION SENSOR, SECURITRON Exit Device	PCS	1.00	257.62		257.62
EEB2	Request to exit Button 2" Securitron Push Button	PCS	1.00	159.02		159.02
801-6200-001	MAGLOCK, 600 LBS M32-24 SECURITRON	PCS	1.00	303.59		303.59

FREIGHT-OUT	Freight Out	PCS	1.00	12.95		12.95

Total line discounts: 0.00

Total Base Price	Discount	Tax	Balance Due	Deposit Due	Balance Less Dep.	Currency
2,793.51	0.00	208.54	3,002.05	1,000.68	2,001.37	USD

ACCEPTANCE OF QUOTE ABOVE:

1. Any Quote from AAGS that is not accepted in writing by Purchaser within ninety (90) days from the date of issue shall not longer be binding upon AAGS in any manner whatsoever.
2. This Quote may not represent the total costs for the purchaser of the Products and Services. Additional costs may be incurred, including but not limited to freight and shipping, storage, travel, lodging, meal per diems, training, installation, site preparation, maintenance, repairs, and licensing fees, and any other costs not included herein will be billed separately. Additional bills or invoices for these costs are not to be deemed a Change Order.
3. All Quotes are subject to the terms and conditions set forth in AAGS's General Terms and Conditions, applicable Addenda, Software License Agreement, and other policies and warranties that are in effect from time to time, which are incorporated herein by reference and available to you through your Customer Portal login or by requesting a copy from AAGS.
4. All accepted Quotes must be accompanied by a complete credit application and subject to credit approval determined AAGS's in sole discretion prior to AAGS's acceptance and shipment. Purchaser hereby authorizes AAGS to request credit reports on Purchaser. Purchaser understands that the credit reports may include information derived from any credit bureau and any other public records or other information bearing on Purchaser's credit standing, credit capacity, creditworthiness, general reputation, trustworthiness and/or business practices. Purchaser understands that in the event AAGS receives an unacceptable credit and/or background check, AAGS shall have the right to cancel any Orders or Quotes and discontinue sales on credit to Purchaser or modify existing credit terms.
5. A minimum payment of up to fifty percent (50%) of the total Quote price may be subject to increase based on Purchaser's credit history (which such determination will be made in AAGS's sole discretion).
6. Purchaser must notify AAGS at the time of placing an order if any Products are to be installed on the exterior of any buildings or if the Products will be placed in long-term storage. Additional costs may be incurred in the Products are to be installed on the exterior of a building. Some warranties may be void, if the Products will be installed on the exterior of the building.
7. AAGS has provided this Quote based on the information, plans, and specifications provided by Purchaser. Purchaser's failure to provide accurate information may result in in a change in the price stated in this Quote, and additional charges may apply.
8. Capitalized terms not defined in herein shall have the meanings set for in AAGS's General Terms and Conditions.

ASSA ABLOY GLOBAL SOLUTIONS General Terms and Conditions

These General Terms and Conditions ("Terms") are applicable to all Products, Services, Software, and Software Licenses purchased by Purchaser from ASSA ABLOY Global Solutions Inc. or any of their Affiliates.

1. Definitions. The following capitalized terms have the meanings provided herein when used in these Terms and any Addenda, Orders, Quotes, or any integrated schedules, or exhibits.

a. "AAGS" means ASSA ABLOY Global Solutions Inc.
b. "Addendum" means any addendum or other documentation provided by AAGS to Purchaser related to the Products, Services, Software and Software Licenses purchased by Purchaser from AAGS, and may include, without limitation, the Installation and Training Addendum, Self-Installation Addendum and Disclaimer, Phone Services Addendum, Mobile Access Systems Addendum, and Maintenance and Repair Addendum.
c. "Affiliate" means, with respect to a party, any entity that controls, is controlled by, or is under common control with such party (where 'control' means ownership of more than 50% of the voting equity interests in such entity or the legal power to direct or cause the direction of the general management of such entity, whether by contract or otherwise).
d. "Change Order" means a written request by Purchaser or AAGS that is accepted by Purchaser and AAGS in writing to revise or modify an Order for Products, Software, or Services.
e. "Force Majeure Event" means war, fire, riot, strikes, explosions, insurrections, flood, or other labor or industrial disturbances, inevitable accidents, government, state, provincial, or local ordinances or regulations, acts of God, blockades, embargos, delays in obtained materials, legal restrictions, internet failures or disruptions, or any other cause or condition beyond the control of AAGS.
f. "Installations Services" shall mean the services provided by AAGS (or its subcontractors) to Purchaser for the installation of the Products.
g. "Intellectual Property Rights" means all industrial and other intellectual property rights comprising or relating to: (i) patents; (ii) trademarks; (iii) internet domain names; (iv) works of authorship, expressions, designs and design registrations, whether or not copyrightable, including copyrights and copyrightable works, software and firmware, application programming interfaces, architecture, files, records, schematics, data, data files, and databases and other specifications and documentation; (v) trade secrets; and (vi) all industrial and other intellectual property rights, and all rights, interests and protections that are associated with, equivalent or similar to, or required for the exercise of, any of the foregoing, however arising, in each case whether registered or unregistered and including all registrations and applications for, and renewals or extensions of, such rights or forms of protection pursuant to the laws of any jurisdiction throughout in any part of the world.
h. "License" means the license rights granted to Purchaser under a Software License Agreement.
i. "Order" means a written request by Purchaser to place an order for Products, Software, or Services from AAGS that is accepted by AAGS in writing as described herein and may be in the form of an order form, a contract from Purchaser, an accepted Quote, or similar document.
j. "Phone Services" shall mean those certain phone services to be provided by AAGS (or its subcontractors) to Purchaser mutually agreed to in

writing by AAGS and Purchaser.
k. “Products” means the products AAGS manufacturers, sells, and delivers to Purchaser (including any partial shipment thereof). For further clarity, Products do not include products manufactured by third-parties, or consumable goods, such as, without limitation, keycards, fobs, batteries, and others of a similar nature.
l. “Product Documentation” means any and all drawings, descriptions, technical documents, installation documents or other information relating to the Products or their manufacture, or any training materials provided by AAGS to Purchaser, and all updates or modifications thereto and derivative works thereof made from time to time.
m. “Purchaser” means the entity or person(s) purchasing Products and/or Services from AAGS, and also includes Purchaser’s Affiliates, subsidiaries, parents, successors and assigns, employees, contractors, representatives, and agents.
n. "Quote" means a quote issued by AAGS to Purchaser. A Quote shall become an Order and binding upon written acceptance by AAGS.
o. “Services” means all services provided by AAGS to Purchaser, including but not limited to Installation Services and Training Services, and Phone Services.
p. “Site” shall mean the location designated by Purchaser where the Products will be installed, or training and/or Services will be provided by AAGS or its representatives.
q. "Software" means the AAGS and third-party software programs (in object code form), firmware, microcode, and all other applications whether licensed separately or embedded in a Product and any modifications thereto or derivative works thereof delivered to Purchaser pursuant to these Terms or a Software License Agreement.
r. “Software License” means the license rights granted herein for Purchaser’s use of the Software and any other Software License Agreement entered by Purchaser and AAGS.
s. “Software License Agreement” means an agreement entered into by and between AAGS and Purchaser for the license of any Software.
t. “Terms” means these General Terms & Conditions.
u. “Training Services” shall mean the training services provided hereunder to Purchaser related to the Products and/or Software.

2. Payment Terms. Purchaser may be required to pay up to fifty percent (50%) deposit of the estimated total cost of an Order to AAGS upon submitting an Order or accepting a Quote from AAGS. Purchaser may have to pay an additional deposit in the event of a Change Order. Unless otherwise agreed to in writing by AAGS, all unpaid balances are due to AAGS net thirty (30) days from the date on an invoice. AAGS does NOT accept any “pay when paid” clauses or conditions, and payment is due to AAGS regardless of any receipt of monies from a third party. AAGS reserves the right to charge interest at a rate of 1.8% per month or the maximum legal rate, whichever is less, and a late fee in the amount of ten percent (10%) of the total price set forth in the applicable Order or Change Order on any overdue accounts or balances. AAGS also reserves the right to modify its payment terms in its sole discretion at any time. If AAGS determines (in its sole discretion) that Purchaser's financial conditions do not permit its standard payment terms, AAGS may either (a) demand that Purchaser pay a higher amount in advance, or (b) refuse Purchaser's Order and/or Quote. Purchaser shall be responsible for all costs and expenses (including attorney fees and court costs) incurred by AAGS in connection with any overdue balance. Purchaser shall not withhold any amounts due to AAGS for retention, set-offs, or back charges.

3. Prices and Taxes. Prices for all Products and Services provided by AAGS are according to AAGS's price list in effect at the time of acceptance of any Quote from AAGS. Prices for Products and/or Services purchased under a Quote or Order are set forth in the applicable Quote or Order. If not otherwise stated on the Quote, Quotes automatically expire and become null and void ninety (90) days after the date of such Quote Purchaser shall be charged additional fees for any expedited Services. Prices do NOT include any amounts for duties and taxes, including but not limited to U.S. and international custom duties, and U.S. taxes, Canadian taxes, international taxes, provincial taxes, state taxes, local/municipal taxes, excise taxes, goods and services taxes, sales or use taxes, Value Added Taxes (VAT), or any other similar taxes (collectively "Taxes"). Purchaser is solely responsible for paying all Taxes in effect at the time of import. If the Purchaser is exempt from any Taxes, it is the responsibility of Purchaser to notify AAGS and provide documentation evidencing such exemption. Purchaser shall be responsible for reimbursing AAGS for any and all Taxes paid by AAGS on behalf of Purchaser within seven (7) days of AAGS’s demand to be reimbursed.

4. Change Orders. Either party may request a Change Order, but such Change Order is not deemed binding unless accepted in writing by both AAGS and Purchaser.

5. Training. If applicable, additional terms and conditions related to training services provided by AAGS (or its subcontractors) is contained in its Installation and Training Addendum and is incorporated herein by reference. All AAGS Products and Software require training. On-site training for the Products and Software must be completed by a AAGS technician/trainer. All warranties provided herein are null and void if Purchaser (and Purchaser’s employees and contractors) does not complete training for the Products and Software purchased.

6. Installation. All AAGS Products must be installed by persons with current AAGS installation certification for the type of Products being installed or all warranties provided by AAGS are null and void. Prior to any installation services performed by AAGS or its contractors, Purchaser shall make sure that all doors and frames receiving AAGS Products are in compliance with all applicable laws, regulations, and ordinances.

7. Product Specifications. AAGS reserves the right at any time to amend and modify any and all Product Documentation, brochures, manuals, pamphlets, circulars, specifications, and instructions (collectively “Information”) regarding its Products, Software, and/or Services. Any Information provided by AAGS is for reference purposes only and based on information that AAGS is aware of at the time of such Information is published. AAGS reserves the right to make any changes to the design and or specifications of its Products or Software without prior notice and without

incurring any liability to incorporate said changes into any previously ordered, delivered or installed Products or Software.

8. Discontinued Products. AAGS cannot guarantee that discontinued Products, components, or parts will be available or in stock. Purchaser agrees that AAGS shall have no liability in any manner whatsoever for modifying, replacing, or supporting discontinued Products. In the event that a Product purchased by Purchaser is discontinued, Purchaser shall have the option to purchase a comparable type of Product, but increased difference in the cost of the comparable Product shall be Purchaser's responsibility.

9. Cancellations. Any request to cancel a Quote must be received no later than thirty (30) days prior to the initial scheduled Product ship date. All cancellations of Products are subject to a restocking charge equal to thirty percent (30%) of the invoiced price of the Products canceled. In the event that Purchaser has ordered Training Services or Installation Services for the Products and/or Software and the Purchaser has canceled such services on short notice (within ten (10) business days before the scheduled performance of services), Purchaser shall reimburse the AAGS for any costs related to the cancellation including but not limited to travel, lodging, meals, and ten percent (10%) of the labor costs set forth in an Order. Any custom, special Orders, or non-stock Products cannot be returned for any reason other than Product malfunction if under a valid warranty. No credits or refunds will be given for Products that are returned incomplete or damaged. Purchaser shall bear all risk of loss during the shipment of items and Products returned to AAGS. Purchaser shall be solely responsible for obtaining insurance on any and all items and Products that are returned to AAGS.

10. Shipping and Delivery. All shipments are F.O.B. at Shipping Point. AAGS reserves the right to make, and Purchaser agrees to accept, multiple shipments to fulfill an Order. AAGS shall choose shipping method unless otherwise agreed by AAGS in writing. Purchaser is solely responsible for all freight, handling, and shipping costs. All freight, handling, and shipping costs provided by AAGS are estimates only and subject to change. Purchaser shall be fully responsible for all costs in the event it requests a certain shipping method that is not AAGS's standard method. Lead times for shipping will be provided by written request at time of Order. Notwithstanding the foregoing, AAGS is not responsible for delays in shipping not within AAGS's direct control. Purchaser is responsible for accepting and offloading products at delivery and providing for storage as detailed in 12. Storage.

11. Failure to Accept Delivery. If Purchaser fails to cancel a Quote as provided in Section 9. Cancellations, and does not accept delivery from AAGS at the scheduled time, the remaining purchase price owed by Purchaser shall still be due and payable in accordance to the original payment schedule, and any and all risks associated with the Products (or components thereof) to be delivered, shall be solely borne by Purchaser. All shipping and storage costs incurred by AAGS due to Purchaser's delays or failures to accept delivery shall be fully reimbursed by Purchaser.

12. Storage. Purchaser is solely responsible for providing a safe, climate-controlled, sheltered, and secure storage location for the Products at all times. All risk of loss during the storage of the Products (including but not limited to theft, loss, and damage) is the sole responsibility of Purchaser. Products should be stored in a secure area near an elevator to assist with installation, if possible.

13. Software License. Purchaser shall be required to purchase and maintain a license for all Software purchased from AAGS and/or integrated into AAGS's products. The Software may only be used and accessed at the property that it was originally purchased for. Purchaser and AAGS shall enter into a separate license agreement(s) based on the Software products that Purchaser is purchasing and using. AAGS shall retain all title, right, and interest, including all Intellectual Property Rights, in and to all of its Software and Product Documentation except for the express license rights granted to Purchaser herein. In no event may the Purchaser use the Software to establish a duplicate system at any other location. Any update, upgrade, or another release of the Software not included at the time of shipping of a Product may be subject to additional charges. Purchaser is required to promptly download, update, and upgrade all Software at its sole cost. Purchaser may be notified of Software upgrades via AAGS's Client Portal, and it is Purchaser's responsibility to continuously monitor their Client Portal Account for such upgrades. AAGS shall have no liability whatsoever to Purchaser for any damages of any kind related to updates and upgrades to Software that were not installed by Purchaser.

14. Restrictions. Purchaser shall not and shall not permit any third party to (a) copy, modify, or create derivative works or improvements of the Software or Product Documentation, except that Purchaser may make a reasonable number of copies of or modify the Product Documentation for its internal use at the Property authorized by AAGS; (b) remove, disable, or otherwise create or implement any workaround to, any security features contained in the Software; (c) remove, delete or alter any trademarks, copyright notices, or other Intellectual Property Rights notices of AAGS or its licensors, if any, from the Software or Product Documentation; (d) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make the Software or Product Documentation available to any person or entity; or (e) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to the source code of the Software, in whole or in part.

15. Termination of License. AAGS has the right to terminate the License upon notice to Purchaser in the event that Purchaser breaches any terms or its obligations under any agreements with AAGS, including but not limited to any Addendum.

16. Mitigation. If AAGS believes or it is determined that any of the Software provided to Purchaser or Purchaser's use of the Software may have violated the intellectual property rights of a third-party, AAGS may choose to either (and such choice is in AAGS's sole discretion): (a) modify the Software to be non-infringing, or (b) obtain a license to allow for Purchaser's use of the Software. If these remedies are not commercially

reasonable, AAGS may end the license for the Software and require the return of such Software or the Product containing such Software and refund a pro-rated amount of license fees paid or the Product purchase price. The remedies provided in this Section shall be the sole and exclusive remedies and the entire liability of AAGS for any actual, threatened, or alleged infringement of any rights of a third party related to the Software. AAGS shall not be responsible for any damages whatsoever to Purchaser related to the Software if (i) Purchaser alters the Software or uses it outside the approved scope as provided herein, (ii) uses a version of the Software which is outdated, and the infringement claims could have been avoided if Purchaser used the updated Software made available to Purchaser, or (iii) Purchaser continues to use the Software after the license for such expires or is terminated. AAGS shall also not be responsible for any damages whatsoever for any portion of an infringement claim related to the Software that is based on the inclusion of any products or services not provided by AAGS.

17. Delays and Force Majeure. AAGS shall notify Purchaser as soon as reasonably possible of any delays in the scheduled delivery, and Purchaser agrees that AAGS cannot be held liable in any manner whatsoever for such delays. If a delay in delivery is caused by a Force Majeure Event, the scheduled delivery date shall be extended to a reasonable date in the future agreed upon by AAGS and Purchaser based on the particular circumstances of the Force Majeure Event. Except for any payments due to AAGS, AAGS and Purchaser shall not be liable to one another for failure to perform during the duration of the Force Majeure Event. If the Force Majeure Event continues for more than 6 months from the initial scheduled shipment date, either party may cancel the Order.

18. Title. Ownership of the Products will remain with AAGS until the Products are shipped, and upon shipping, title will pass to Purchaser. Purchaser represents and warrants that it will ensure that the Products will be stored in a safe and secure place, and free and clear of all liens and other encumbrances until Purchaser pays for the full cost of all the Products provided by AAGS (including all applicable Taxes and shipping costs). Purchaser grants to AAGS a security interest and right to place a lien under the Uniform Commercial Code in the Products until full payment of the purchase price has been received by AAGS. Purchaser agrees to execute any documents that AAGS requests in order to perfect AAGS's security interest in the Products.

19. Limited Warranty for Products. Any and all warranties set forth herein or in any Addenda are null and void and of no effect whatsoever if Purchaser has failed to pay the entire purchase price for any Products or Services provided by AAGS to Purchaser. Subject to all the limitations contained in these General Terms and Conditions and any Addendum, Order, or other agreement by and between Purchaser and AAGS, AAGS warrants from the date of shipment of new Product to Purchaser for a period of one (1) year (the "Warranty Period") that new Products will materially conform to the specifications set forth in AAGS's published specifications in effect as of the date of such shipment and be free from materials defects or workmanship flaws. AAGS warrants from the date of shipment of refurbished or retrofitted Products to Purchaser for a period of ninety (90) days that refurbished or retrofitted Products will materially conform to the specifications set forth in AAGS's published specifications in effect as of the date of such shipment and be free from materials defects or workmanship flaws. Use of keycards or any components that do not conform to AAGS's specifications shall void the warranty for all Products. Third-party products sold or licensed by AAGS are only warranted to the extent provided by the original manufacturer's warranty. It is Purchaser's sole responsibility to make all warranty claims with third parties. All warranty claims related to AAGS's Products and Services will be reviewed and determined in AAGS's sole discretion. Purchaser's failure to notify AAGS in writing of a defect within the Warranty Period shall be a waiver of Purchaser's right to have the malfunction or damage remedied. If a warranty claim is made within the Warranty Period by Purchaser and AAGS determines in this sole and absolute discretion that such claims are valid, AAGS will (in its sole and absolute discretion) either repair, exchange or replace the defective Products if the defective Products are returned completely to AAGS during the Warranty Period. This warranty is conditioned upon (a) the products being repaired or altered only by AAGS authorized personnel, (b) no unauthorized components having been incorporated into any Product, (c) no Force Majeure Event having occurred causing, in whole or in part, a failure of the Product (d) the Products being operated and maintained properly by Purchaser, (e) the Products having been originally installed only by AAGS authorized personnel and (f) all updates and upgrades communicated as being available from AAGS (i) have been incorporated into the Products and (ii) all charges, if any, for such updates or upgrades have been paid. To the extent and any warranties cannot be disclaimed, the implied warranties are limited to the Warranty Period. Incidental, consequential, and punitive damages are excluded from our warranty. EXCEPT FOR THE WARRANTY SET FORTH IN THESE TERMS, AAGS MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE PRODUCTS, INCLUDING ANY (1) WARRANTY OF MERCHANTABILITY, (2) WARRANTY OF FITNESS FOR PARTICULAR PURPOSE, OR (C) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY, WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE. Also specifically excluded from AAGS's warranty is negligence, normal wear and tear from use, damage due to heat if the locks are installed on the exterior of the building, misuse, use of parts or components not approved by AAGS (including but not limited to keys and keycards), Force Majeure Events, repairs or alternations carried out by anyone other than AAGS, improper installation, operation and maintenance, vandalism or physical abuse, improper shipment of the Product, training services provided by AAGS, parts or components provided by Purchaser, faulty or defective Product operation caused by unforeseeable or unusual use or condition, and fire or fire-fighting appliances and any other causes other than normal use. This limited warranty extends only to the original Purchaser of the Products.

20. Limited Warranty for Software. UNLESS SPECIFICALLY AGREED TO IN WRITING BY AAGS, ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR MEETING PURCHASER'S REQUIREMENTS, NONINFRINGEMENT OF ANY THIRD PARTY'S INTELLECTUAL PROPERTY RIGHTS, COMPATIBILITY OR INTEROPERABILITY WITH ANY HARDWARE, SOFTWARE, SYSTEMS OR DATA NOT PROVIDED BY AAGS, SATISFACTORY QUALITY, OR FREEDOM FROM INTERRUPTION OR ERROR, ARE HEREBY DISCLAIMED AND EXCLUDED TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. AAGS DISCLAIMS ANY WARRANTY, REPRESENTATION, OR

ASSURANCE THAT THE SOFTWARE WILL OPERATE WITHOUT ERROR OR INTERRUPTION, OR WILL BE FREE OF VULNERABILITY TO INTRUSION OR ATTACK. ANY SOFTWARE LICENSED OR PROVIDED ARE FURNISHED “AS IS,” WITH ALL FAULTS AND WITHOUT WARRANTY OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED.

21. Limited Warranty for Services. Subject to the limitations herein, AAGS warrants that any Services provided hereunder shall be performed in a professional and workmanlike manner in accordance with generally accepted industry practices. This warranty is valid for a period of thirty (30) days from performance. This limited warranty extends only to the original Purchaser of the Services.

22. Warranty Repairs. AAGS shall not be required to perform any warranty repairs of the Products at a specific Site. Purchaser shall be responsible for removing and reinstalling all the parts or components of the Products returned to AAGS for repair under the applicable warranty.

23. Limitation of Liability. Subject to the liability limitations in Section 16 Mitigation, the total liability for AAGS for any and all claims or damages of any kind, whether in contract, liability or otherwise, arising out of, related, connected with, or resulting from the Products, Services, Software, or AAGS’s performance or breach of these Terms or Services shall not exceed more than ten percent (10%) of the total purchase price paid by Purchaser to AAGS for Products or Services. AAGS SHALL UNDER NO CIRCUMSTANCE BE LIABLE FOR ANY LOSS PROFITS OR REVENUES, COSTS OF DELAY, COSTS OF DELAYS IN SHIPPING, BUSINESS INTERRUPTION, LOSS OF USE OF PRODUCT OR OTHER PRODUCT SOFTWARE, SYSTEM OR FACILITY, LOSS OF DATA OR INFORMATION, LOSS OF PRODUCTIVITY, COSTS OF SUBSTITUTE SYSTEMS, DOWNTIME COSTS,INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR CONSEQUENTIAL DAMAGES, REGARDLESS OF WHETHER THE CLAIM GIVING RISE TO SUCH DAMAGES IS BASED UPON BREACH OF WARRANTY, BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE OR STRICT LIABILITY), OR OTHERWISE, EVEN IF AAGS HAS BEEN ADVISED OF THE POSSIBILITY THEREOF.
24. Variance. Any claims that the quantity or description of Products delivered do not conform with an Order are waived unless the Purchaser notifies AAGS in writing within two (2) days of Purchaser’s (or Purchaser’s affiliates or contractors) receipt of the Products.

25. Confidentiality. Purchaser shall not disclose any Confidential Information (defined below) to any third party unless agreed to in writing by AAGS prior to such disclosure. As used herein “Confidential Information” shall mean all terms contained herein and in a Quote or Order, pricing information, the Software, Services, Software License, all Intellectual Property (including but not limited to all copyrights, trademarks, service marks, and patents) owned or licensed by AAGS, Product Documentation, Information, trade secrets, technical and design information, specifications, source and object code, computer programs, firmware, algorithms, command codes, protocols, encryption information, data format information, security models, hardware and components, inventions, manner of installation, operation and documentation, know-how, business operations, plans, strategies, customer lists, and other non-public information disclosed to Purchaser by AAGS. Purchaser agrees shall not use the Confidential Information for any purpose other than the purposes pursuant to the terms set forth herein. Access to such Confidential Information shall be limited solely to employees, agents or representatives who have a strict need to know such Confidential Information, and who are subject to confidentiality agreements with the Purchaser. The Purchaser is responsible for its officers, agents, employees, representatives, contractors, and any other individuals with whom it has shared the Confidential Information. Purchaser shall promptly report to AAGS in writing any actual or suspected violation of the terms of this Section and shall take all reasonable steps to prevent, control, or remedy such violation. If Purchaser is required by law to disclose any Confidential Information, Purchaser shall promptly and prior to such disclosure, notify AAGS in writing of such requirement to enable AAGS to seek a protective order or another remedy, and assist AAGS with opposing such disclosure or seeking a protective order on the disclosure. If an actual or threatened breach of this Section occurs, Purchaser understands and agrees.

26. Injunctive Relief. Upon a breach or threatened breach of the prohibitions upon disclosure contained in Section 25, the parties agree that there is no adequate remedy at law for such breach, and AAGS shall be entitled to seek injunctive relief restraining Purchaser from such breach or threatened breach, but such relief shall not be the exclusive remedy for a breach of these Terms. The parties further agree that AAGS, without limitation, may seek injunctive relief to enforce the obligations of the Purchaser under these Terms.

27. Indemnification. Purchaser shall indemnify, defend, and hold harmless AAGS, its Affiliates, subsidiaries, parents, officers, owners, shareholders, directors, agents, representatives, employees, contractors, and any claiming by or through them, from any and all claims, losses, demands, damages, lawsuits, liabilities, costs and expenses, including reasonable attorneys’ fees (collectively, "Claims"), arising from, relating to (a) a breach of any obligations under this these Terms; (b) beach of its confidentiality obligations; (b) any negligent, gross negligence, or willful misconduct of Purchaser (including Purchaser’s Affiliates, subsidiaries, employees, and contractors); or (c) infringement of any third party’s intellectual property rights.

28. Effective Date and Term. These Terms are effective as of the date below (the “Effective Date”) and remain in effect unless terminated as provided herein.

29. Termination. Either party may terminate these Terms and any Addendum, effective immediately upon written notice to the other party, if: a. The other party provides sixty (60) days written notification of its desire to terminate these Terms; b. the other party materially breaches these Terms and such breach (i) is incapable of cure, or (ii) being capable of cure, and remains uncured thirty (30) days after the non-breaching party provides the breaching party with written notice of such breach; or c. the other party (i) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due, (ii) files or has filed against it, a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, (iii) makes or seeks to make a general

assignment for the benefit of its creditors, or (d) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

30. Termination of Addenda. Each party may terminate any particular Addendum according to the termination clause therein permitting such termination, provided that the remainder of the Terms (including any other Addenda) shall remain in full force and effect in accordance with their terms.

31. Effect of Termination. Upon termination of these Terms, all Confidential Information and any copies of Confidential Information shall be immediately returned to AAGS, or if AAGS requests instead, destroyed and certified by Purchaser that it has been destroyed. Any unpaid amounts due to AAGS shall become immediately due and payable. The termination of these Terms will not prejudice or terminate any other right or remedy that accrued prior to the date of the termination or relieve Purchaser's obligation to pay AAGS any unpaid amounts due to AAGS.

32. Marketing. Neither party will issue any publicity releases or make public statements (whether in the form of an interview, article, publication, new release, advertising or solicitation materials, social media or blog posting) related to these Terms or any Quotes, Orders, Addenda, Products, Software, and/or Services without the prior written approval (which such approval will not be unreasonably withheld) of both parties in each instance. Unless agreed to otherwise in writing by AAGS and Purchaser, notwithstanding the foregoing, AAGS may publish a list of customers on its website, permission for which is granted as of the Effective Date of this Agreement.

33. Waiver of Jury Trial. EACH OF THE AAGS AND PURCHASER HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THESE TERMS, PRODUCTS, SERVICES, AND/OR SOFTWARE.

34. Non-disparagement Clause. Purchaser acknowledges and agrees that the Purchaser (and its officers, directors, affiliates, subsidiaries, employees, and contractors) will not defame or criticize the services, business, integrity, veracity, or personal or professional reputation of AAGS or any of its directors, officers, employees, affiliates, or agents of any of the foregoing in either a professional or personal manner.

35. Assignment. AAGS may assign these Terms in whole or in part to any parent, subsidiary, or Affiliate. Purchaser may assign these Terms and its obligations under these Terms only with the prior written approval of AAGS.

36. Applicable Law. These Terms shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflict-of-laws rules. The venue for any dispute between Purchaser and AAGS shall be Dallas County, Texas.

37. Modifications. These Terms cannot be modified, amended, or supplemented without the written approval of both Purchaser and AAGS.

38. No Waiver. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from these Terms shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

39. Entire Agreement. These Terms, together any other documents incorporated herein by reference and all related Orders, Quotes, Addenda, exhibits, and schedules, constitutes the sole and entire agreement of the parties to these Terms with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.

40. Conflicts. In the event there is a conflict between these Terms and any Addendum, the terms of such Addendum shall govern with respect to the subject matter of the Addendum only. In the event there is a conflict between these Terms and any Quote or Order, these Terms shall govern. In the event there is a conflict between these Terms and a Software License Agreement, the terms of the Software License Agreement shall govern.

41. No Third-Party Beneficiaries. Nothing in these Terms, expressed or implied, is intended or shall be construed to confer upon any entity or person, other than AAGS and Purchaser (and their successors and assigns), any right, remedy, or claim by reason of these Terms. All right, remedies and claims herein are exclusive to AAGS and Purchaser.

42. Severability. In the event any one or more of the provision of this General Terms and Conditions is held to be invalid or otherwise unenforceable, the enforceability of the remaining provisions will be unimpaired and enforced to the full extent.

43. Independent Contractor. The relationship between the AAGS and Purchaser is that of independent contractors. Nothing contained in these Terms shall be construed as creating any agency, partnership, franchise, business opportunity, joint venture or another form of joint enterprise, employment or fiduciary relationship between the parties, and neither party shall have authority to contract for or bind the other party in any

manner whatsoever.

44. Subcontractors. AAGS may carry out its obligations under these Terms through any agents or subcontractors appointed by it in its absolute discretion for that purpose.

45. Notice. Any notice, request, demand or other communication required or permitted hereunder shall be sufficiently given only if in writing and only if delivered by hand or sent by registered mail (or its equivalent), courier, email or facsimile addressed to the other party at the address set out below or to such other person or address as the parties may from time-to-time designate in writing delivered pursuant to this notice provision. Any such notices, requests, demands or other communications shall be deemed delivered and effective: (i) upon the date of receipt if delivered by hand, registered mail (or its equivalent) or courier; or (ii) on the date of confirmation of receipt by answer-back from the Party to whom the notice, request, demand or other communication was given, in the case of email or facsimile:

If to AAGS: If to Purchaser: the address provided in the Order, Quote, or Change Order

ASSA ABLOY Global Solutions, Inc.
ATTN: Legal
631 International Parkway
Suite 100
Richardson, TX 75081
Email: hospitality.legal@assaabloy.com

46. Execution. Each party may execute these Terms electronically and in multiple counterparts, each of which will be an original, but together shall constitute one agreement. The parties agree that a facsimile or digital (scanned) copy of these Terms will be deemed an original for all purposes, and each party hereby waives the necessity of providing the original copy of these Terms to bind the other.

47. Survival. The provisions of Sections 13, 14, 16, 19, 20, 21, 22, 23, 25, 26, 27, 32, 33, and 34 shall service the termination of these Terms and/or any Addendum.

By executing below, Purchaser and AAGS agree to all of the terms and conditions set forth in these Terms.

Purchaser Signature:

_____

Title _____

Date: _____

SECTION XIV

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	**In Process**	Kingwood to provide information regarding water service charges to District Counsel February 2022.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Adams/Scheerer/Boyd	**In Process**	Proposed design sent to BOS 01.13.2022. Steve Boyd visited site January 2022 to review design plan and will update as needed. Equipment proposal for gates and access card readers pending.
7/13/21	Functional Fitness Center at Seven Eagles	Adams/Scheerer	**In Process**	Estimated shipping March and April 2022. Other transition still items in process: signage updates.
9/10/20	Secure Pool Access Gates	Scheerer	**In Process**	Carriage Pointe fabricated and installation pending. Four other pool gates are pending.
1/14/21	Discontinue Maintenance on South Side of CR 532 RECDD	Trucco/Scheerer	**In Process**	County notified CDD landscape improvements and irrigation must be uninstalled before discontinuing maintenance. Bahai sod must be installed before discontinuing maintenance. Proposals scheduled for Board consideration 03.10.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	**In Process**	RE security provider (ACT) proposal scheduled for consideration 03.10.2022. Agreement with Envera has been completed and executed.
1/13/22	Stormwater Needs Analysis Report	Boyd	**In Process**	Draft scheduled for presentation to BOS in May. Report due June.
2/10/22	Security Cameras at Reunion Village Gate	Vargas	**In Process**	Proposal approved at BOS meeting 02.10.2022.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	**In Process**	Design/installation Equipment tentative delivery May 2022. Permit pending, Sidewalks, concrete work, landscape design/installation, and fencing are being addressed by Operations Manager.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	**Completed**	Bonds closed 02.15.2022. Letter to effected residents notifying new lower debt fee per unit scheduled for mailing week of 02.28.2022.
2/11/21	Parking Rules for Encore at RWCDD	Adams/Scheerer	**In Process**	BOS directed staff to get signage proposal and delegated authority to Chairman to approve 02.09.2022.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	**In Process**	https://permits.osceola.org/CitizenAccess/Default.aspx Goodman Road and Bella Citta Boulevard Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
1/13/22	Monitor Proposed New Development Nearby Reunion	Adams	**In Process**	https://permits.osceola.org/CitizenAccess/Default.aspx Sinclair Road Parcel Number: 22-25-27-3160-000C-0010
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	**In Process**	Temporary MOT in place on RW roadways,
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	**In Process**	BOS approved installation of Ribbon Palms 10.14.2021. Installation pending further assessment of impact of nearby gas line work.

7/8/21	Determine if any property is available for dumpsters	Scheerer	**On Hold**	Parcel 35-25-27-4881-TRAC-0O20 identified as most viable. David Burman to evaluate on behalf of HOA and communicate with stakeholders.
9/9/21	Monitor TECO Gas Line Installation	Scheerer	**In Process**	
12/9/21	Monitor Sinclair Road Expansion Project	Adams	**In Process**	www.Osceola.org/Go/SinclairRoad
	Monitor Old Lake Wilson Road Improvement Project	Adams	**In Process**	www.improveoldlakewilsonroad.com
1/13/22	Stormwater Needs Analysis Report	Boyd	**In Process**	Draft scheduled for presentation to BOS in May. Report due June.

SECTION 2

Reunion East
Community Development District

Summary of Check Register

February 1, 2022 to February 28, 2022

Fund	Date	Check No.'s		Amount
General Fund	2/1/22	5270-5274	$	20,045.55
	2/8/22	5275	$	6,883.15
	2/11/22	5276-5279	$	111,829.85
	2/16/22	5280-5289	$	71,592.45
	2/23/22	5290-5291	$	2,847.44
			$	213,198.44
Replacement & Maintenance	2/2/22	164	$	18,503.52
	2/16/22	165	$	1,800.00
	2/22/22	166	$	3,500.00
			$	23,803.52
Payroll	**February 2022**			
	John Dryburgh	50637	$	184.70
	Mark Greenstein	50638	$	184.70
	Steven Goldstein	50639	$	184.70
	Thomas McKeon	50640	$	184.70
	Trudy Hobbs	50641	$	184.70
			$	923.50
			$	**237,925.46**

*** CHECK DATES 02/01/2022 - 02/28/2022 ***
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	#
2/01/22	00129	1/27/22	4997	202201	320-53800-53200		*	124.55		
			REINST.TURN ONLY SIGN							
		1/27/22	4997	202201	300-13100-10100		*	110.45		
			REINST.TURN ONLY SIGN							
						BERRY CONSTRUCTION INC.			235.00	005270
2/01/22	00119	1/27/22	297	202112	310-51300-31500		*	1,248.89		
			BD MTG/ENVERA AGR/INTRLOC							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			1,248.89	005271
2/01/22	00163	1/21/22	1772	202201	320-53800-47500		*	3,551.00		
			PRS.WSH-TRADITION 1-4BRDG							
		1/21/22	1772	202201	300-13100-10100		*	3,149.00		
			PRS.WSH-TRADITION 1-4BRDG							
						PRESSURE WASH THIS			6,700.00	005272
2/01/22	00054	2/01/22	2022FEB	202202	320-53800-34500		*	6,183.33		
			SECURITY SERVICES FEB22							
		2/01/22	2022FEB	202202	300-13100-10100		*	5,483.33		
			SECURITY SERVICES FEB22							
						REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	005273
2/01/22	00060	1/18/22	378813	202201	320-53800-46200		*	103.35		
			TER-TRBLSHOOT/RESTART PMP							
		1/18/22	378813	202201	300-13100-10100		*	91.65		
			TER-TRBLSHOOT/RESTART PMP							
						SPIES POOL LLC			195.00	005274
2/08/22	00049	2/01/22	543	202202	310-51300-34000		*	2,689.58		
			MANAGEMENT FEES FEB22							
		2/01/22	543	202202	310-51300-35200		*	66.67		
			WEBSITE ADMIN FEB22							
		2/01/22	543	202202	310-51300-35100		*	116.67		
			INFORMATION TECH FEB22							
		2/01/22	543	202202	310-51300-31300		*	833.33		
			DISSEMINATION FEE FEB22							
		2/01/22	543	202202	310-51300-51000		*	1.53		
			OFFICE SUPPLIES							
		2/01/22	543	202202	310-51300-42000		*	29.50		
			POSTAGE							
		2/01/22	543	202202	310-51300-42500		*	17.70		
			COPIES							
		2/01/22	544	202202	320-53800-12000		*	3,128.17		
			FIELD MANAGEMENT FEB22							
						GOVERNMENTAL MANAGEMENT SERVICES			6,883.15	005275

```
  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

 2/11/22 99999   2/11/22 VOID     202202 000-00000-00000                                     C                 .00
                          VOID CHECK
                                                       ******INVALID VENDOR NUMBER******                                  .00 005276
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/11/22 00092   1/14/22 RECDDREE 202201 320-53800-46200                                     *            1,749.00
                          POOL CLEANING SRVC JAN22
                 1/14/22 RECDDREE 202201 300-13100-10100                                     *            1,551.00
                          POOL CLEANING SRVC JAN22
                 1/27/22 01272022 202201 320-53800-41000                                     *               34.39
                          HC PHONE LINE 4574 JAN22
                 1/27/22 01272022 202201 300-13100-10100                                     *               30.50
                          HC PHONE LINE 4574 JAN22
                 1/27/22 01272022 202201 320-53800-41000                                     *               34.39
                          CP PHONE LINE 2365 JAN22
                 1/27/22 01272022 202201 300-13100-10100                                     *               30.50
                          CP PHONE LINE 2365 JAN22
                 1/31/22 DUKE-DUK 202201 320-53800-43000                                     *              609.73
                          DUKEENERGY#9100 8324 0443
                 1/31/22 DUKE-DUK 202201 330-53800-43000                                     *              111.38
                          DUKEENERGY#9100 8323 9862
                 1/31/22 TOHO-TOH 202201 320-53800-43100                                     *              667.46
                          TOHO METER#62644093 JAN22
                 1/31/22 61752    202201 320-53800-12100                                     *            2,153.13
                          MANAGEMENT SERVICE JAN22
                 1/31/22 61752    202201 300-13100-10100                                     *            1,909.37
                          MANAGEMENT SERVICE JAN22
                 1/31/22 67059    202201 330-53800-43300                                     *            2,234.48
                          SE CONTRACT CLEAN JAN22
                 1/31/22 67059    202201 300-13100-10100                                     *            1,981.52
                          SE CONTRACT CLEAN JAN22
                 1/31/22 67060    202201 330-53800-43300                                     *              538.89
                          SE CLEANING SUPPLY JAN22
                 1/31/22 67060    202201 300-13100-10100                                     *              477.88
                          SE CLEANING SUPPLY JAN22
                                                     REUNION RESORT                                                 14,113.62 005277
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/11/22 00103   2/09/22 02092022 202202 300-20700-10000                                     *           91,365.73
                          FY22 DEBT SERV SER2015A
                                                     REUNION EAST CDD C/O USBANK                                    91,365.73 005278
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/11/22 00103   2/09/22 02092022 202202 300-20700-10800                                     *            6,350.50
                          FY22 DEBT SERV SER2021
                                                     REUNION EAST CDD C/O USBANK                                     6,350.50 005279
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/16/22 00074   1/31/22 200140   202201 320-53800-47000                                     *              204.05
                          AQUATIC MGMT 2 POND JAN22
```

*** CHECK DATES 02/01/2022 - 02/28/2022 ***
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	#
		1/31/22	200140	202201	300-13100-10100		*	180.95		
			AQUATIC MGMT 2 POND JAN22							
		1/31/22	200288	202201	320-53800-47000		*	68.37		
			AQUATIC PLANT MGMT JAN22							
		1/31/22	200288	202201	300-13100-10100		*	60.63		
			AQUATIC PLANT MGMT JAN22							
						APPLIED AQUATIC MANAGEMENT, INC.			514.00	005280
2/16/22	00095	2/11/22	S234614	202202	320-53800-57400		*	96.10		
			RPLC SHEAR PIN/LEVEL ARMS							
		2/11/22	S234614	202202	300-13100-10100		*	85.22		
			RPLC SHEAR PIN/LEVEL ARMS							
						ACCESS CONTROL TECHNOLOGIES, INC.			181.32	005281
2/16/22	00129	1/30/22	5000	202201	330-53800-48100		*	177.55		
			RESET FENCE W/ RAPID SET							
		1/30/22	5000	202201	300-13100-10100		*	157.45		
			RESET FENCE W/ RAPID SET							
		2/05/22	5002	202202	320-53800-53000		*	2,133.25		
			RMV TREE ROOTS-6SECT.SDWK							
		2/05/22	5002	202202	300-13100-10100		*	1,891.75		
			RMV TREE ROOTS-6SECT.SDWK							
		2/05/22	5003	202202	320-53800-46200		*	254.40		
			OFF LOAD POOL FURNITURE							
		2/05/22	5003	202202	300-13100-10100		*	225.60		
			OFF LOAD POOL FURNITURE							
		2/05/22	5004	202202	320-53800-46200		*	212.00		
			INST.UMBRELLA/DLVR ARMCHR							
		2/05/22	5004	202202	300-13100-10100		*	188.00		
			INST.UMBRELLA/DLVR ARMCHR							
						BERRY CONSTRUCTION INC.			5,240.00	005282
2/16/22	00134	2/02/22	3240	202202	310-51300-31100		*	1,111.73		
			MTG/SITE PLAN/GATE DESIGN							
						BOYD CIVIL ENGINEERING			1,111.73	005283
2/16/22	00049	2/01/22	543A	202202	310-51300-34000		*	1,000.00		
			MANAGEMENT FEES FEB22							
						GOVERNMENTAL MANAGEMENT SERVICES			1,000.00	005284
2/16/22	00163	2/12/22	1775	202202	320-53800-47500		*	159.00		
			PRS.WSH-TREAT 6 MONUMENTS							
		2/12/22	1775	202202	300-13100-10100		*	141.00		
			PRS.WSH-TREAT 6 MONUMENTS							
		2/12/22	1776	202202	320-53800-47500		*	583.00		
			PRS.WSH-SDWLLK/CURB/DRAIN							

*** CHECK DATES 02/01/2022 - 02/28/2022 *** 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	#
		2/12/22	1776	202202	300-13100-10100			*	517.00		
			PRS.WSH-SDWLLK/CURB/DRAIN								
							PRESSURE WASH THIS			1,400.00	005285
2/16/22	00175	2/01/22	7142	202202	320-53800-46200			*	3,816.00		
			POOL MAINTENANCE FEB22								
		2/01/22	7142	202202	300-13100-10100			*	3,384.00		
			POOL MAINTENANCE FEB22								
		2/01/22	7142	202202	330-53800-46200			*	1,537.00		
			POOL MNT SEVEN EAG FEB22								
		2/01/22	7142	202202	300-13100-10100			*	1,363.00		
			POOL MNT SEVEN EAG FEB22								
							ROBERTS POOL SERVICE AND REPAIR INC			10,100.00	005286
2/16/22	00060	12/14/21	377193	202112	320-53800-46200			*	103.35		
			HC A-SAFETY INSP.SPA&POOL								
		12/14/21	377193	202112	300-13100-10100			*	91.65		
			HC A-SAFETY INSP.SPA&POOL								
		12/20/21	377848	202112	320-53800-46200			*	132.47		
			CP-INST.TORO VALVE AT SPA								
		12/20/21	377848	202112	300-13100-10100			*	117.48		
			CP-INST.TORO VALVE AT SPA								
							SPIES POOL LLC			444.95	005287
2/16/22	00142	1/20/22	IV001156	202201	330-53800-47800			*	230.79		
			SE-TRBLSHOOT/RPLC SYSTEMS								
		1/20/22	IV001156	202201	300-13100-10100			*	204.66		
			SE-TRBLSHOOT/RPLC SYSTEMS								
							UNITED FIRE PROTECTION, INC.			435.45	005288
2/16/22	00030	1/31/22	REU 3268	202201	320-53800-47300			*	26,584.80		
			MTHLY LANDSCAPE MNT JAN22								
		1/31/22	REU 3268	202201	300-13100-10100			*	23,575.20		
			MTHLY LANDSCAPE MNT JAN22								
		1/31/22	REU 3268	202201	330-53800-47300			*	532.65		
			SEVEN EAGLES ADD. JAN22								
		1/31/22	REU 3268	202201	300-13100-10100			*	472.35		
			SEVEN EAGLES ADD. JAN22								
							YELLOWSTONE LANDSCAPE			51,165.00	005289
2/23/22	00049	2/01/22	545	202112	320-53800-46200			*	17.18		
			STAPLES-REPOSITIONABLE								
							GOVERNMENTAL MANAGEMENT SERVICES			17.18	005290
2/23/22	00119	2/18/22	3873	202201	310-51300-31500			*	2,830.26		
			MTG/ENEVRA AGR/INTERLOC								
							LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,830.26	005291

TOTAL FOR BANK A 213,198.44

*** CHECK DATES 02/01/2022 - 02/28/2022 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		213,198.44		

*** CHECK DATES 02/01/2022 - 02/28/2022 ***
R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/02/22	00005	2/02/22	02022022	202202	300-20700-10100			*	29,549.46		
			EXPENSES DUE TO RW DEC21								
		2/02/22	02022022	202202	300-13100-10100			*	11,045.94-		
			EXP.DUE FROM RW R&M DEC21								
							REUNION WEST CDD			18,503.52	000164
2/16/22	00007	1/19/22	REU 3173	202201	320-53800-60000			*	424.00		
			CLN DEBRIS/SAND DRAIN CUL								
		1/19/22	REU 3173	202201	300-13100-10100			*	376.00		
			CLN DEBRIS/SAND DRAIN CUL								
		1/19/22	REU 3173	202201	320-53800-60000			*	530.00		
			10HR CLN DEBRIS/DRAIN CUL								
		1/19/22	REU 3173	202201	300-13100-10100			*	470.00		
			10HR CLN DEBRIS/DRAIN CUL								
							YELLOWSTONE LANDSCAPE			1,800.00	000165
2/22/22	00027	1/24/22	24682	202201	330-53800-60000			*	1,855.00		
			SE-RPLC REFURB.TREADMILL								
		1/24/22	24682	202201	300-13100-10100			*	1,645.00		
			SE-RPLC REFURB.TREADMILL								
							FITNESS SERVICES OF FLORIDA INC			3,500.00	000166

TOTAL FOR BANK C 23,803.52

TOTAL FOR REGISTER 23,803.52

SECTION 3

Reunion East

Community Development District

Unaudited Financial Reporting

January 31, 2022

Table of Contents

Reunion East

COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
ASSETS:					
CASH	$707,370	$436,933	---	---	$1,144,303
CUSTODY ACCOUNT	$463,292	---	---	---	$463,292
STATE BOARD OF ADMINISTRATION	$1,501,469	$3,341,430	---	---	$4,842,899
DUE FROM GENERAL FUND	---	---	$5,000	---	$5,000
DUE FROM REUNION WEST	$328,487	$16,259	---	---	$344,746
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	$3	---	$3
Revenue	---	---	$100,946	---	$100,946
SERIES 2005					
Reserve	---	---	$4	---	$4
Revenue	---	---	$198,449	---	$198,449
Construction	---	---	---	$10	$10
SERIES 2015A					
Reserve	---	---	$175,000	---	$175,000
Revenue	---	---	$2,387,630	---	$2,387,630
SERIES 2015-1					
Revenue	---	---	---	---	$0
SERIES 2015-2					
Revenue	---	---	---	---	$0
SERIES 2015-3					
Revenue	---	---	---	---	$0
SERIES 2021					
Reserve	---	---	$1,116,155	---	$1,116,155
Revenue	---	---	$609,195	---	$609,195
Construction	---	---	---	$8,781,403	$8,781,403
TOTAL ASSETS	**$3,000,618**	**$3,794,623**	**$4,592,381**	**$8,781,413**	**$20,169,034**
LIABILITIES:					
ACCOUNTS PAYABLE	$79,234	$5,300	---	---	$84,534
CONTRACTS PAYABLE	$1,323	---	---	---	$1,323
DUE TO DEBT 2015A	$5,000	---	---	---	$5,000
DUE TO REUNION WEST	$70,462	$29,549	---	---	$100,011
ACCRUED INTEREST PAYABLE 2002A-2	---	---	$3,214,132	---	$3,214,132
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	$3,530,000	---	$3,530,000
ACCRUED INTEREST PAYABLE 2005	---	---	$2,421,010	---	$2,421,010
ACCRUED PRINCIPAL PAYABLE 2005	---	---	$3,035,000	---	$3,035,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	$242,752	$3,759,773	---	---	$4,002,525
UNASSIGNED	$2,601,847	---	---	---	$2,601,847
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	($6,643,184)	---	($6,643,184)
RESTRICTED FOR DEBT SERVICE 2005	---	---	($5,257,557)	---	($5,257,557)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	$2,567,630	---	$2,567,630
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	$0	---	$0
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	$0	---	$0
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	$0	---	$0
RESTRICTED FOR DEBT SERVICE 2021	---	---	$1,725,350	---	$1,725,350
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	$10	$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	$8,781,403	$8,781,403
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	**$3,000,618**	**$3,794,623**	**$4,592,381**	**$8,781,413**	**$20,169,034**

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	$1,435,176	$1,303,184	$1,303,184	$0
Special Assessments - Direct	$583,672	$180,564	$180,564	$0
Interest	$750	$250	$495	$245
Transfer In	$0	$0	$61	$61
TOTAL REVENUES	$2,019,598	$1,483,999	$1,484,305	$307
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	$12,000	$4,000	$4,000	$0
FICA	$918	$306	$306	$0
Engineering	$15,000	$5,000	$5,540	($540)
Attorney	$35,000	$11,667	$11,357	$310
Trustee Fees	$8,620	$0	$0	$0
Arbitrage	$2,400	$0	$0	$0
Collection Agent	$5,000	$1,667	$5,000	($3,333)
Dissemination	$10,000	$3,333	$3,333	$0
Property Appraiser Fee	$1,000	$0	$0	$0
Property Taxes	$400	$400	$43	$357
Annual Audit	$5,700	$0	$0	$0
District Management Fees	$44,275	$14,758	$14,758	$0
Information Technology	$1,400	$467	$467	($0)
Website Maintenance	$800	$267	$267	($0)
Telephone	$300	$100	$0	$100
Postage	$1,500	$500	$96	$404
Printing & Binding	$1,500	$500	$572	($72)
Insurance	$15,950	$15,950	$14,986	$964
Legal Advertising	$5,000	$1,667	$581	$1,085
Other Current Charges	$600	$200	$0	$200
Office Supplies	$500	$167	$64	$103
Travel Per Diem	$250	$83	$0	$83
Dues, Licenses & Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE	$168,288	$61,206	$61,545	($339)
MAINTENANCE-SHARED EXPENSES:				
Field Management	$37,538	$12,513	$12,513	($0)
Management Services Agreement	$21,430	$7,143	$8,613	($1,469)
Facility Lease Agreement	$3,593	$1,198	$3,610	($2,412)
Telephone	$6,858	$2,286	$2,479	($193)
Electric	$355,535	$118,512	$93,783	$24,729
Water & Sewer	$42,200	$14,067	$10,446	$3,620
Gas	$40,618	$13,539	$10,333	$3,206
Pool & Fountain Maintenance	$118,688	$39,563	$43,185	($3,622)
Environmental	$12,054	$4,018	$1,722	$2,296
Property Insurance	$29,013	$29,013	$32,692	($3,679)
Irrigation Repairs	$8,572	$2,857	$736	$2,122
Landscape Contract	$503,702	$167,901	$185,555	($17,654)
Landscape Contingency	$26,375	$8,792	$0	$8,792
Gate and Gatehouse Expenses	$16,880	$5,627	$5,484	$143
Roadways/Sidewalks	$26,375	$8,792	$3,821	$4,970
Lighting	$5,275	$1,758	$0	$1,758
MSA Building Repairs	$13,188	$4,396	$0	$4,396
Pressure Washing	$18,463	$6,154	$15,980	($9,825)
Repairs & Maintenance	$10,550	$3,517	$2,491	$1,026
Signage	$13,188	$4,396	$321	$4,075
Security	$73,850	$24,617	$24,733	($117)
Parking Violation Tags	$264	$88	$0	$88
SEVEN EAGLES:				
Electric	$14,559	$4,853	$2,961	$1,892
Water & Sewer	$6,881	$2,294	$1,450	$844
Gas	$8,546	$2,849	$2,390	$458
Telephone/Emergency Pool Phone	$185	$62	$0	$62
Contract Cleaning	$27,118	$9,039	$10,949	($1,910)
Landscape Contract	$9,495	$3,165	$4,247	($1,082)
Landscape Contingency	$2,638	$879	$0	$879
Pool Maintenance	$18,357	$6,119	$9,311	($3,192)
Lighting	$791	$264	$0	$264
Fitness Center Repairs & Maintenance	$791	$264	$133	$131
Operating Supplies	$6,594	$2,198	$0	$2,198
Pest Control	$222	$74	$0	$74
Repairs & Maintenance	$3,165	$1,055	$1,058	($3)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	$100,000	$33,333	$0	$33,333
Contingency	$0	$0	$0	$0
Transfer Out	$267,764	$267,764	$267,764	$0
TOTAL MAINTENANCE	$1,851,311	$814,955	$758,757	$56,197
TOTAL EXPENDITURES	$2,019,598	$876,161	$820,302	$55,858
EXCESS REVENUES (EXPENDITURES)	$0		$664,003	
FUND BALANCE - Beginning	$0		$2,180,597	
FUND BALANCE - Ending	$0		$2,844,599	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Transfer In	$267,764	$267,764	$267,764	$0
Interest	$4,500	$1,500	$1,281	($219)
TOTAL REVENUES	$272,264	$269,264	$269,045	($219)
EXPENDITURES:				
Contingency	$100	$33	$142	($108)
Building Improvements	$127,391	$42,464	$0	$42,464
Fountain Improvements	$5,275	$1,758	$0	$1,758
Gate/Gatehouse Improvements	$51,695	$17,232	$1,073	$16,158
Landscape Improvements	$26,375	$8,792	$0	$8,792
Irrigation Improvements	$13,188	$4,396	$0	$4,396
Lighting Improvements	$2,638	$879	$0	$879
Monument Improvements	$5,275	$1,758	$0	$1,758
Pool Furniture	$13,188	$4,396	$6,854	($2,458)
Pool Repair & Replacements	$27,430	$9,143	$3,070	$6,074
Roadways/Sidewalks Improvement	$26,375	$8,792	$2,011	$6,780
Signage	$34,288	$11,429	$0	$11,429
Capital Outlay	$131,875	$43,958	$33,021	$10,937
SEVEN EAGLES:				
Building Improvements	$0	$0	$0	$0
Gate/Gatehouse Improvements	$2,638	$879	$0	$879
Landscape Improvements	$2,638	$879	$0	$879
Pool Furniture	$7,913	$2,638	$0	$2,638
Pool Repair & Replacements	$0	$0	$0	$0
Capital Outlay	$0	$0	$1,855	($1,855)
TOTAL EXPENDITURES	$478,280	$159,427	$48,026	$111,401
EXCESS REVENUES (EXPENDITURES)	($206,016)		$221,019	
FUND BALANCE - Beginning	$3,570,146		$3,538,754	
FUND BALANCE - Ending	$3,364,131		$3,759,773	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Interest	$0	$0	$4	$4
TOTAL REVENUES	$0	$0	$4	$4
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
EXCESS REVENUES (EXPENDITURES)	$0		$4	
FUND BALANCE - Beginning	$0		($6,643,188)	
FUND BALANCE - Ending	$0		($6,643,184)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Interest	$0	$0	$9	$9
TOTAL REVENUES	$0	$0	$9	$9
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
EXCESS REVENUES (EXPENDITURES)	$0		$9	
FUND BALANCE - Beginning	$0		($5,257,566)	
FUND BALANCE - Ending	$0		($5,257,557)	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Special Assessments	$2,568,595	$2,017,334	$2,017,334	$0
Interest	$50	$17	$29	$13
TOTAL REVENUES	$2,568,645	$2,017,351	$2,017,363	$13
EXPENDITURES:				
Interest Expense 11/01	$580,125	$580,125	$580,125	$0
Principal Expense 05/01	$1,450,000	$0	$0	$0
Interest Expense 05/01	$580,125	$0	$0	$0
TOTAL EXPENDITURES	$2,610,250	$580,125	$580,125	$0
EXCESS REVENUES (EXPENDITURES)	($41,605)		$1,437,238	
FUND BALANCE - Beginning	$936,399		$1,130,391	
FUND BALANCE - Ending	$894,794		$2,567,630	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Interest	$0	$0	$5	$5
TOTAL REVENUES	$0	$0	$5	$5
EXPENDITURES:				
Other Debt Service Costs	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	$0	$0	($14)	($14)
TOTAL OTHER	$0	$0	($14)	($14)
EXCESS REVENUES (EXPENDITURES)	$0		($9)	
FUND BALANCE - Beginning	$0		$9	
FUND BALANCE - Ending	$0		$0	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Interest	$0	$0	$14	$14
TOTAL REVENUES	$0	$0	$14	$14
EXPENDITURES:				
Other Debt Service Costs	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	$0	$0	($33)	($33)
TOTAL OTHER	$0	$0	($33)	($33)
EXCESS REVENUES (EXPENDITURES)	$0		($19)	
FUND BALANCE - Beginning	$0		$19	
FUND BALANCE - Ending	$0		$0	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Interest	$0	$0	$7	$7
TOTAL REVENUES	$0	$0	$7	$7
EXPENDITURES:				
Other Debt Service Costs	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
OTHER FINANCING SOURCES (USES)				
Transfer In (Out)	$0	$0	($15)	($15)
TOTAL OTHER	$0	$0	($15)	($15)
EXCESS REVENUES (EXPENDITURES)	$0		($8)	
FUND BALANCE - Beginning	$0		$8	
FUND BALANCE - Ending	$0		$0	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2021

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Special Assessments	$1,116,155	$609,163	$609,163	$0
Interest	$100	$33	$28	($5)
TOTAL REVENUES	$1,116,255	$609,197	$609,192	($5)
EXPENDITURES:				
Interest Expense 11/01	$140,923	$140,923	$140,923	$0
Principal Expense 05/01	$425,000	$0	$0	$0
Interest Expense 05/01	$347,481	$0	$0	$0
TOTAL EXPENDITURES	$913,404	$140,923	$140,923	$0
EXCESS REVENUES (EXPENDITURES)	$202,851		$468,269	
FUND BALANCE - Beginning	$140,923		$1,257,081	
FUND BALANCE - Ending	$343,774		$1,725,350	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	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
EXCESS REVENUES (EXPENDITURES)	$0		$0	
FUND BALANCE - Beginning	$0		$10	
FUND BALANCE - Ending	$0		$10	

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2021

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
REVENUES:				
Interest	$0	$0	$230	$230
TOTAL REVENUES	$0	$0	$230	$230
EXPENDITURES:				
Capital Outlay	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$0		$230	
FUND BALANCE - Beginning	$0		$8,781,173	
FUND BALANCE - Ending	$0		$8,781,403	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	$0	$227,607	$834,842	$240,735	$0	$0	$0	$0	$0	$0	$0	$0	$1,303,184
Special Assessments - Direct	$8,184	$0	$113,330	$59,050	$0	$0	$0	$0	$0	$0	$0	$0	$180,564
Interest	$82	$86	$142	$185	$0	$0	$0	$0	$0	$0	$0	$0	$495
Miscellaneous Income	$0	$0	$0	$61	$0	$0	$0	$0	$0	$0	$0	$0	$61
Total Revenues	**$8,266**	**$227,694**	**$948,314**	**$300,032**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,484,305**
Expenditures													
Administrative													
Supervisor Fees	$1,000	$1,000	$1,000	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$4,000
FICA	$77	$77	$77	$77	$0	$0	$0	$0	$0	$0	$0	$0	$306
Engineering	$395	$2,284	$2,862	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,540
Attorney	$5,604	$1,673	$1,249	$2,830	$0	$0	$0	$0	$0	$0	$0	$0	$11,357
Trustee Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
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	$833	$833	$833	$833	$0	$0	$0	$0	$0	$0	$0	$0	$3,333
Property Appraiser Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Property Taxes	$0	$43	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43
Annual Audit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
District Management Fees	$3,690	$3,690	$3,690	$3,690	$0	$0	$0	$0	$0	$0	$0	$0	$14,758
Information Technology	$117	$117	$117	$117	$0	$0	$0	$0	$0	$0	$0	$0	$467
Website Maintenance	$67	$67	$67	$67	$0	$0	$0	$0	$0	$0	$0	$0	$267
Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage	$20	$22	$8	$46	$0	$0	$0	$0	$0	$0	$0	$0	$96
Printing & Binding	$138	$156	$191	$87	$0	$0	$0	$0	$0	$0	$0	$0	$572
Insurance	$14,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,986
Legal Advertising	$581	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$581
Other Current Charges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Supplies	$16	$16	$15	$16	$0	$0	$0	$0	$0	$0	$0	$0	$64
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
	$32,698	**$9,977**	**$10,109**	**$8,761**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$61,545**

Reunion East CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	$3,128	$3,128	$3,128	$3,128	$0	$0	$0	$0	$0	$0	$0	$0	$12,513
Management Services Agreement	$2,153	$2,153	$2,153	$2,153	$0	$0	$0	$0	$0	$0	$0	$0	$8,613
Facility Lease Agreement	$1,805	$1,805	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,610
Telephone	$621	$619	$619	$619	$0	$0	$0	$0	$0	$0	$0	$0	$2,479
Electric	$26,675	$23,843	$15,788	$27,477	$0	$0	$0	$0	$0	$0	$0	$0	$93,783
Water & Sewer	$2,959	$2,161	$2,480	$2,846	$0	$0	$0	$0	$0	$0	$0	$0	$10,446
Gas	$1,060	$1,702	$3,042	$4,530	$0	$0	$0	$0	$0	$0	$0	$0	$10,333
Pool & Fountain Maintenance	$16,252	$9,406	$9,157	$8,370	$0	$0	$0	$0	$0	$0	$0	$0	$43,185
Environmental	$793	$138	$345	$446	$0	$0	$0	$0	$0	$0	$0	$0	$1,722
Property Insurance	$32,692	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,692
Irrigation	$736	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$736
Landscape Contract	$34,605	$68,297	$48,047	$34,605	$0	$0	$0	$0	$0	$0	$0	$0	$185,555
Landscape Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gatehouse and Gatehouse Expenses	$2,193	$1,028	$1,503	$760	$0	$0	$0	$0	$0	$0	$0	$0	$5,484
Roadways/Sidewalks	$0	$3,821	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,821
Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MSA Building Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pressure Washing	$0	$6,185	$6,243	$3,551	$0	$0	$0	$0	$0	$0	$0	$0	$15,980
Repairs & Maintenance	$0	$1,961	$0	$530	$0	$0	$0	$0	$0	$0	$0	$0	$2,491
Signage	$0	$98	$0	$223	$0	$0	$0	$0	$0	$0	$0	$0	$321
Security	$6,183	$6,183	$6,183	$6,183	$0	$0	$0	$0	$0	$0	$0	$0	$24,733
Parking Violation Tags	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Seven Eagles													
Electric	$1,443	$208	$291	$1,019	$0	$0	$0	$0	$0	$0	$0	$0	$2,961
Water & Sewer	$336	$387	$324	$403	$0	$0	$0	$0	$0	$0	$0	$0	$1,450
Gas	$294	$267	$416	$1,413	$0	$0	$0	$0	$0	$0	$0	$0	$2,390
Telephone/Emergency Pool Phone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contract Cleaning	$2,773	$2,701	$2,701	$2,773	$0	$0	$0	$0	$0	$0	$0	$0	$10,949
Landscape Contract	$533	$2,053	$1,129	$533	$0	$0	$0	$0	$0	$0	$0	$0	$4,247
Landscape Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pool Maintenance	$2,013	$2,566	$2,883	$1,849	$0	$0	$0	$0	$0	$0	$0	$0	$9,311
Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fitness Center Repairs & Maintenance	$0	$133	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$133
Operating Supplies	$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
Repairs & Maintenance	$649	$0	$0	$408	$0	$0	$0	$0	$0	$0	$0	$0	$1,058
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	$267,764	$0	$0	$0	$0	$0	$0	$0	$0	$0	$267,764
	$139,898	**$140,842**	**$374,198**	**$103,820**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$758,757**
Total Expenditures	**$172,595**	**$150,819**	**$384,307**	**$112,581**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$820,302**
Excess Revenues (Expenditures)	**($164,329)**	**$76,874**	**$564,007**	**$187,451**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$664,003**

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	$175,000	
RESERVE FUND BALANCE	$175,000	
BONDS OUTSTANDING - 09/30/20		$24,585,000
LESS: SPECIAL CALL 11/1/20		($5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		($1,375,000)
CURRENT BONDS OUTSTANDING		**$23,205,000**

SERIES 2015-1, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	6.600%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	$345,275	
RESERVE FUND BALANCE	#REF!	
BONDS OUTSTANDING - 9/30/20		$1,945,000
LESS: PRINCIPAL PAYMENT 05/1/21		($100,000)
CURRENT BONDS OUTSTANDING		**$1,845,000**

SERIES 2015-2, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	6.600%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	$374,013	
RESERVE FUND BALANCE	#REF!	
BONDS OUTSTANDING - 9/30/20		$5,840,000
LESS: PRINCIPAL PAYMENT 05/1/21		($215,000)
CURRENT BONDS OUTSTANDING		**$5,625,000**

SERIES 2015-3, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	6.600%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	$75,000	
RESERVE FUND BALANCE	$0	
BONDS OUTSTANDING - 9/30/20		$2,910,000
LESS: PRINCIPAL PAYMENT 05/1/21		($145,000)
CURRENT BONDS OUTSTANDING		**$2,765,000**

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	$1,116,155	
RESERVE FUND BALANCE	$1,116,155	
BONDS OUTSTANDING - 8/18/21		$20,355,000
CURRENT BONDS OUTSTANDING		**$20,355,000**

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 34.87%	2015A Debt Svc Fund 60.90%	2021 Debt Svc Fund 4.23%	Total 100%
					Gross Assessments	**$ 4,480,246**	**$ 1,562,313**	**$ 2,728,299**	**$ 189,634**	
					Net Assessments	**$ 4,211,431**	**$ 1,468,574**	**$ 2,564,601**	**$ 178,256**	
11/22/21	ACH	$ 653,733.01	$ 26,149.05	$ 12,551.68	$ -	$ 615,032.28	$ 214,468.80	$ 374,531.20	$ 26,032.28	$ 615,032.28
11/26/21	ACH	$ 40,478.83	$ 2,032.90	$ 768.92	$ -	$ 37,677.01	$ 13,138.40	$ 22,943.86	$ 1,594.74	$ 37,677.01
12/8/21	ACH	$ 2,228,464.68	$ 89,138.08	$ 42,786.52	$ -	$ 2,096,540.08	$ 731,087.53	$ 1,276,712.94	$ 88,739.61	$ 2,096,540.08
12/9/21	ACH	$ 5,090.52	$ 44.68	$ 100.93	$ -	$ 4,944.91	$ 1,724.35	$ 3,011.26	$ 209.30	$ 4,944.91
12/22/21	ACH	$ 310,226.49	$ 11,664.21	$ 5,971.24	$ -	$ 292,591.04	$ 102,029.85	$ 178,176.78	$ 12,384.41	$ 292,591.04
1/10/22	ACH	$ 261,980.87	$ 7,859.37	$ 5,082.44	$ -	$ 249,039.06	$ 86,842.77	$ 151,655.29	$ 10,541.00	$ 249,039.06
1/10/22	ACH	$ 17,769.59	$ 506.13	$ 345.27	$ -	$ 16,918.19	$ 5,899.57	$ 10,302.53	$ 716.09	$ 16,918.19
2/10/22	ACH	$ 1,503.95	$ 12.95	$ 29.81	$ -	$ 1,461.19	$ 509.53	$ 889.81	$ 61.85	$ 1,461.19
2/10/22	ACH	$ 155,068.78	$ 3,462.62	$ 3,032.12	$ -	$ 148,574.04	$ 51,809.47	$ 90,475.92	$ 6,288.65	$ 148,574.04
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Totals		$ 3,674,316.72	$ 140,869.99	$ 70,668.93	$ -	$ 3,462,777.80	$ 1,207,510.26	$ 2,108,699.60	$ 146,567.94	$ 3,462,777.80

Ehof II - Spectrum LLC $884,352.00 $185,307.00 $699,045.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2021
1/4/22	11/1/21	WIRE	$ 442,176.00	$ 442,176.00	$ 92,653.00	$ 349,523.00
	2/1/22		$ 221,088.00	$ 2,948.23	$ 2,948.23	$ -
	5/1/22		$ 221,088.00	$ -	$ -	$ -
			$ 884,352.00	**$ 445,124.23**	**$ 95,601.23**	**$ 349,523.00**

Ehof II - Spectrum LLC $339,052.00 $100,207.00 $238,845.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2021
1/4/22	11/1/21	WIRE	$ 169,526.00	$ 169,526.00	$ 50,103.00	$ 119,423.00
	2/1/22		$ 84,763.00	$ -	$ -	$ -
	5/1/22		$ 84,763.00	$ -	$ -	$ -
			$ 339,052.00	**$ 169,526.00**	**$ 50,103.00**	**$ 119,423.00**

EHOF Acquisitions II, LLC $10,473.00 $10,473.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
6/15/21 & 8/5/21	11/1/21	Various	$ 5,237.00	$ 5,237.00	$ 5,237.00
6/15/21 & 8/5/21	2/1/22	Various	$ 2,618.00	$ 2,618.00	$ 2,618.00
6/15/21, 8/5/21, 1/4/22	5/1/22	Various	$ 2,618.00	$ 2,618.00	$ 2,618.00
			$ 10,473.00	**$ 10,473.00**	**$ 10,473.00**

Orlando Health Inc $226,660.00 $226,660.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/22/21	11/1/21	1001391927	$ 113,330.00	$ 113,330.00	$ 113,330.00
1/31/22	2/1/22	1001397315	$ 56,665.00	$ 56,665.00	$ 56,665.00
	5/1/22		$ 56,665.00	$ -	$ -
			$ 226,660.00	**$ 169,995.00**	**$ 169,995.00**

Orlando Reunion Development LLC $2,385.00 $2,385.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/11/22	11/1/21	137400	$ 1,193.00	$ 1,193.00	$ 1,193.00
1/18/22	2/1/22	137422	$ 596.00	$ 596.00	$ 596.00
1/18/22	5/1/22	137422	$ 596.00	$ 596.00	$ 596.00
			$ 2,385.00	**$ 2,385.00**	**$ 2,385.00**

8095 Osceola Polk LLC $9,816.00 $9,816.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/21		$ 4,908.00	$ -	$ -
	2/1/22		$ 2,454.00	$ -	$ -
	5/1/22		$ 2,454.00	$ -	$ -
			$ 9,816.00	**$ -**	**$ -**

Sim Garden LLC $11,735.00 $11,735.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/21		$ 5,867.00	$ -	$ -
	2/1/22		$ 2,934.00	$ -	$ -
	5/1/22		$ 2,934.00	$ -	$ -
			$ 11,735.00	**$ -**	**$ -**

Reunion Village Shops LLC $11,187.00 $11,187.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
	11/1/21		$ 5,593.00	$ -	$ -
	2/1/22		$ 2,797.00	$ -	$ -
	5/1/22		$ 2,797.00	$ -	$ -
			$ 11,187.00	**$ -**	**$ -**

SUMMARY

	GENERAL FUND	DEBT SERVICE SERIES 2021
TOTAL DIRECT BILLED	**$557,770.00**	**$937,890.00**
TOTAL RECEIVED	**$ 328,557.23**	**$ 468,946.00**
VARIANCE	**$ (229,212.77)**	**$ (468,944.00)**

SECTION 4

Reunion East CDD Direct Billed Assessments for FY 2022

District	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Reunion East										
	Orlando Health					Nov	$113,330	$0	$113,330	Paid 12/23/21
	34-25-27-4936-0001-0040					Feb	$56,665	$0	$56,665	Paid 1/31/22
			$226,659	$0	$226,659	May	$56,665	$0	$56,665	
	Totals		$226,659	$0	$226,659	Total	$226,659	$0	$226,659	
							O & M	Debt	Total	
	Orlando Reunion Development LLC		$2,386	$0	$2,386	Nov	$1,193	$0	$1,193	Paid 1/12/22
	35-25-27-4885-PRCL-0C30	4 MF				Feb	$597	$0	$597	Paid 1/19/21
						May	$597	$0	$597	Paid 1/19/21
						Total	$2,386	$0	$2,386	
	8095 Osceola Polk LLC		$9,816	$0	$9,816	Nov	$4,908	$0	$4,908	
	35-25-27-4885-PRCL-0C30	Commercial				Feb	$2,454	$0	$2,454	
						May	$2,454	$0	$2,454	
						Total	$9,816	$0	$9,816	
	SIM Garden		$11,735	$0	$11,735	Nov	$5,868	$0	$5,868	
	35-25-27-4885-PRCL-0C30	Commercial				Feb	$2,934	$0	$2,934	
						May	$2,934	$0	$2,934	
						Total	$11,735	$0	$11,735	
	RVS		$11,186	$0	$11,186	Nov	$5,593	$0	$5,593	
	35-25-27-4885-PRCL-0C30	Commercial				Feb	$2,797	$0	$2,797	
						May	$2,797	$0	$2,797	
						Total	$11,186	$0	$11,186	
	EHOF/SPECTRUM						O & M	Debt	Total	
	11-1-15 Interest									
	27-25-27-2985-TRAC-FD20/FD30	252 Condos	$100,207	$238,846	$339,053	Nov	$147,994	$468,946	$616,939	Paid 1/4/22
	34-25-27-4936-0001FD10	233 SF	$185,306	$699,045	$884,351	Feb	$73,997	$234,473	$308,470	
	34-25-27-4936-0001-0010/0020/0050/0031	Commercial	$10,474	$0	$10,474	May	$73,997	$234,473	$308,470	
			$295,987	$937,891	$1,233,878	Total	$295,987	$937,891	$1,233,878	

SECTION 5

Reunion East and West R&M

FY2022 Projects	Estimated Cost	RE 53%	RW 47%	Budget Amount	Actual Cost	Estimated Date
Building Improvements						
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	$9,245	$4,900	$4,345			Apr-22
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	$8,450	$4,479	$3,972			Apr-22
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	$7,895	$4,184	$3,711			Apr-22
Heritage Pool "A" - Pressure Wash, Paint, Stucco	$8,245	$4,370	$3,875			Apr-22
Heritage Pool "B" - Pressure Wash, Paint, Stucco	$8,245	$4,370	$3,875			Apr-22
Homestead Pool - Pressure Wash, Paint Stucco	$7,895	$4,184	$3,711			Apr-22
Repair/Rebuild Two Roadway Arbors	$9,390	$4,977	$4,413			May-22
Seven Eagles Roof Replacement	$167,000	$88,510	$78,490			Jun-22
Homestead Pool Pavilion Roof Repairs	$15,000	$7,950	$7,050			Oct-21
Seven Eagles Functional Fitness Center	$26,000	$13,780	$12,220			
	$267,365	**$141,703**	**$125,662**	**$ 241,500**		
Gate/Gatehouse Improvements						
Upgrade Access Control System for Reunion Resort/Reunion Village Gate	$75,485	$40,007	$35,478			TBD
Upgrade Access Control for Carriage Pointe	$40,000	$21,200	$18,800			Jun-22
	$115,485	**$61,207**	**$54,278**	**$ 100,000**		
Pool Furniture						
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables at Terraces Pool	$13,032	$6,907	$6,125		$ 13,032.00	Mar-22
	$13,032	**$6,907**	**$6,125**	**$ 25,000**		
Pool Repair & Replacement						
Heritage Crossing A Wading Pool Resurfacing	$5,295	$2,806	$2,489			Mar-22
Heritage Crossing B Pool Resurfacing	$30,882	$16,367	$14,515			Mar-22
3 Pool Heaters - $4,945 per Heater	$14,835	$7,863	$6,972			TBD
Pool Gates (5)	$37,500	$19,875	$17,625			
	$88,512	**$46,911**	**$41,601**	**$ 50,000**		
Signage						
No Parking Signs	$60,800	$32,224	$28,576			TBD
	$60,800	**$32,224**	**$28,576**	**$ 65,000**		
Capital Outlay						
Grand Traverse Parkway Playground	$142,000	$75,260	$66,740			May-22
Grand Traverse Parkway Outdoor Fitness Area	$107,000	$56,710	$50,290			May-22
	$249,000	**$131,970**	**$117,030**	**$ 250,000**		
Landscape Improvements						
Ribbon Palms				**$ 50,000**		
Fountain Improvements				**$ 10,000**		
Monument Improvements				**$ 10,000**		
Lighting Improvements				**$ 5,000**		
Irrigation Improvements				**$ 25,000**		
Roadway Improvements				**$ 50,000**		
Seven Eagles Gate/Gatehouse Improvements				**$ 5,000**		
Seven Eagles Pool Furniture				**$ 15,000**		
Seven Eagles Landscape Improvements				**$ 5,000**		
Estimated Totals & Total Adopted R&M Budget FY2022	**$794,194**	**$420,923**	**$373,271**	**$ 906,500**	**$ 13,032**	