

**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, **July 11, 2024** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs	Assistant Secretary
John Dryburgh	Assistant Secretary
June Wispelwey <i>via Zoom</i>	Assistant Secretary
Steven Goldstein	Supervisor ( <i>Resigned during meeting</i> )

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Residents	

*The following is a summary of the discussions and actions taken at the July 11, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:05 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS****Approval of the Minutes of the June 13,  
2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the June 13, 2024 Board of Supervisors meeting, a draft of which were included in the agenda package and were previously reviewed by staff. Corrections were received from Mr. Staley prior to the meeting, which would be incorporated.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the Minutes of the June 13, 2024 Board of Supervisors Meetings were approved as amended.

**FOURTH ORDER OF BUSINESS****Organizational Matters****A. Acceptance of Resignation Letter of Steven Goldstein, Seat #2**

Ms. Adams received a resignation letter from Mr. Steven Goldstein, who served on the Board for eight years. Mr. Greenstein reluctantly accepted Mr. Goldstein's resignation, noting that he served faithfully on the Board and was an integral part of the community and this Board. Mr. Dryburgh felt that many of Mr. Goldstein's insights into many of the issues, while different than his, were precise many times and he would miss him.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor accepting Mr. Steven Goldstein resignation effective immediately was approved.

**B. Appointment of Individual to Fulfill the Board Vacancy in Seat #2 with a Term Ending November 2024**

Ms. Adams indicated that by the Board accepting the resignation, they were recognizing the vacancy in Seat #2, which expires in November of 2024. However, since this was one of the seats that was part of the General Election and Ms. Diane Davis was the sole qualified candidate, she was now considered to be a Supervisor-Elect. The term of this seat in the General Election would be effective the second Tuesday in November after the General Election, November 19, but until that time, there would be a vacancy in Seat #2. The Board had the option to appoint Ms. Davis to the seat for the remainder of the current term, choose to operate as a four-member Board and not fill the vacancy, or appoint any qualified elector for the remainder of the current term. Mr. Dryburgh felt that it made sense to appoint Ms. Davis at this time and requested that staff contact her to determine her interest level. Mr. Greenstein was in favor of appointing Ms. Davis to the

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seat, administratively, as she was the Supervisor-Elect for that seat. Mr. Goldstein pointed out that he spoke to Ms. Davis and felt that it made sense for her to start serving and she was planning to do so.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the appointment of Ms. Diane Davis to fill the Board vacancy in Seat 2 was approved.

**C. Administration of Oath of Office for Newly Appointed Board Member**

Ms. Adams would obtain an Oath of Office from Ms. Davis prior to the next meeting.

**D. Consideration of Resolution 2024-07 Electing Officers**

Ms. Adams noted that Florida Statutes requires the Board to reorganize its officers any time there was an appointment to the Board or after the General Election. Resolution 2024-07 Electing Officers was included in the agenda package for this purpose. Currently Mr. Greenstein serves as Chairman and District Management staff members served as Treasurer, Assistant Treasurer, Assistant Secretary and Secretary, for the purpose of attesting the Chairman's signature and processing the District's financial records. Ms. Adams requested that any Board action include Ms. Jill Burns as Treasurer, Ms. Katie Costa as Assistant Treasurer, Mr. Darrin Mossing, Sr. as Assistant Treasurer, Mr. George Flint as Secretary and Ms. Tricia Adams as Assistant Secretary. The remaining Board Members would serve as Assistant Secretaries, but there was an open position for Vice Chairman, which was previously filled by Mr. Goldstein. Mr. Greenstein recommended continuing with the current officers and electing Ms. Hobbs as Vice Chair and the newly appointed Board Member as Assistant Secretary.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Resolution 2024-04 Electing Ms. Trudy Hobbs as Vice Chair, Ms. Diane Davis as Assistant Secretary and the remaining officers as slated above was adopted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05  
Approving Entering into a Contract with  
All County Paving Inc. to Provide Paving  
and Related Services**

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Ms. Adams presented Resolution 2024-05, entering into a contract with All County Paving Inc. (All County), to provide milling and resurfacing and other related services. An exhibit with the scope and locations for the speed tables, which was prepared by the District Engineer, was included. Mr. Curley stated that he revised the locations, to include some information that was omitted and to target golf cart crossings and any long stretches where cars could accelerate; however, it was a fluid document and the Board could move the speed tables as needed. Ms. Wispelwey questioned why there was a speed table before and after the golf cart crossings. Mr. Curley explained that the idea was to stop someone from going around it and to protect the crossing. He explained the Reunion West CDD Board spaced the speed tables out along the roadway, instead of targeting golf crossings, which was something that he could do for this District, at the direction of the Board. Ms. Wispelwey was in favor of the spacing, as it covered the S-Curve and the area on Excitement Drive where people pick up speed but suggested additional ones in back or front of the 5<sup>th</sup> and 6<sup>th</sup> golf cart crossing. Mr. Curley recommended removing one. Mr. Dryburgh asked if there were any areas that needed a speed table. Mr. Curley recommended one on Tradition Boulevard, where there was a long stretch of road. Ms. Wispelwey felt that the speed table in front of the waterpark and after the bridge were too close together. Mr. Curley noted that there were a number of pedestrian crossings in that location. Ms. Wispelwey pointed out that the pedestrian crossings that were not used any more. Mr. Dryburgh recalled that there was a parking lot on the other side that people would use, but now everyone was utilizing the lot near the expressway. Mr. Greenstein pointed out that the parking lot for the water park, was on the same side of the street. Mr. Dryburgh questioned the parking on the other side, as each condo had their own parking.

Mr. Greenstein recommended a combination of speed tables and signage. Ms. Wispelwey noted on the east side, there were two areas where people went around the S-Curve too fast and in that area, one speed table made sense, but not two. Ms. Hobbs inquired about speed tables being the actual golf cart crossing, so that golf carts drive over the top of it. Mr. Curley would have to consider how the roadway was designed for drainage purposes. On Sheet No. 3, Mr. Greenstein felt that having tables on both sides of the curve on Excitement Drive, was overkill, as there was already signage and questioned whether people would be forced to slow down, if the speed table was in the crossing. Mr. Dryburgh suggested starting with one speed table, coming up the hill and eliminating the other one, as drivers would not have to go far on the curve to accelerate. If it was

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not enough, they could always add another one. Mr. Curley pointed out that there would be a drainage issue with the curve, which they would have to tie into the actual sidewalk, so there would be a smooth transition. Mr. Greenstein was also in favor of installing a speed table on Excitement Drive, coming from the Clubhouse and crossing Radiant Street, to slow people down before the golf cart crossing area for Palmer 1 and 2 and another speed table at the S-Curve coming out of Liberty Bluff, going towards Radiant Street, before the golf cart crossing area. In addition, at the Reunion West CDD meeting, he recommended marking the proposed installation areas where the speed tables with flags or stakes, so that the Board Members could validate the locations. Mr. Dryburgh agreed with marking the locations and suggested only having one speed table at golf cart crossing #5 and #6. Ms. Wispelwey voiced concern that coming into Reunion from the gate, drivers could pick up speed. Mr. Dryburgh recommended that the speed table be close to the entrance. Mr. Greenstein suggested improving the signage coming from the other direction.

Ms. Hobbs preferred having two speed tables on Tradition Boulevard, to protect the water park, especially if the fitness center was going to be extended. Mr. Dryburgh voiced concern about people using Tradition Boulevard as a short cut, when there an accident on the expressway, causing long lines at the guardhouse, as once past the guardhouse, people were going over 50 miles-per-hour. Ms. Wispelwey felt that it would annoy residents to have two speed tables at this location, now that the parking lot was moved. Ms. Hobbs disagreed, as it was a straight-away for people to accelerate and preferred that there be speed tables to slow people down in both directions. Ms. Wispelwey suggested having a speed table on the other side of the water park, near the radar sign. Mr. Greenstein felt that these were valid issues, as there was no question of having a speed table coming off of the bridge, but there was a question of the exact place to put one relative to the radar sign on Sandy Ridge Road. For the long stretch of road that Ms. Wispelwey was referring to, prior to the stop sign at Spine Road, Mr. Greenstein asked if there was a stop sign at the north end of the water park. Mr. Scheerer believed that there was only a stop sign, to warn those going over the bridge to the water park. Mr. Greenstein felt that this was a case where signage was needed, versus an additional speed table, to warn that a stop sign was approaching. Ms. Hobbs preferred to have a speed table coming from the bridge, as it would slow cars closer to the water park. Mr. Greenstein was in favor of removing the speed table close to the Spine Road intersection. Ms. Wispelwey felt that there should be two speed tables on Reunion Boulevard and two on Tradition Boulevard, for people cutting through the community. Mr. Greenstein felt that the closer the speed table was to

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the water park, the shorter the distance would remain on the straightaway to Spine Road, for drivers to accelerate. Mr. Dryburgh voiced concern if the speed table was moved past Sandy Ridge Road, residents in the condos, would have a difficult time coming out of there. Mr. Greenstein agreed. Ms. Wispelwey suggested installing a sign in the middle of the pedestrian crossing, to warn drivers of the approaching pedestrian crossing. Ms. Adams indicated that once each page was finalized, Mr. Curley would provide the finalized maps to Mr. Scheerer, who would install survey flags or stakes in each location, in order for Board Members to review the locations and finalize at the next meeting.

**SIXTH ORDER OF BUSINESS****Review and Acceptance of Fiscal Year  
2023 Audit Report**

Ms. Adams stated as a Florida Special District, the CDD was required to undergo an annual independent audit. The audit for the year ending September 30, 2023, which was prepared by Grau & Associates, was included in the agenda package. The Report to Management, indicated a finding for fiscal year 2023, regarding the bonds that defaulted, which were the Series 2002 and 2005 bonds. When the original developer went bankrupt when the residential housing market burst, some bonds defaulted and as a result, the repayment on the Series 2002 and 2005, was not current. Ultimately, in 2015, the bonds were collectively refunded, but at the request of debt holders, the Series 2015 bonds did not refund 100% of the prior bonds. They were trifurcated into performing debt that was affiliated with property and debt that was not affiliated with property or non performing debt. The audit finding was a repeated finding for numerous years, since the bonds were refunded. There was also a management response to the finding included in the audit. The recommendation from the auditor, was for the District to take the necessary steps to alleviate the situation. This recommendation tied into the action taken by the Board last month regarding the preparation of a proposed assessment methodology to assign debt. The difference this year, was that Bond Trustee Counsel requested that the Board take action now. The audit report stated there were no other significant findings nor recommendations. However, there was an additional note stating that the District failed to make scheduled debt service payments on the Series 2002 and 2005 bonds, which was considered to be a financial emergency. Again, the finding is not new, as this situation had been noted in the audit for many years. This audit was reviewed by the accountant for the District as well as the District Manager and District Counsel before finalizing. Ms. Wispelwey requested a hard copy of the audit.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Fiscal Year 2023 Audit Report was accepted.

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

Ms. Trucco reported that she contacted Kingwood, regarding the Board's decision at the last meeting, to terminate the Management Services Agreement (MSA) with Kingwood Orlando Reunion Resort (KORR) by October 1<sup>st</sup>, subject to all of the due diligence items being completed. Kingwood was acceptable to the termination date and GMS would contact them to start the inspection process, to identify any damages and receive all records, including future scheduling. Mr. Greenstein explained the purpose of the MSA, which was for Kingwood to provide services to the District to manage the Heritage Crossings Community Center (HCCC) and The Stables. The termination was basically a business decision that was made by Kingwood and would have no impact to the community.

**B. Engineer****i. Review and Acceptance of Annual Engineer's Report**

Ms. Adams reported as part of the Trust Indenture for the Series 2002 A-2, 2005, 2015A and 2021 bond issues, the District was required to provide an Annual Engineer's Report to the Trustee each year, which was included in the agenda package, reflecting that the District's assets were being maintained and there were adequate funds and property insurance, to maintain the infrastructure.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Annual Engineer's Report was accepted.

Mr. Curley reported that a text message was received, two days ago, stating that Meyer was trying to back out of their contract for the directional drilling for the Spine Road gates. As a result, he worked with Mr. Scheerer to try to find another contractor. Ms. Adams explained that Meyer was contracted with the District for the Davenport Creek Bridge to Reunion Village access control project and there was an addendum to the agreement needed for the directional boring. Meyer Construction was contracted for the project and was supposed to provide a subcontractor

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for the additional work, but it turned out they did not have an available subcontractor. Therefore, another contractor outside of the Meyer contract, would have to be engaged and Ms. Adams requested direction from the Board to delegate authority to the Chair to approve a proposal and authorize staff to prepare an agreement for the directional boring or staff could bring back the proposal to the next meeting. Mr. Greenstein preferred to proceed, because if they waited, it would slow down the installation of the gates. Mr. Scheerer indicated that the project was still in the permitting process. Mr. Dryburgh questioned the expected cost. Mr. Curley confirmed that the last estimate was \$14,000. Mr. Dryburgh was in favor of the Chairman signing off on it.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor delegating authority to the Chairman to approve a proposal for the directional drilling for the gates on the Davenport Creek Bridge was approved.

Ms. Adams requested that Mr. Curley provide the proposal to Mr. Scheerer once it was received and staff would forward it to Mr. Greenstein to execute along with a legal agreement provided by District Counsel. Mr. Greenstein questioned access controls at Reunion Village. Mr. Scheerer reported that once the 911 addressing is done, which is what the Lumen contractor is waiting on and as soon as the paperwork was received, would provide it to IT, in order to get internet to the gatehouses at the Davenport Creek Bridge crossing. Ms. Trucco asked if there was a signed agreement. Ms. Adams confirmed that the agreement with Meyer did not include directional boring, because it was not part of the original scope and this was additional work.

**C. Field Manager Updates**

**i. Review of Fitness Center Costs - ADDED**

Mr. Scheerer presented a comparison between Life Fitness and Busy Body Fitness, to replace fitness equipment at Seven Eagles. This year, in the Repair and Maintenance (R&M) Fund, \$55,000 was allocated. After an evaluation of all the equipment, due to the age of the treadmills, it was recommended that the treadmills be replaced with newer ones from Aspire. There was also a request from a long-time resident, Ms. Deb Kimmel, for a leg press. Brochures outlining the differences between the Aspire and Integrity treadmills, were included in the agenda package. There was a difference of \$6,000 between Aspire and Integrity. At last month's meeting, Ms. Davis asked about an abduction machine and costs from both vendors, were included in the comparison.



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In addition, there was a trade-in value for the treadmills from Life Fitness of \$4,000 and from Busy Body of \$2,400. The total cost included freight, delivery and installation; however, the addition of the abduction machine, put the District over budget. The total cost from Life Fitness was \$61,279.76 but moving the abduction machine from this year's budget to next year's budget, would bring the amount down to \$55,084.76. The only item that was not included, was the warranty information. Busy Body warranties their treadmills for one year, versus Life Fitness, which warranties their treadmills for three years. The leg press and abduction machines would have a one-year warranty. In order to install the equipment, they would need to close the Fitness Center for a day or two, in order to remove all of the existing equipment and re-configure it, to ensure that it met ADA requirements.

Ms. Hobbs questioned how they would fit the leg press and abduction machines, as it was already tight in the Fitness Center Mr. Scheerer spoke with both vendors and they believed that they could make it work, as there was some balance equipment that they did not need in the functional fitness area, as well as some upright bikes. The company that Life Fitness was using, to provide the \$4,000 buy back for the treadmills, was the same company that the District had a contract with to provide the preventive maintenance. Ms. Adams questioned when the equipment would be installed, if the Board approved the proposal from Life Fitness today. Mr. Scheerer stated if they provided the deposit check quickly, the equipment could be installed by the end of September. If not, the equipment would be installed at the beginning of October. On the Action Items List, there was an item listed to remove the wood tile floors in the dumbbell freeweight area for \$690, which he felt comfortable with and recommended removing the floors at the same time that the equipment was installed, to minimize the downtime. Mr. Greenstein agreed and thanked Mr. Scheerer for all of his hard work, as the \$6,000 difference was a small fraction of what they had in reserves and while the Board liked to stay within budget, this was a case where he preferred to purchase the treadmills from Life Fitness, including the abductor machine and leg press and replacing the flooring at the same time.

<p>Mr. Greenstein MOVED to approve the proposal with Life Fitness for the Integrity treadmills, including a leg press and abductor machine with a trade-in in the amount of \$67,279.75 and Mr. Dryburgh seconded the motion.</p>
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Mr. Dryburgh asked if the equipment had a television plugin system, as residents wanted to plug in their earphones to watch a show while they were working out. Mr. Scheerer explained that Aspire did not have that capability, but Integrity did; however, there was a price difference of \$6,000. Mr. Dryburgh questioned whether \$6,000 was a large difference, to have the functions that they wanted and if the cost from Busy Body would be \$72,332, to add a TV. Mr. Scheerer confirmed that the current total was \$61,279.76 with the Aspire treadmill versus \$67,279.76 for the Inspire treadmill. Ms. Wispelwey was in favor of having the better treadmill, as many people preferred to watch a TV screen, rather than looking at their phone. Mr. Greenstein agreed, as there were other features on the Integrity machine that were not on the Aspire machine. Ms. Hobbs asked if it required a Wi-Fi connection. Mr. Scheerer indicated that it had Wi-Fi capability, but they did not have Wi-Fi in the Fitness Center. Mr. Greenstein requested that staff investigate having Wi-Fi in the Gym.

On VOICE VOTE with all in favor the proposal with Life Fitness for the Integrity treadmills, including a leg press and abductor machine with a trade-in in the amount of \$67,279.75 was approved
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Mr. Scheerer reported that recently, all of the backflows were inspected and certified. They must do this every year, as every backflow system was in the name of the District. There would be a landscape change-out along Gathering Drive, across from Seven Eagles, to replace Loropetalum that was dying. Yellowstone was picking up the remainder of the plants today. Umbrella replacements were made throughout the community, as well as the replacement of tabletops at The Terraces that were cracked. The half white tables would also be replaced at HCCC. They were in storage for now, until they could be replaced. He met with UCC Group on July 8<sup>th</sup>, to discuss the improvements that were approved by the Board for the Seven Eagles fountain. They could start as early as July 22<sup>nd</sup>. Mr. Scheerer was informed by Mr. Goldstein that there were no golf cart crossing signs along Excitement Drive and on Sparkling Court towards Watson Court, but all of the signs were installed and every golf cart crossing now had the Reunion logo with the decorative post. Mr. Greenstein was happy to hear this, due to the fact that the signs were missing all of these years.

**D. District Manager's Report**

**i. Review of Sidewalk Project**

Ms. Adams reported that Ms. Hobbs was working to identify sidewalk locations in order to provide a continuous sidewalk on at least one side of the roadway. She prepared a document for the Board to consider, that depicted the number and locations, which was included in the agenda package. Ms. Hobbs reported for Homestead, 18 lots needed sidewalks, mainly on the big main road, as many of the smaller side roads had sidewalks, at least on one side, except for one side of Sparkling Court. There were two homes on Watson Court, that had an adjoining lot, which was fenced or improved. The main frontage of the house had a sidewalk, but the lot did not have one, which was not the side of the street that they were looking at install a sidewalk on, but it needed to be discussed with the Master Association, because it eventually needed to be addressed. On Liberty Bluff, there were 18 lots that needed sidewalks, but some streets had corner lots that needed more sidewalks, versus the opposite side, where there was only one lot that needed to be paved with a sidewalk, because less pavement was needed. On Corolla Court, between Lots 83 and 84, there was a big gap between the sidewalks, which needed to be discussed with the Master Association. Lastly, in Patriots Landing, there were 15 lots that needed sidewalks and two corner lots, that had sidewalks in the front of the house, but not on the side, even though the homes were completed and sold. The Board thanked Ms. Hobbs for providing this report. Mr. Greenstein noted that these were unique situations, as there were lots that needed sidewalks. Ms. Hobbs noted an easement between Lots 27 and 28, in Liberty Bluff, to provide access to the golf course. Mr. Greenstein believed that this was where the emergency road was located. Ms. Hobbs questioned who would be responsible for installing the sidewalks. Ms. Trucco pointed out that the plat would likely show the ownership. If the CDD owned it, they would install a sidewalk. Ms. Hobbs pointed out in Patriots Landing, there was an easement in front of a home, to get access to a conservation area, but she did not know who installed the sidewalk, as it was installed when the house was built and requested that Ms. Trucco look into the ownership. Ms. Hobbs wanted to speak to the Master Association about having some of the owners pay for half of the cost for the sidewalk. Mr. Greenstein felt that the Boards have taken this matter as far as they could and the only item that remained, was speaking to the Master Association about this proposal, as they may be responsible to make any repairs to the sidewalk, if they damaged it during construction. Ms. Hobbs recalled that according to the discussion that she and Mr. Mike Barry had with Mr. Anthony Carll, he was

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supportive. Ms. Adams indicated that one other question was whether a permit would be required to install the sidewalks, which would be answered by the District Engineer at next month's meeting.

Mr. Dryburgh questioned whether they could go back to the developer if the lot had a sidewalk in front of it, if they never installed one on the side. Ms. Hobbs stated it depends on whether the developer or the homeowner owned the lot. Mr. Greenstein pointed out that technically the homeowner owned the lot, but on most corner lots, the sidewalk and pad were installed by the builder. Ms. Trucco was not sure how they got away with not putting the sidewalk in, as the County would presumably require the builder to install the sidewalk and assumed in this case, the County required them to install it in the front. Mr. Dryburgh pointed out it could have been at a time when there were no inspectors. Ms. Hobbs asked if it was possible that the builder informed the county that they were not going to install the sidewalk and the county approved it. Ms. Trucco believed that they potentially issued the certification of completion for the house without the sidewalk, for whatever reason and they must pull the data to determine what happened. If it was developed 20 years ago, there were Statute of Limitations issues potentially to go after the developer. Mr. Greenstein felt that it was a Master Association issue and they were required to enforce the covenants. Ms. Hobbs recalled that another house on a main street corner, had the same issue, which she complained to the Master Association about. Mr. Greenstein pointed out that these issues would be addressed when the program was implemented. Ms. Adams noted they were tentatively including funding the sidewalk installation in the Fiscal Year 2025 R&M List, which the Board would be reviewing today. Ms. Wispelwey felt if the District did this, it would make the community safer.

**ii. Action Items List**

Ms. Adams presented the Action Items List, which were included in the agenda package.

**iii. Approval of Check Register**

Ms. Adams presented the Check Register from June 1, 2024 through June 30, 2024 in the amount of \$513,383.44, which was included in the agenda package, along with a detailed register.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the June Check Register was approved as presented.
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**iv. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through May 31, 2024, which was included in the agenda package. It was for informational purposes and no Board action was required. There was nothing to bring to the Board's attention.

**v. Replacement and Maintenance Plan**

Ms. Adams presented the R&M Plan, which was included in the agenda package and was for informational purposes. This was the proposed Project List for Fiscal Year 2025 and was comprised of items that were noted in the Reserve Study, based on replacement dates of infrastructure and assets that the District owned, that were recommended by an engineer. It was also based on the actual site reviews that Mr. Scheerer conducted on a regular basis and input from the Board. There was also a Project List for Fiscal Year 2024, on items that would be deferred to Fiscal Year 2025, which included the refurbishment and re-design of Seven Eagles Fountain #2 and Fitness Center equipment. The milling, resurfacing, traffic calming, speed tables and striping, was deferred, due to areas in Reunion West that needed striping, from the I-4 bridge to the gatehouse and stop bars and crosswalks in the community that needed to be replaced. The Access Control System at the Reunion Village gate was on hold due to a legal issue.

On the Project List for 2025, Ms. Adams indicated the lighting system for the HCCC, was aged out and needed to be replaced. The amount needed for Heritage Crossings Community Center refurbishment was subject to change, as they were trying to confirm the furniture situation. Refurbishment of the Center may be a multi-year project. Board Members directed Mr. Scheerer to obtain prices for radar display signs that could be run remotely. A shade structure for the outdoor fitness center at Grand Traverse Parkway, was also requested by the Board, but Reunion West CDD Board Members decided to defer it at least one or two years, due to other priorities. The Encore Reunion West playground would be scaled back, as the proposals ranged from \$110,000 to \$120,000, including the playground, shade structure and the fencing. The Terraces pool was scheduled for resurfacing and there was an allowance for the replacement of pool furniture that was worn. There was a placeholder for No Parking signs for Reunion Village, Phases 4 and 5, which was the last section of Reunion East that required No Parking signs, but the timing for installation would be based on how quickly the homes sold in these two phases. There were also placeholders for pool heaters and sidewalk replacements and sidewalk installations for the vacant lots. Approximately \$75,000 was budgeted for the sidewalk replacements. For the sidewalk

installation project, the amount was a gross number, based on the anticipated cost per linear foot and feedback from the documents that Mr. Barry and Ms. Hobbs prepared. The last item was an HVAC replacement allowance. This project list would be fine-tuned and included in the Proposed Budget.

**E. Security Report**

Mr. Vargas provided the June Security Reports from Reunion Security, under separate cover and the Board would receive the report from the Reunion West POA.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**


**Next Meeting Date: August 15, 2024 at  
2pm**

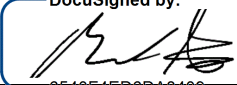
Ms. Adams stated that the next meeting was scheduled for August 15, 2024 at 2:00 p.m., and it will be the public hearing to adopt the budget. The Board and staff recognized Ms. Davis, who joined the meeting. Ms. Adams would meet with her outside of the meeting to administer the Oath of Office and provide new Board member paperwork. Mr. Dryburgh questioned the time of the meeting. Ms. Adams confirmed that it was scheduled for 2:00 p.m. August 15.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the meeting was adjourned.

Signed by:  
  
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Secretary/Assistant Secretary

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Chairman/Vice Chairman