

**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, **November 14, 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 <i>by phone</i>	Chairman
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Steve Gosnell	Vertical Bridge/Rowstar
Victor Vargas	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the November 14, 2024 regular meeting of the Board of Supervisors of the Reunion East Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. The following residents addressed the Board:

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- Mr. Edward Lenard of 7697 Heritage Crossing Way, Unit 301, requested converting the kiddie pool into a hot tub and sharing the expense with Kingwood Orlando Reunion Resort (KORR).
- Mr. Harold Rosen of 1331 Seven Eagles Court stated at the January 12, 2023 meeting, he pointed out that several stop signs were at the wrong height and in the wrong position and not clearly marked within Linear Park and requested that the Board look into the condition of Linear Park, as there was an accumulation of dead branches, leaves and trash in the flower beds, black mold on all of the pathways and dead foliage. According to Mr. Scheerer, this would be addressed.
- Mr. Charles Martin, President of the Seven Eagles Condominium Association, was happy with the fountain at Linear Park, as this was a premiere spot in all of Reunion. Approximately 60 packages were being left by Amazon inside of the pool pavilion and requested that the mailroom door be locked.
- Ms. Beverly Pappas of 7689 Heritage Crossing Way requested cameras to see who was dumping garbage by The Stables, so there would be repercussions.

Ms. Adams questioned whether the Board wanted these items to be addressed under Staff Reports. Mr. Dryburgh preferred to address them immediately. Mr. Scheerer indicated that he spoke with Mr. Rosen about Linear Park and there was a plan in place to replace the landscaping. Yellowstone looked at all of the plant material and prepared a plant palette and renderings, which would be provided to the Board at a future meeting. The team handling the cleanup, would coordinate it with the mulch installation. As part of their end of the year projects, there would be pressure washing of the pavers, monuments, curbing and around the park footprint. Regarding the stop signs, the CDD did not own the roads in Linear Park or Seven Eagles and it must be handled by the Condo Association. Mr. Martin pointed out that the stop signs were the responsibility of KORR, as it was part of their right-of-way (ROW). Mr. Scheerer offered to speak to KORR. Mr. Dryburgh felt that Mr. Martin would have more impact than the CDD. Mr. Martin requested that the Board look at installing additional lighting inside of Linear Park, as people were walking in the dark when walking their dogs or coming back from the pool. Mr. Scheerer would ask Terry's Electric to provide a quote and bring it back to the Board; however, he could not do anything about locking the mailroom. Ms. Adams recalled a License Agreement with the Homeowners Association (HOA) for use of the mailroom and requested time to review it. Ms. Wispelwey

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recalled that Amazon left packages inside of the pool pavilion, when the driver did not want to drive around, as one time she had to track down a package.

Regarding the trash, Mr. Scheerer reported that someone cleaned out the trash cans once a week, but if the Board wanted cameras, he and Mr. Vargas would obtain a price. Mr. Dryburgh believed most of the trash was from contractors. Mr. Scheerer witnessed residents pulling up to a dumpster that was recently emptied and leaving their trash because they did not want to open up the lid. Ms. Davis did not think that cameras would help, as there was a lack of accountability and follow through. Ms. Wispelwey recalled when they started to have trash issues, KORR wanted the dumpsters. Ms. Adams indicated that there was an agreement with the HOA, for the dumpsters at The Stables, requiring them to maintain the area and the dumpsters. Ms. Wispelwey pointed out if it was not neat and tidy, they needed to go back to responsible party. Mr. Scheerer indicated that maintenance cleaned the dumpsters, but they were not there every day. Ms. Wispelwey recalled discussion about removing the dumpsters. Mr. Dryburgh pointed out that the HOA did not empty the trash cans. Ms. Adams stated if the Board wanted to remove the dumpsters, the Board could terminate the License Agreement, in accordance with the terms of the agreement. Ms. Wispelwey preferred to tell the HOA, that their twice per week trash pickup was not sufficient and their agreement would be terminated, unless they improved the trash pickup.

Ms. Pappas felt that residents were getting punished, because of contractors dumping their trash and if there were cameras, the company listed on the vehicle could be cited. Mr. Martin reported that Seven Eagles had the same issue and wanted to remove the dumpsters, but if the CDD changed their policy, it would affect all of the Associations, because when the CDD locked their dumpster, people would dump chairs and tables at their dumpster. Ms. Wispelwey pointed out that it was not a CDD dumpster, but it was on CDD property. Mr. Rosen questioned what authority they had to fine people, if cameras were installed. Mr. Dryburgh stated this must be researched by their legal team, they were doing the best that they could and agreed with Ms. Wispelwey's suggestion of informing the HOA that their trash pickup was not sufficient. Ms. Davis understood the predicament that Seven Eagles was in, but every association had this issue and the solution was for staff to review the License Agreement. There was consensus from Board for the District Manager to request that the HOA increase their cleaning and maintenance of the dumpsters on CDD property.

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Mr. Dryburgh recalled that the dumpster next to the Heritage Crossing Community Center (HCCC) was supposed to be removed and the wall to be knocked down. Ms. Adams indicated that the CDD was not contracted for any dumpster service, as Reunion Resort had an agreement, and the dumpster was funded by KORR. At this time, Mr. Scheerer was working on management transition issues. Mr. Scheerer pointed out that converting the kiddie pool into a hot tub, was looked into five years ago. The kiddie pool must be physically removed, because it must be permitted from the ground up, which involved design costs. The estimate from the pool company was \$75,000 to \$100,000. If the Board wanted this as a project for 2026, Mr. Scheerer would provide the capital improvement numbers by February and try to find a company that could demolish, remove, re-pipe and install all new equipment. Mr. Dryburgh was not in favor of proceeding, as it must be fully funded by the CDD and the Board was not willing to allocate that amount of money. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the September 12, 2024 Board of Supervisors Meeting**

Ms. Adams presented the draft minutes of the September 12, 2024 Board of Supervisors meeting, which were included in the agenda package and were reviewed by District Counsel and District management. There were no corrections or comments.

On MOTION by Ms. Wispelwey seconded by Mr. Dryburgh with all in favor the Minutes of the September 12, 2024 Board of Supervisors Meetings were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-01
Setting a Public Hearing for Amendments
to the District's Special Event Policy and
Amenity Policies & Fees**

Ms. Adams recalled that effective October 1, 2024, the CDD was directly managing the HCCC. There are rental fees to rent the HCCC, but it did not include room set up nor cleanup fees. The District could be assessed those fees by their custodial company, if a rental needed to be setup or cleaned up. Because the CDD was a special purpose government, anytime that fees were imposed, the District was required to hold a public hearing, to determine whether the fees were

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reasonable. Resolution 2025-01 to set the public hearing and the proposed rate schedule that would be published, were included in the agenda package. The Board had the ability to set fees that did not exceed the amount that was published, but during the public hearing, there would be proposed rental fees, based on other similar nearby facilities. There was also a Special Events Policy which covered the rental of certain facilities and the Amenity Use Policies, which covered the use of certain facilities. Mr. Dryburgh questioned the setup and cleaning costs. Ms. Adams indicated that according to the proposed noticed rate, the proposed setup and cleaning costs were \$300. Mr. Dryburgh asked if the costs could be increased for inflation. Ms. Adams could include a higher rate of \$400 or \$500, instead of \$300. Ms. Wispelwey questioned the impact of this, as she did not know the number of times the facility was rented and whether the Board wanted the facility to be rented more or less. Ms. Adams indicated that this was a policy issue that was up to the Board and if the Board wanted to defer this matter, they had the ability to do so, but the public hearing required a 28- and 29-day legal notice and the soonest that they could set the public hearing, was January 9, 2025. However, she recommended that the Board set the public hearing and then decide whether to build up the rental program in Fiscal Year 2026 and how to use the HCCC.

Ms. Trucco agreed with the Board setting the public hearing, as the Board would then have 60 days to request backup on the number of rentals and the current costs to rent the facility. Ms. Wispelwey pointed out if the Board wanted to have more rentals, they must spend more money on marketing the facility, but voiced concern that if the rates were increased, there would be less rentals. Ms. Wispelwey did not think she had enough information to make a decision. Ms. Davis preferred to have a market analysis, showing how often the facility was used, the amount charged and square footage. Mr. Dryburgh pointed out in the last two years, the facility was managed by an organization that did not want to rent it out and questioned whether they should hire someone to market it. Ms. Wispelwey suggested having a marketing piece that could be sent to all event planners in the area. Ms. Davis recommended marketing it through realtors. Mr. Dryburgh was in favor of the Board discussing this matter at the December meeting, coming up with a strategy and researching the cost of having a hot kitchen and questioned the amount that they were asking Reunion to pay.

Ms. Wispelwey suggested hiring a Marketing Consultant, to provide a proposal and determine the value. Ms. Davis offered to call a few places to get a general idea. Mr. Dryburgh suggested calling some event planners. Ms. Davis wanted the facility to be simple, to minimize

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the cost to manage it, so it would not be a liability and market it through *Reunion Passages* or on Facebook. Ms. Trucco felt that it would be useful to know the actual costs per month or the amount that the CDD would incur and potentially the going rate. Ms. Adams pointed out that the cost could be determined by comparing the rental revenue to the expense to maintain HCCC. Mr. Dryburgh preferred to notify all residents that the HCCC was available for rental, but there was no kitchen. Ms. Adams would provide comps for similar facilities in the area, for the Board to consider and questioned whether the Board would be ready to adopt a policy at the January meeting. Ms. Wispelwey was not in favor of considering it in January. Ms. Davis suggested having it as a discussion item on the next agenda. If the Board wanted to set the public hearing, Ms. Adams requested that the Board set a cap of \$500 for Heritage Crossings Pool A, \$500 for the Heritage Crossings Pool B, \$500 for the Homestead pool, \$500 for the Carriage Pointe pool, \$500 for the Terraces Pool, \$1,000 for Linear Park and \$1,500 for Seven Eagles Center. Mr. Dryburgh preferred to double the fees. Ms. Davis questioned the cost to maintain the facility. Ms. Adams would provide the rental history for the past two years and defer this matter to the next meeting. There was Board consensus for Ms. Adams provide comps at the December meeting and set the public hearing for January 9, 2025 at 1:00 p.m.

On MOTION by Mr. Dryburgh seconded by Ms. Davis with all in favor Resolution 2025-01 Setting a Public Hearing for Amendments to the District's Special Event Policy and Amenity Policies and Fees for January 9, 2025 at 1:00 p.m. at this location was adopted.
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FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-02
Ratifying the Final Form of Documents
Approved by Resolution 2023-12**

Ms. Adams recalled that the Board approved the property conveyance, previously, but certain documents were updated and District Counsel felt that it was prudent to bring the entire package back to the Board, to discuss the changes. Ms. Trucco presented Resolution 2025-02, Ratifying the Final Form of the Conveyance Documents that were Approved by Resolution 2023-12 and reported that all of the documents were finalized and signed and the deed was recorded. However, there was a lull between the time that the resolution was originally approved and finalized and some tracts were not ready to be conveyed, but the developer has since confirmed that the tracts listed were finalized and ready to be conveyed. The documents were now finalized,

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which included Special Warranty Deeds, Bills of Sale, Agreement Regarding Taxes, Owner's Affidavit, Certificate of District Engineer and Affidavit Regarding Human Trafficking.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor Resolution 2025-02 Ratifying the Final Form of Documents Approved by Resolution 2023-12 was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Amending the Fiscal Year 2024 Budget**

Ms. Adams presented Resolution 2025-03, Amending the Fiscal Year 2024 Budget, which was provided to the Board in a revised agenda package, along with the amended budget, which was an exhibit to the resolution. When the Board adopted the Fiscal Year 2024 budget, the resolution included a provision for a budget amendment. In order to be in compliance with Florida Statutes, if the spending was over the budget, within 60 days of the end of the fiscal year, a budget amendment must be presented to the Board for approval.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor Resolution 2025-03 Amending the Budget for Fiscal Year 2024 was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Pool Lift
Installation at Seven Eagles**

- A. Aqua-Blue Pools**
- B. Spies Pool, LLC**

Ms. Adams reported that there was an ADA requirement for public pools to have pool lifts and this pool lift was for Seven Eagles. Mr. Scheerer presented proposals from Aqua-Blue Pools for two lifts in the amount of \$33,634.00 and Spies Pool in the amount of \$29,984.00. There was a current battery-operated lift, but it had been a problem in the last year and the proposals were for a hydro lift, which was operated by water pressure, versus a battery, which was costly to replace. The lifts would have a 300-pound weight limit and must be permitted and inspected. Mr. Dryburgh asked if the lifts would still operate if the person was more than 300 pounds. Mr. Scheerer indicated that the limit was 300 pounds to safely use the lifts. Mr. Dryburgh requested that a sign be posted. Mr. Scheerer pointed out that a sign was affixed to the lift. Ms. Davis questioned why there was a price for a 300-pound lift and a price for a 500-pound lift. Mr. Scheerer confirmed that the standard

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was for a 300-pound lift but could obtain a price for a 500-pound lift; however, only \$30,000 was budgeted in this year's budget. There would be additional proposals, as the plan was to install lifts at The Terraces and Homestead pools. Mr. Dryburgh requested that Mr. Scheerer find out the price for a 500-pound lift. *During the meeting, Mr. Scheerer would call the proposers and report back to the Board.*

EIGHTH ORDER OF BUSINESS

**Consideration of Option and Access
Easement Agreement with Rowstar, LLC
over CDD Property for Installation of
Telecommunication Tower on FDOT
Property Located Adjacent to I-4**

Ms. Adams recalled that at the April meeting, Rowstar, LLC/Vertical Bridge (Rowstar) requested an access easement from the CDD in order to access and install a cell tower on Florida Department of Transportation (FDOT) property that was adjacent to I-4 and presented an Option and Access Easement Agreement with Rowstar, LLC. Since access was requested over CDD property, an agreement was necessary. Rowstar initially offered to compensate the CDD with a one-time payment of \$10,000 upon execution of the Agreement and the payment of any professional fees. However, the Board felt that the offer should be increased, as there would be significant value to Rowstar, by providing an easement for the cell tower. Subsequently, Rowstar provided a revised offer of \$85,000, which the Board felt was closer to the value that Rowstar would receive from the cell tower. An overview of the project, was provided to the Board, showing the location of the existing billboard and proposed tower location and a depiction showing the cell tower height of 170 feet and design. At the last meeting, the Board requested an improved offer from Rowstar that was more reflective of the value that they would receive from the installation of their cell tower and a meeting was held between Mr. Greenstein, Rowstar and District Counsel to discuss the request in more detail.

Ms. Trucco presented a revised offer from Rowstar, whereby the Board would receive \$10,000 upon execution of the agreement, which would be for a two-year option period and during that two-year period, Rowstar had the right to put the CDD on notice that they wanted to proceed with the Access Easement. Once it was executed the CDD would receive \$115,000 within 30 days of the start date. She was reviewing the title work and the District Engineer was looking into the encumbrances on the property, as there were many easements on this tract of land. If the Board

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approved the concept, she recommended that it be subject to her working with Rowstar, to sign off on the terms of this agreement. Her comments to Rowstar, was that it be subject to the rights and encumbrances that were recorded in the public records, as there appeared to be recorded encumbrances such as a utility easement and lift station driveway parcel that Tohopekaliga Water Authority (TWA) had easement rights on that all needed to be looked into. However, the updated offer included conditions, one of which was approval by the Board today and executing it by November 27th so the Board today could decide to move forward or decide not to. Mr. Dryburgh felt that the offer was fair. Ms. Wispelwey felt that it was a good offer. Ms. Davis liked how Rowstar would address any damages and concerns. Mr. Dryburgh questioned whether Rowstar was building the tower and selling it to another entity. Ms. Trucco indicated according to the Memorandum of Lease, FDOT owned the tract of land and the tenant was Rowstar. Ms. Wispelwey voiced concern that they would be using CDD roads to transport the cell tower. Ms. Trucco indicated that use the roadway (RW3) needed to be resolved, as it was not yet conveyed by deed to the CDD. Ms. Wispelwey voiced concern about Rowstar bringing a large structure onto their roads. Ms. Trucco pointed out that there was an indemnification provision in the Option and Access Easement Agreement for any damage that they caused so something like that should be covered.

Mr. Steve Gosnell of Rowstar confirmed that they would be utilizing the access easement for purposes of construction and installation and performing maintenance once a month and would be responsible for any damage incurred on the CDD roads. Ms. Trucco suggested that there be a pre-construction meeting prior to the start date, to address these concerns. Mr. Dryburgh voiced concern about the length of the truck, as it must go through their gate. Mr. Gosnell indicated these were obstacles that they were accustomed to and could offload it before the gate and using smaller trucks to bring it in. Ms. Trucco explained that the agreement would run in conjunction with the FDOT lease, which was for a 50-year period and if it terminated, this CDD agreement would terminate too. Mr. Dryburgh questioned who would remove the tower if the lease terminated. Ms. Trucco pointed out that this would be worked out between FDOT and Rowstar, as the tower was not on CDD property, however there was a provision in the Option and Access Easement Agreement for the CDD property to be restored.

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Mr. Greenstein MOVED to accept the offer from Vertical Bridge/Rowstar and the terms of the Option and Access Easement Agreement with Vertical Bridge/Rowstar over CDD Property for the installation of a telecommunication tower on FDOT Property adjacent to I-4 and Mr. Dryburgh seconded the motion.

Ms. Davis preferred to defer this matter until the next meeting, as she was concerned about the 50-year period. Ms. Wispelwey felt that 50 years was logical, as large capital expenses were 30 to 50 years and the amount of money that the CDD would receive from Rowstar, was insignificant, as it was a small easement and \$125,000 for 50 years, equated to \$2,500 per year. Ms. Davis was not as concerned about the easement, as she was with the damage it would cause on their roads. Mr. Dryburgh did not think that \$125,000 was unreasonable, as he did not see this property being utilized for any other purpose, due to the location. Ms. Wispelwey preferred to have a legal provision for the CDD to be compensated for any damages. Ms. Trucco recommended that if the Board desired to move forward that they approve the offer today under the offer terms contingent on negotiating the terms of the agreement.

On VOICE VOTE with all in favor acceptance of the offer from Vertical Bridge/Rowstar and the terms of the Option and Access Easement Agreement with Vertical Bridge/Rowstar over CDD Property for the installation of a telecommunication tower on FDOT Property adjacent to I-4, subject to District Counsel negotiating the terms with Vertical Bridge/Rowstar's counsel was approved.

NINTH ORDER OF BUSINESS**Ratification of Reunion Seven Eagles
Fountain Centerpiece Quote from UCC
Group**

Ms. Adams reported that as a result of the planned fountain refurbishment, the fountain bowl had received a baking soda wash; however, during the course of the project, it was not being cleaned to the level that Board Members preferred and replacing the fountain bowls was more desirable. Mr. Scheerer met with the Chairman and obtained a proposal from UCC Group for the fountain centerpiece in the amount of \$3,852.50. Pictures of the new centerpiece were included in the agenda package, along with the proposal. Mr. Scheerer indicated that the centerpiece was installed.

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On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor approval of the Quote from UCC Group for the Reunion Seven Eagles fountain centerpiece in the amount of \$3,852.50 was ratified.

- **Consideration of Proposals for Pool Lift Installation at Seven Eagles (Item 7)**
 - A. Aqua-Blue Pools**
 - B. Spies Pool, LLC**

Mr. Scheerer reported that he spoke to a contractor for the pool lift installation, who confirmed that they did have a 500 lift; however, it was battery operated and would cost \$24,000 each or \$48,000 total. As a result, he recommended the 300-pound hydraulic lift, as a battery operated one would need ongoing maintenance. Ms. Adams indicated that staff recommended Spies Pool, as they were the lowest and staff worked with them in the past.

On MOTION by Ms. Davis seconded by Ms. Wispelwey with all in favor the proposal with Spies Pools for a pool lift installation at Seven Eagles in the amount of \$29,984.00 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that there was not much to report today, as they were working on the title commitment for the cell tower that was already discussed. Regarding the Traffic Enforcement Agreement with the Osceola County Sheriff's Office (OCSO), a representative of the Reunion West POA, received the following response from OCSO: *"It was brought to our attention that our deputies cannot provide any traffic enforcement, such as warnings or citations for traffic related incidents (speeding, parking violations and the use of golf carts in Reunion), until the Traffic Control Agreement was completed."* There was further correspondence requesting that Reunion Security be informed that the OSCO could not enforce traffic in Reunion, as a deputy working their detail, was questioned after not stopping kids who were driving golf carts, as these were public roads. As a result of the communication, Ms. Trucco contacted the attorney at OCSO, who indicated that there was a jurisdiction issue because of the gate and their officers would not go into the community unless there was a Traffic Enforcement Agreement. Ms. Trucco informed them that it was a soft gate and ultimately, the attorney at OCSO offered to review the email chain, as well as a prior agreement that was drafted.

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At the Reunion West CDD meeting, Ms. Trucco reported that the Board authorized her to prepare a one-page letter, acknowledging that the OCSO had jurisdiction for traffic enforcement on roadways operated and/or owned by the CDD and that Board had recommended that this Board do the same. From a legal perspective, if the CDD was put on notice that a Traffic Enforcement Agreement was required before services would be provided and the CDD chose not to enter into it there could be liability exposure. Mr. Greenstein requested that Ms. Trucco send an email to OCSO, asking if their position was not to provide these services without an agreement, as these services were provided for 20 years without a problem and residents were paying taxes to Osceola County for these services. Mr. Dryburgh and Ms. Wispelwey preferred that Ms. Trucco prepare the one-page letter. Ms. Trucco agreed, as it was the desire of the Reunion West CDD Board, for both CDDs to agree to this approach. There was also an issue with the color of signs, which were currently blue, indicating that it was a private community, but if they were green, OCSO could come into the community. As part of the original agreement, the county would perform a walk through, to look at the color of the signs and Mr. Scheerer was authorized by the Reunion West CDD Board, to obtain a proposal to change the signs. Mr. Dryburgh did not think that the signage was an issue in Reunion East. There was Board consensus for Ms. Trucco to prepare the one-page letter and provide to the Board at the next meeting.

B. Engineer

Ms. Adams reported that the milling and resurfacing project started on Monday and the Master Association sent an e-blast to residents regarding the upcoming road construction. Mr. Curley reported that he and the Project Manager with All County Paving, marked the areas of where they were starting and stopping and would be onsite on Tuesday and Thursday, to monitor the work and take photos. All County would have eight flagmen providing traffic control. Mr. Dryburgh recalled prior discussion about installing a radar display sign, to display the speed and count vehicles for one to two months. Mr. Scheerer reported that a radar sign was installed on Euston Drive, which they were monitoring; however, Mr. Goldstein requested that it be moved past his house, where there was more traffic. Ms. Wispelwey noted that some HOAs released an email regarding the milling and resurfacing. Ms. Adams was made aware, during the Reunion West CDD meeting, that the Master Association had not released the email and followed up with them. At 2:33 p.m., they released the email, which included the work zone information and a

schedule of when the work would take place, which was from November 18th through December 3rd, along with maps. Mr. Curley confirmed that no roadways or entrances would be shut down and single road closures would be flagged. Ms. Davis appreciated all of Mr. Curley's hard work.

C. Field Manager Updates

Mr. Scheerer reported that the community survived the hurricanes and they just needed to adjust and replace some signs. A notice was placed at the Seven Eagles gym, as he received notification that the six Integrity treadmills, leg press and abductor machine, would be delivered in December. He planned to install it on December 9th. Prior to that, the worn-out planks in the main gym, where the free weights were located, would be removed and the gym would be closed on November 18th and 19th. On Monday and Tuesday, notices were placed in and around all of Seven Eagles and were sent to residents via email. Another notice would be placed at the gym and surrounding areas a week prior to the installation. Some of the old medicine balls in the Functional Fitness Center, would also be removed and additional yoga maps would be purchased. Cable TV was requested, but they must go through Kingwood's fiber optic network, as their current service provider could not do it. GMS's IT Department was working on it. Hopefully before Christmas, they would have six new treadmills, a leg press and flooring.

Regarding the Action Items List, Mr. Scheerer reported that there was some progress on the Davenport Creek/Spine Road Bridge work. The chases were installed and the electrical company was coming out to turn them on in the medians. Guardian Access Control already dug some holes for footers. The equipment layout was spray painted. Two jersey barriers that were used to lock the gate, were removed. The gate would be removed and jersey barrier abutments in the bridge and pedestrian walkway, would be pressure washed, in preparation for the painting. He thanked the Board for approving the funding to renovate the Seven Eagles fountain. It had been down in the last couple of days, to install the new tower and the fountain was grouted, sealed and refilled. It should be back up and running by tomorrow. In his opinion, this was money well spent. There were some agreements with Kingwood to remove the other fountain and landscape it, but residents preferred to renovate it. If it was the desire of the Board, Mr. Scheerer would bring back a proposal. Mr. Dryburgh recalled that there was a proposal, but it was too expensive. Mr. Scheerer recalled that it was \$65,000. Ms. Wispelwey was surprised at how good the renovated fountain looked, as the water was clear. Mr. Scheerer noted this was due to the filtration system, which was

the majority of the work. Ms. Wispelwey requested that this item be brought back to the Board in six months. Mr. Scheerer would include this item on the Capital Items List for the 2026 budget.

D. District Manager's Report**i. Review of Correspondence Regarding Use of The Stables**

Ms. Adams presented correspondence from Mr. Leigh Bateman, President of Magical Vacation Homes, a stakeholder at Reunion, expressing an interest in purchasing or leasing The Stables, for the purpose of storing equipment. Part of the communication was regarding the fact that The Stables were constructed with bond funds and in order to unencumber the parcel, the debt for that portion of expenses would need to be retired. This would require some expensive legal work by Bond Counsel or a Special Tax Attorney. Ms. Trucco recalled that some time ago, the Board directed the District Engineer to determine the amount of CDD bond funds expended on The Stables, as there was an Internal Revenue Service code provision, whereby generally speaking a non-government could not use publicly financed property for private business gain. A lease and sale of the property was considered to be a private use and Tax Counsel would get involved to run the numbers to determine what amount of bonds needed to be redeemed based on factors such as the amount expended by the developer to construct The Stables and the amount of the bond issuance. The District Engineer identified the needed information already and so the next step, if the Board wanted to consider the sale, was to engage Bond Counsel to perform an analysis to determine the amount of bonds needed to be redeemed in order for the District to sell the property, which was anticipated to take 10 to 20 hours at a cost of \$10,000 to \$20,000. Mr. Dryburgh questioned whether the CDD could rent The Stables for storage and charge a fee. Ms. Trucco indicated that there would be a lease. Ms. Wispelwey pointed out that the next step, no matter what the Board wanted to do with The Stables, was to get Bond Counsel involved. Ms. Trucco recommended that Bond Counsel be engaged to perform the analysis if they wanted to pursue private use and if the answer was that the District needed to redeem \$1 million in bonds before The Stables could be sold for example, at least the Board would have the redemption amount. There was Board consensus for staff to obtain a proposal for Bond Counsel to perform an analysis of bond funds and bring it back to the Board at the next meeting.

ii. Action Items List

This item was discussed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from September 1, 2024 through September 30, 2024 in the amount of \$321,565.12 and from October 1, 2024 through October 31, 2024, in the amount of \$285,038.90, which were included in the agenda package, along with a detailed check run.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the September and October Check Registers were approved as presented.

iv. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through September 30, 2024, which was for informational purposes. It included the Combined Balance Sheet, showing the unassigned balance in the General and Repair and Maintenance (R&M) Fund. No Board action was required.

v. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was for informational purposes.

E. Security Report

Ms. Adams provided under separate cover, the October Security Report from Reunion Security and the Reunion West POA. No Board action was required and it was for informational purposes. Mr. Victor Vargas of Reunion Security was present to answer questions. Mr. Dryburgh questioned whether there were any issues that the Board needed to be aware of. Mr. Vargas stated there were three house parties last month, that were dealt with.

ELEVENTH ORDER OF BUSINESS**Other Business**

Mr. Dryburgh requested discussion at the next meeting, on how to inform the public of what the Board was doing, such as the purchase of six new treadmills and informing residents about the inconvenience of the road work. Ms. Wispelwey agreed, as they had a Social Media Policy, which they were not following. Ms. Davis felt that it was nice for residents to know what was occurring in the community. Ms. Trucco voiced concern about the Sunshine Law, as two Supervisors could not discuss items upon which foreseeable action will be taken by the Board with

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one another, outside of a Board of Supervisors meeting. Ms. Wispelwey asked if she could request someone who organized a homeowner only group, to post something. Ms. Trucco explained that could fall under the liaison prohibition and could still be construed as a violation of the Sunshine Law. There was also a Public Records Law issue since any communication made or received in connection with official CDD business, must be preserved and when posting on a social media site the post could be deleted by the provider or user. Ms. Wispelwey suggested posting something on the CDD website, summarizing what the Board was undertaking. Ms. Adams was happy to do so, but in the past, residents did not want to go onto the CDD website and preferred to post something on Facebook. Ms. Trucco could research whether any other CDDs have a Facebook page. Ms. Adams would see whether there was an opportunity for the Association to release a recap of the capital projects that the Board approved and upcoming improvements. Mr. Greenstein suggested providing a recap at the same time that notices were sent to residents regarding road closures and announcements. Ms. Wispelwey preferred to have a bullet point list of items that the CDD completed in 2024. Ms. Adams would prepare highlights from the meeting on some of the projects that were underway or approved.

TWELFTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date: December 12, 2024

Ms. Adams stated that the next meeting was scheduled for December 12, 2024 at 1:00 p.m.

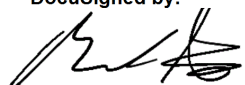
FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman