

*Reunion East Community
Development District*

Agenda

December 12, 2024

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

Phone: 407-841-5524 – Fax: 407-839-1526

December 5, 2024

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, December 12, 2024 at 1:00 PM** at the **Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/81019901423>

Dial-in Number: (646) 876-9923

Meeting ID: 810 1990 1423

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Election of Officers
 - C. Consideration of Resolution 2025-04 Electing Officers
4. Approval of Minutes of the September 12, 2024 and November 14, 2024 Board of Supervisors Meetings
5. Consideration of Proposal for Radar Feedback Signs with Universal Signs & Accessories
6. Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser
7. Acknowledgement Regarding Traffic Control Jurisdiction of Osceola County Sheriff's Office
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager Updates
 - i. **Consideration of Change Orders #2 and #3 with Guardian Access Solutions - ADDED**
 - ii. **Consideration of Cloud Service Subscription Agreement with Guardian Access Solutions - ADDED**
 - D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Year End Review of CDD Accomplishments
 - E. Security Report
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: January 9, 2025
12. Adjournment

Sincerely,

Tricia L. Adams
District Manager

SECTION 3

SECTION C

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Reunion East Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of December, 2024.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION 4

**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, **September 12, 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
Trudy Hobbs
John Dryburgh
June Wispelwey
Diane Davis

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
James Curley
Alan Scheerer
Garrett Huegel
Pete Whitman
Victor Vargas
Residents

District Manager
District Counsel
District Engineer
Field Manager
Yellowstone Landscape
Yellowstone Landscape
Reunion Security

The following is a summary of the discussions and actions taken at the September 12, 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. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Diana Boyce of 7530 Gathering Drive and 827 Assembly Court, voiced concern about traffic, speeding and parked cars on Gathering Drive and Assembly Court. Resident Tommy Farber of 862 Assembly Court pointed out that there were only 19 parking spots for 94 units and one driveway and asked if security was ticketing vehicles parked in the driveway and on the street. Ms. Adams explained that the roadways within the Reunion East CDD, that were owned and maintained by the CDD, were public roads and traffic enforcement was handled by the Osceola County Sheriff's Office. However, because of numerous concerns that were presented to the Board over the years, the Board was considering the installation of traffic calming devices. Reunion Security provided security services on behalf of the CDD, on public roadways and CDD amenities, but security on private property was handled by the Homeowners Association. The Board was aware about the limited parking on Gathering Drive, which was in Carriage Pointe, but when the Board looked at implementing Parking Rules, there were concerns about the cul-de-sac being used as a turnaround for utility vehicles, the free flow of traffic, and emergency vehicle access. Therefore, the District did not have the ability to allow unrestricted parking on the public roadway, without having a public safety concern. Mr. Vargas confirmed that there was a major issue in Carriage Pointe, with residents parking in guest parking spaces, in the driveway and on sidewalks. Ms. Adams pointed out that there were State Laws prohibiting vehicles from blocking sidewalks, to keep sidewalks clear. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 15,
2024 Board of Supervisors Meeting**

Ms. Adams presented draft minutes of the August 15, 2024 Board of Supervisors meeting, which were reviewed by District Counsel and District management. Ms. Trucco noted under her report, on Page 15, "*by gate*" should be deleted and replaced with, "*according to the county, and something additional was being requested from the Master HOA.*"

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Minutes of the August 15, 2024 Board of Supervisors Meetings were approved as amended.
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FOURTH ORDER OF BUSINESS

**Notice of Termination of Custodial
Agreement with Kingwood Orlando
Reunion Resort**

Ms. Adams recalled that on August 30, 2024, the District received written notice that effective October 1, 2024, Kingwood Orlando Reunion Resort (KORR), would no longer be performing custodial services at the CDD pool amenity facilities and Heritage Crossing Community Center (HCCC). Staff solicited proposals for custodial services and a form of the proposal was provided to the Board, which included the following areas: Homestead, Heritage Crossings, Carriage Pointe, The Terraces, Seven Eagles and the HCCC. There was a scope of service, which was consistent with the look and feel of the resort, to clean seven days per week; however, the scope for Seven Eagles, was for cleaning seven days per week, as well as eight hour per day staffing. to manage the pools, spa, bocce court, two Fitness Centers and restrooms. The only update was the monitoring of the batteries for the pool lift, which was suggested by Mr. Scheerer. The scope for the HCCC, was. based on the current level of usage, to clean the facility from top to bottom, twice weekly and a la carte options for post-event cleanup and a rental fee.

FIFTH ORDER OF BUSINESS

Review of Custodial Services Proposals

- A. CSS Clean Star Services**
- B. PG Service Group**
- C. Tempus Cleaning Services**

Ms. Adams provided a spreadsheet, to the Board, showing the different amenities, budget for FY 2025 and price comparison. Proposals were received from CSS Clean Star Services (CSS) in the amount of \$211,080, PG Service Group (PG) in the amount of \$137,796 and Tempus Cleaning Services (Tempus) in the amount of \$314,700. There were also a la carte fees for Heritage Crossings, for set-up and clean-up, ranging from \$250 to \$400. All three proposers contacted Mr. Scheerer, to perform onsite inspections of the facilities and they were all professional and asked good questions. All references were strong and staff recommended PG, who was the lowest bidder. Mr. Dryburgh questioned a lawsuit that PG had. Ms. Adams explained that PG had current litigation with one of the founding partners, who had diverted funds and the litigation was for the return of those funds. There was no reason for the Board not to consider PG, as their references were good, they were highly recommended by the POA, staff was confident that they were able to complete the project and they and were the low bidder.

Ms. Davis complimented staff on the preparation of the scope but found it hard to believe that there was eight hours of service in the Seven Eagles Fitness Room, as many times, there was no sanitizer or towels, floors were not swept, there were pee stains on the bathroom wall and the water filtration system was not working. Mr. Scheerer stated that it would be removed. Ms. Adams requested that Ms. Davis inform her or Mr. Scheerer, when these issues occurred. Ms. Davis questioned why the CDD was maintaining The Terraces and Seven Eagles, as they were part of the resort. Ms. Adams confirmed that all of these facilities were owned and maintained by the CDD, but the CDD did not maintain any private facilities. However, within Seven Eagles, there was a small area dedicated to The Cove, with a food and beverage service area, which was owned by KORR. Ms. Wispelwey recalled discussion about KORR returning the facilities in good condition, but as of now, it was not in good working order. Ms. Adams stated there was a list of punchlist items for the HCCC. Mr. Scheerer indicated that he met onsite with staff from KORR, to perform a walkthrough and they were currently correcting everything, but it may go beyond the end of the month. A painter was currently painting all of these areas and repairing walls. Mr. Dryburgh asked if everything in the kitchen worked. Mr. Scheerer stated that the kitchen was never used and all appliances were turned off. Mr. Greenstein was pleased that there was going to be a service provider, was confident that they would receive better service and the price was reasonable, but questioned the termination, if PG could not perform the work. Ms. Adams indicated there was a 30-day termination, which was typical and would negotiate with PG on the al la carte prices, which were higher than CSS. District Counsel would prepare a form of agreement with all of the District protections. Ms. Trucco requested that a Board Member be delegated to sign-off. Mr. Greenstein designated Ms. Hobbs.

<p>On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor approving the proposal with PG Service Group for custodial services and delegating authority to the Vice Chair to approve the final form of the agreement was approved.</p>

SIXTH ORDER OF BUSINESS

Heritage Crossing Community Center Transition Proposals

Ms. Adams reported that all of the utilities for HCCC, were being transferred by the District management team and accounting staff, to the CDD as of October 1st, but other services needed to be considered, such as the fire safety systems, checking fire extinguishers and landscape services.

When the dumpster was discussed, there was no desire by the Board to maintain it, but directed her to contact the Heritage Crossings HOA, which she did and provided a proposal for the potential annual expense. The HOA had no interest in the dumpster, as it would not benefit property owners.

A. Consideration of Proposal from United Fire Protection

Mr. Scheerer presented a proposal from United Fire Protection (United) for fire alarm protection and monitoring, sprinkler, backflow prevention and fire extinguisher testing, in the HCCC ballroom. KORR switched to Dyna Fire, but United was familiar with the system and would perform the inspections that were required by the National Fire Protection Act of 1972. The cost for the fire alarm testing was \$300 per inspection and \$400 for 12 months of monitoring. United would also perform fire inspection testing, at prices that were in place for a long time, backflow prevention for two backflows next to the dumpster for \$90 per year and the testing of four fire extinguishers for \$200 per year.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal with United Fire Protection for fire alarm protection and monitoring, sprinkler, backflow prevention and fire extinguisher testing in the HCCC ballroom of the Heritage Crossing Community Center was approved.

Mr. Scheerer presented a similar proposal from United for The Stables.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal with United Fire Protection for fire alarm protection and monitoring, sprinkler, backflow prevention and fire extinguisher testing at The Stables was approved.

B. Consideration of Proposal from Yellowstone Landscape

Mr. Scheerer presented a proposal from Yellowstone Landscaping, for landscape maintenance at The Stables, HCCC and overflow parking lot, in the amount of \$35,820 per year or \$2,985 per month. Mr. Dryburgh agreed with the proposal, as Yellowstone did a great job.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor the proposal with Yellowstone Landscape for landscape maintenance of The Stables, HCCC and overflow parking lot in the amount of \$35,820 per year or \$2,985 per month was approved.

C. Consideration of Proposal from Waste Management, Inc.

Mr. Scheerer presented a proposal with Waste Management for the dumpster. Ms. Adams stated that the proposal was for two years of service and contacted the Account Manager, to see if there could be a proposal for three or six months, as the concern was if the dumpster was removed abruptly on October 1st, there would be illegal dumping, as it was open at the top. However, the shortest term that Waste Management would consider, was 12 months, at the same monthly rate as the 24-month rate. Ms. Davis questioned who would use it. Mr. Dryburgh noted that Heritage Crossing residents used it. Ms. Davis recommended removing the trash bin gated doors and place a sitting bench on the cement foundation with landscaping around it. Ms. Wispelwey was in favor of paying \$2,700 per month. Mr. Dryburgh disagreed, as this would amount to \$30,000 per year. Mr. Greenstein was in favor of the standard approach, which was to discontinue service and see what reaction they get. Ms. Wispelwey suggested removing the doors and placing a tarp or chair over it. Ms. Davis and Mr. Dryburgh were in favor of removing the entire structure. Ms. Hobbs pointed out that the dumpster had been there for a long time and people were coming from outside to use it. Mr. Greenstein recommended removing the dumpster and providing proper notification. Ms. Adams indicated that staff would work hard to communicate that it was not a dumping area and if people illegally dumped, they would be fined. Ms. Hobbs pointed out that there was a concrete pad and if there was an event, they could always rent a dumpster for the event and then remove it. Ms. Trucco suggested that the party holding the event could pay for a dumpster for their event if desired. Mr. Dryburgh requested a quote to remove the enclosure and that a sign be installed in the interim. Mr. Scheerer indicated only two walls could be removed, because there were electrical components for the HCCC. *There was Board consensus to remove the dumpster.*

SEVENTH ORDER OF BUSINESS

Contract Renewals

**A. Consideration of Landscape/Grounds Maintenance Services Agreement
Renewal with Yellowstone Landscape**

Ms. Adams reported that the Service Agreements for aquatic, landscape, security and pond maintenance services, run in tandem with the fiscal year and then the Board approved an agreement

renewal. The first Service Agreement was with Yellowstone, for landscape/grounds maintenance services. Once the Board completed this process, the Board could approve an agreement of up to five years, as Fiscal Year 2025 was the last year under the five-year period. However, since the annual amount required a public bid process, with required public notice and sealed bid openings starting early in 2025, in accordance with Florida Statutes, bid packages would be provided to the Board for a joint RFP for landscape services for Reunion East and West, with updated scopes and evaluation criteria. It included all of the service areas, with the exception of Reunion Village, the Reunion West Encore neighborhood, The Stables and Heritage Crossings. Mr. Scheerer introduced Mr. Pete Whitman of Yellowstone, the Account Manager for Yellowstone, who requested a 3% increase, which was included in the 2025 budget. The cost was split between Reunion East and West. Ms. Adams indicated that any action taken by the Board, would include District Counsel preparing a form of agreement, with all protections for the District. Mr. Scheerer noted two items at the bottom of the spreadsheet, for Phases 4 and 5 of Reunion Village, which funds were allocated for, but the District was not yet being billed for it, because no improvements were installed.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Landscape/Grounds Maintenance Services Agreement renewal with Yellowstone Landscape was approved.
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B. Consideration of Aquatic Vegetation Management Agreement Renewal with Applied Aquatic Management, Inc.

Mr. Scheerer presented an Aquatic Vegetation Management Agreement renewal with Applied Aquatic Management, Inc., which runs from October 1, 2024 to September 30, 2025 and was for 11 stormwater ponds in Reunion Village and one stormwater pond in Patriots Landing. They were the District's service provider for a number of years, providing for the management of submersed vegetation, immersed floating algae, shoreline grasses and pest control. There were currently no issues with the ponds in the community, except during extreme weather.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Aquatic Vegetation Management Agreement renewal with Applied Aquatic Management, Inc. was approved.

C. Consideration of Security Services Provider Agreement Renewal with Reunion Resort & Club of Orlando Master Association, Inc.

Ms. Adams presented a renewal agreement with the Reunion Resort & Club of Orlando Master Association, Inc. for security services at the entrance gates, patrolling the District roads, enforcing the CDD parking rules and monitoring the CCTV at the District amenities. There was currently an Interlocal Agreement between Reunion West and Reunion East, whereby Reunion West delegates authority to Reunion East, to secure a security service provider. It included all areas in Reunion West, with the exception of the Reunion West Encore neighborhood. Ms. Davis did not see any detailed items other than what they were monitoring. Ms. Adams explained that they were monitoring CDD roads and amenities, and enforcing CDD towing policies,, but this was only an agreement extension and would email the full agreement to Ms. Davis. Mr. Dryburgh questioned whether cars coming in through the Excitement Drive entrance, were being recorded and if they were being charged for gate or tree strikes. Mr. Vargas indicated that there was no License Plate Reader (LPR) at this entrance, but they could review the footage being recorded and if there was damage by a vendor, they would track down the company responsible for it or provide the license plate number to the police, if it was a guest. Mr. Scheerer stated that Security would make a report, with the violators driver's license, photos and insurance information and he would contact their insurance company. Ms. Adams noted if it was CDD property, the CDD would pursue property damages and if a tree was damaged, Mr. Scheerer would contact Yellowstone and have them evaluate the tree; however, most of the recent tree incidents involved HOA trees. Mr. Scheerer confirmed that most trees were 20 years old and would do more damage to the car than the tree. Ms. Davis questioned who damaged the gate at the Excitement Drive entrance. Mr. Vargas believed that it was a homeowner. Mr. Scheerer stated that there was typically no damage to the gate arm, as it had nylon nuts and he could easily place the arm back on at no charge, but if the damage was more extensive, he would contact ACT or Guardian Access.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Security Services Provider Agreement Renewal with Reunion Resort & Club of Orlando Master Association, Inc. was approved.
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EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-10
Approving the Filing of Court Action to
Clarify Title - ADDED**

Ms. Trucco reported that they were informed that a deed was recorded in 2022, that transferred certain property, owned and maintained by the District and on which District improvements are located, from LRA Orlando, LLC to KORR. Resolution 2024-10 would allow staff to research this issue and file a court action, in order to clarify title to the tracts that were encumbered by this 2022 deed.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Resolution 2024-10 Approving the Filing of Court Action to Clarify Title was adopted.

Mr. Dryburgh asked if a Board Member should be appointed for signature purposes. Ms. Trucco confirmed that the resolution included a provision allowing the Chairman to execute if needed or the Vice Chair or a Board Member, if the Chairman was not available.

NINTH ORDER OF BUSINESS

**Consideration of Change Order for Access
Control System at Davenport Creek
Bridge**

Ms. Adams presented Change Order No. 3 with Access Control Systems (ACS), for an increase in price of \$5,750, for the access control system at the Davenport Creek Bridge. Mr. Scheerer explained that the electrical contractor who was handling the wiring, was requesting this Change Order, due to an increase in the cost of materials. Mr. Dryburgh questioned whether there was a labor cost as well. Mr. Scheerer confirmed that it was for the cost of the electrical insulation and wires, which was not unreasonable, considering that this item had been on their Action Item List for some time. Mr. Greenstein felt that the \$5,750 was insignificant, based on the total cost of the project and that this was for the gates on both sides of the bridge going in and out of Reunion Village, that would be resident only.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor Change Order No. 3 with Access Control Systems (ACS), for an increase in price of \$5,750, for the access control system at the Davenport Creek Bridge was adopted.
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TENTH ORDER OF BUSINESS

**Consideration of Installation of Speed
Bumps on Heritage Crossings Roadway**

Ms. Adams indicated that a letter was received from the HCCC Condo Association, requesting that the CDD pay \$2,960.00, to install seven speed bumps on Heritage Crossing Way. They obtained a proposal from Sealcoating America, in the amount of \$5,919.00, for the seven speed bumps, and they proposed the cost would be split with the HOA. Ms. Adams asked if there were any comments from the District Engineer or field staff, regarding the pricing, type of speed bump or impact to roadway for the proposal. There were no comments. Ms. Hobbs stated since the Board discussed installing speed bumps on certain roads and there were several requests, she researched the matter further and obtained information on speed bumps and traffic calming measures, from the Florida Department of Transportation (FDOT), in order to limit their liability. Before proceeding, Ms. Hobbs requested that the Board consider the recommendations, establish guidelines, consider the volume of traffic going up and down Heritage Crossing Way and the average speed, before deciding on the traffic calming measures, as speed bumps would not help, if there was not much traffic or excessive speed. Furthermore, the type of speed bump that was being requested, had rubberized strips that were bolted into the road, which caused damage to the road that the CDD would be responsible for repairing. In addition, if the road was resurfaced, they must be removed and reinstalled. Ms. Hobbs recommended as the first step, installing flashing speed signs, to collect the data and reduce the speed of traffic. Ms. Wispelwey recommended installing a stop sign. Mr. Greenstein felt that the CDD should speak to the HCCC Condo Association first, before making a decision, as a speed bump had serious downsides and as there were other alternatives. Ms. Hobbs found that speed bumps were not recommended for dead end roads and felt that placing a line in the road, would reduce speeding. Ms. Davis was constantly dodging cars, riding her e-bike on the bridge going under S. Old Lake Wilson Road. Mr. Dryburgh believed that they needed to have a standard on what volume of traffic triggered the need for speed bumps, such as an average of 300 cars per day, as everyone had a desire and justification for having them. Mr. Greenstein appreciated the HCCC Condo Association approaching the Board with this issue, but felt that installing speed bumps was premature at this point. Mr. Dryburgh proposed installing a radar display sign, to collect the data for one or two months. Ms. Hobbs requested that one be placed on Euston Drive and having spare radar signs, in case one was needed. Mr. Greenstein preferred that radar signs be placed on the main roadways first and evaluating the

impact. *There was Board consensus for staff to obtain proposals for radar display signs and for Ms. Adams to provide a response to the HCCC Condo Association.*

ELEVENTH ORDER OF BUSINESS

**Consideration of Agreement for Pavement
Maintenance**

Ms. Adams reported that District Counsel was preparing the agreement for pavement maintenance with All County Paving and working with the District Engineer, to include information that was required to complete the agreement. Ms. Trucco explained that this agreement was for the road resurfacing, re-striping and speed table installation project. Mr. Curley was finalizing the scope of services and the costs, with the contractor. The Reunion West CDD Board received the same agreement. Mr. Curley pointed out that All County Paving expressed an interest in re-bidding. Ms. Wispelwey questioned how this would affect the amounts listed in the contract, if the price of oil decreased. Mr. Curley indicated that their aggregate cost increased by 5% to 10%, but he preferred a 2.5% to 5% increase, since a 5% increase on a \$1.2 million project, was \$60,000; however, if five speed tables were removed, the savings would be \$50,000. There would also be a 30-day mobilization, pre-construction meeting and would take eight weeks to complete from start to finish. Ms. Trucco pointed out that there may be a desire to complete the project by December, as there may be visitors in January and February and questioned when the Board wanted the work to begin and end, noting the Reunion West CDD Board decided to start the work as soon as possible and complete it by December 13th. Ms. Wispelwey questioned what happened if they did not complete the work by December 13th. Ms. Trucco indicated that the District had certain remedies under the Prompt Payment Act, for imposing penalties, if the work was not completed by a certain timeframe. Mr. Greenstein felt that there was never going to be a good time for this work to be completed, other than the summer and agreed with decision by the Reunion West CDD Board. In the meantime, Mr. Scheerer and Mr. Vargas, would review the plan with All County Paving, so residents would know in advance, what roads were being paved, providing less impact on the community.

Ms. Wispelwey questioned what the Reunion West CDD Board approved. Ms. Trucco indicated that the Reunion West CDD Board elected a completion date of December 13th and for the service to be performed between 7:00 a.m. to 7:00 p.m., Monday through Friday. *There was Board consensus to approve this language.* Ms. Trucco pointed out that the Reunion West CDD Board also agreed to approve a not-to-exceed 10% increase. Mr. Greenstein preferred to negotiate

for 5%. Mr. Curley believed that the contractor would approve 5%. Ms. Trucco stated that the agreement was based on the same form that all of their contractors signed, with provisions to comply with all laws, regulations, rules, policies and permits. It included a provision that all contractors are subject to public records under Chapter 119, as well as standard insurance, sovereign immunity and indemnification provisions. There was also a 30-day termination clause without cause and an E-Verify requirement, which was part of a program required by the Department of Homeland Security.

On MOTION Ms. Hobbs seconded by Ms. Wispelwey with all in favor approving the Agreement for Pavement Maintenance with All County Paving in substantial final form, subject to staff execution and delegating authority to the Chairman to provide final execution of the terms was approved.

Ms. Wispelwey requested that Mr. Anthony Carll be invited to the pre-construction meeting, so that they could be included in the discussion. Ms. Adams stated that the District Engineer, Field Operations Manager, Director of Reunion Security and the key management team for All County Paving, would attend, to discuss improvement issues, share contract details and a schedule for the areas to be paved. After the meeting, a form of notice would be sent to all property owners and stakeholders. Ms. Wispelwey pointed out that The Grand needed to be a priority and worked into Kingwood's schedule. Ms. Adams would provide the schedule to KORR, when it was available.

TWELFTH ORDER OF BUSINESS

Consideration of Proposed Access Easement from Rowstar/Vertical Bridge

Ms. Adams recalled that Rowstar, LLC/Vertical Bridge (Rowstar), previously approached the Reunion East CDD, regarding the installation of a cellphone tower on a Department of Transportation (DOT) parcel, that was parallel to I-4. Board Members were amenable to the idea, as Reunion residents suffered from poor cellphone service. The cell tower would not be on CDD property, but in order to access the parcel, Rowstar needed an access easement, over an open space tract that only had turf on it. To provide good faith and cooperation in working with the CDD, Rowstar entered into a Funding Agreement, to pay for any fees associated with the review of this project and offered to compensate the CDD \$10,000, for access to the parcel. However, since they

would benefit from this access easement in perpetuity and in order to move this project along, Rowstar changed their offer to \$85,000. Ms. Adams recommended that if the Board was interested in entering into this access easement the Board delegate authority to the Chairman, to negotiate a better offer, and it would have to come back to the Board for final action and approval.

Mr. Dryburgh felt that the \$85,000 was a good start, as their original offer of \$10,000 was low, but preferred \$100,000, because they would have access to this property for at least, 30 to 50 years and residents abutting this property, must deal with the noise. Ms. Adams indicated that there were schematics showing the proposed easement area, as well as proposed construction plans for the tower, which was 170 feet tall; 160 feet to the top of the tower and a 10-foot lightning rod. There was also an existing 60-foot digital billboard. Mr. Dryburgh was in favor of it, as it was a benefit for residents to get cellphone service and DOT already reviewed and approved it, since Rowstar could not access the property from I-4. Ms. Adams pointed out that the Board was not giving permission to install the cell tower, as this was between the parcel owner, DOT and Rowstar and the CDD was only providing access to it from a side of the roadway that was safer for maintenance work. Although Rowstar would be making revenue from the cell tower, the \$85,000 could be used towards a CDD project. Ms. Trucco advised that this offer just came in and had not had a chance to fully review yet but that the Board could request more information from Rowstar before making any decisions today. Mr. Greenstein recognized this as an opportunity, as the funds could be used to supplement projects.

<p>On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor delegating authority for the Chair to negotiate an amount of the proposed Access Easement with Rowstar/Vertical Bridge to be brought back to the Board for consideration was approved.</p>
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Ms. Trucco requested that legal counsel be part of those negotiation discussions, including because under the insurance policy, Board Members did not necessarily have authority to negotiate for the CDD.

THIRTEENTH ORDER OF BUSINESS

**Consideration of License Agreement with
Kingwood Orlando Reunion Resort for
Water Aerobics at CDD Pool - ADDED**

Ms. Adams received a request from a Board Member, for a License Agreement with KORR, for water aerobics to be held at the CDD pool. It was currently held at the water park, but the waterpark was going to be closed for renovations. However, subsequent to receiving this request and adding it to the agenda, the Director of Membership Services for KORR, decided to move water aerobics to Pool 11 and therefore, she requested this item to be pulled from the agenda. There was also discussion about the continuing the yoga classes, which were offered to Reunion Resort members, but anyone who comes to the class was allowed to participate. Ms. Adams stated that the Board could either enter into a License Agreement with KORR, to use the space for yoga classes, so it was not rented during that period of time or deny this request and KORR must find a different location. Ms. Trucco noted this request came in yesterday and not had a chance to fully review yet but she recalled that the Board already adopted a Special Event Policy and this arrangement should to be consistent with it and questioned whether a fee was being charged. Ms. Trucco also noted the private use issue if the classes were for profit and asked if this service was being provided by Reunion Resort to its members through a membership fee or other fee. Ms. Davis requested that they revisit their policy to charge \$500. Ms. Adams stated in order to do this, a public hearing must be scheduled; however, since the CDD was now managing the facility, there would need to be policy changes but staff was not ready to recommend setting the public hearing today. Mr. Greenstein was in favor of entering into a License Agreement with KORR for six months, to have the yoga classes at the HCCC and not charge a fee, in order to maintain the status quo and provide goodwill. Ms. Adams opened the floor to audience comments, since this item was not listed on the agenda. There were no audience comments.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor a six-month License Agreement with Kingwood Orlando Reunion Resort for yoga classes was approved.
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Mr. Greenstein reported in *Out & About*, food service delivery to community pools, was discussed, which he was fine with, as long as they did not violate any of the rules, but if it turned out to be a bad idea, they could stop it. Ms. Davis requested that it be monitored.

FOURTEENTH ORDER OF BUSINESS

**Ratification of Agreement with Terry's
Electric, Inc. for Installation of Road
Bores - ADDED**

Ms. Adams presented a form of agreement with Terry's Electric, Inc. for directional boring at the Davenport Creek Bridge, which was not part of the scope for the original agreement. The Board previously approved the proposal, which was in the amount of \$13,182. District Counsel prepared the form of agreement, which was executed.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the approval of the agreement with Terry's Electric, Inc. for the installation of road bores on the Davenport Creek Bridge was ratified.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that since the last meeting, the License Agreement for The Crescent at Reunion Project was drafted and detail from the requestor is still needed before it can be finalized. Since the Board approved the research and filing of a court action, earlier in the meeting, her office would send an email with an update on the litigation and some items to be aware of, such as a reminder on the law that states public officers are prohibited from sharing information that was not available to the general public and gained by reason of their official position, for their personal gain or benefit or the personal gain or benefit of an any other person or business entity.

B. Engineer

Mr. Curley stated that Terry's Electric was ready to perform the directional bore.

C. Field Manager Updates

Mr. Scheerer reported that they were moving from Summer to Winter operations, starting projects such as cleaning all of the pool and spa heaters. Terry's Electric would be onsite to complete the directional bores and repair overhead deck lights at The Terraces and Homestead Pool. In an abundance of caution, they planned to raise the chlorine levels in hot tubs, to 10 parts per million, bypassing the 15-minute therapy timer, to allow the super chlorination to run through the system for 24 hours. Then it would be drained, acid washed and re-filled, to balance the

chemicals. A complete site inspection was held with Louis Logo, at Heritage Crossings and at The Stables, which Mr. Scheerer would continue to follow up on. In the next couple of months, they would start looking at pressure washing the sidewalks and curbs, to get things ready for the holidays. He would also bring back proposals at the next couple of meetings for some repair and maintenance (R&M) capital items, specifically the radar display signs, based on earlier conversations, as well as installing permanent handicap lifts at the Seven Eagles pool, which the Board allocated funding for. This was a permitted item, as they needed to be bonded electrically and cased in cement, so that the lifts did not move. In the next few years, there would be permanent handicap lifts at the other pools.

Regarding the Action Items List, Mr. Scheerer reported that the piping was completed at the fountain and lights were installed. The tile was completed. It should be running in the next 30 days. Some Viburnum hedges or Podocarpus, would be added on the condo side, to shield the fountain from the residents that live there. They were still waiting on ownership information on the Reunion Village gatehouse. The equipment for the Fitness Center at Seven Eagles would be installed the first of November. The rubber floor matting arrived the other day and was locked in one of the stalls. The janitorial bids were discussed and the sidewalks would be discussed soon. It had been a busy Summer and Mr. Scheerer appreciated the Board's help with funding the various projects for 2025. Ms. Davis questioned what was agreed to on the radar speed signs. Mr. Scheerer reported that there was funding for 10 in the R&M Budget for 2025 and would bring back a proposal. The Bluetooth ones would be placed in the areas that were discussed earlier. Mr. Greenstein questioned when a new sign would be installed at the Liberty Bluff gate. Mr. Scheerer confirmed that it was ordered and would be installed before the next Board meeting.

D. District Manager's Report

i. Management Transition Report on Heritage Crossings Community Center

Ms. Adams reported that the management transition for Heritage Crossings, was underway and the utilities would be transferred on October 1st. At the October meeting, the Board would consider tentative changes to the policies and set a public hearing for the December meeting, as there needed to be a 28 and 29-day public notice.

ii. Action Items List

This item was discussed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from August 1, 2024 through August 31, 2024 in the amount of \$161,145.25.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the August Check Register was approved as presented.

iv. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through July 31, 2024, which was for informational purposes and no Board action was required.

v. Replacement and Maintenance Plan

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

vi. Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports - ADDED

Ms. Adams presented the Arbitrage Rebate Calculation Reports prepared by AMTEC for the Series 2015A and 2021 bonds, which were required, due to an IRS requirement, to determine if the District was earning more interest than what they were paying on the tax exempt bonds. No rebate liability existed.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Series 2015A and 2021 Arbitrage Rebate Calculation Reports were accepted.

E. Security Report

Ms. Adams indicated that the August Security Reports for Reunion Security and the Reunion West POA, were provided under separate cover. Earlier in the meeting, two Security Reports were provided for incidents that occurred over the last 48. Mr. Victor Vargas, the head of Security, was present to answer any questions.

There being no comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Next Meeting Date: October 10, 2024

Ms. Adams stated that the next meeting was scheduled for October 10, 2024 at 1:00 p.m.

NINETEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'communication' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information science' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information studies' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information science and communication' field is defined as:

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**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 *by phone*
John Dryburgh
June Wispelwey
Diane Davis

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
James Curley
Alan Scheerer
Steve Gosnell
Victor Vargas
Residents

District Manager
District Counsel
District Engineer
Field Manager
Vertical Bridge/Rowstar
Reunion Security

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:

- 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

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.

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

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

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,

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

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

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.

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.

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.

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 mats 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

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.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 5



Quote
EST-010083

3001 Orange Avenue
Fort Pierce, FL 34947

Bill To
Reunion East Community Development District
9145 Narcoossee Road
Ste. A206
Orlando, FL 32827

Estimate Date : 03.18.24
Expiration Date : 04.17.24
Primary Contact : Alan Scheerer
Payment Method : To Be Paid by Credit Card
Delivery Preference : None

Ship To
9145 Narcoossee Road
Suite A206
Orlando, Florida 32827

#	Item & Description	Part Number	Qty	Rate	Amount
1	Radar Speed Sign, Value, 12" Display, Yellow DG3, Solar, 60W/30Ah SKU : TC2105	M75-012SE-0024	10.00 EA	3,396.20	33,962.00
2	Sign, R2-1 (25), 24 x 30 x 080, White DG3, UV Overlam, Vertical, DOT Holes, 1.5 in. radius SKU : ad05292430waqcdd		10.00 EA	53.90	539.00
3	FDOT Sign Mounting Kit, 4.5"OD, for 24"W Rectangle, 2 Z-Bar SKU : SMK2445.2 FITS SIGNS 24"W FROM 15" TO 30" TALL Sign Mounting Kit to Include the Following: (2) [ED00033]Z-Bar, 14" x 1-3/4", Prefabbed (2) [ED00024]U-Bolt, 4.5"OD Round Post, HDG, with (4)Nuts and Washers, FDOT (1) [EF00143]Hardware for Sign Mounting Kit, 8pc 5/16", includes (8)Bolts (8)Washers (8) Nuts (8)Nylon Washers (1) Universal Signs FDOT Dating Decal		10.00 Kit	41.12	411.20
4	Shipping and Handling Charge SKU : ZShipping ***SHIPPING COSTS TO BE DETERMINED AT TIME OF ORDER***		1.00 EA	0.00	0.00
				Sub Total	34,912.20
				Total	\$34,912.20

Notes

** Estimated completion is 6-7 weeks

** No bid foundation, installation, and additional items not listed above.

For questions with orders, please email support@universalsigns.com

For additional pricing requests, please email sales@universalsigns.com

We are looking forward to your business! If you want to reach us by phone, dial 1-800-432-0331

Terms & Conditions

FEI: 59-1053866

Universal Signs & Accessories

A Division of McCain Sales of Florida, Inc.

3001 Orange Avenue

Fort Pierce, FL 34947

** All shipments are Free on Board Origin

** All COD accounts must be paid in full prior to processing a sales order.

** All credit accounts must be paid within 30 days from date of invoice.

** All returned items will be subject to a restocking fee, which may equal the items' cost

** Past due invoices will accrue interest at 1.5% per month.

** Universal Signs and Accessories complies with all FDOT standards. Any deviations from FDOT Roadway Design Standards are at risk to the Contractor and or Installation companies, subcontractors, and others. Any deviations from Roadway Design Standards are the responsibility of parties being quoted.

Please verify all the information on this estimate is accurate before acceptance. All returned items may be subject to a restocking fee. If the seller is caused to engage in collection efforts in connection with the transaction described herein, the buyer shall compensate the seller for all costs and expenses, including reasonable attorney's fees, incurred by the seller in connection with such collection efforts whether judicial action is instituted. For additional terms and conditions governing this transaction, visit: <https://www.universalsigns.com/terms-and-conditions>

ESTIMATE ACCEPTANCE:

Printed Name: _____

Authorized Signature _____

SECTION 6



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Reunion East CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Reunion East CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Reunion East CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please return signed **original copy**, no later than January 31, 2025

SECTION 7

**ACKNOWLEDGEMENT AND CONSENT OF THE REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT REGARDING THE TRAFFIC CONTROL JURISDICTION
OF THE OSCEOLA COUNTY SHERIFF'S OFFICE**

This **ACKNOWLEDGEMENT AND CONSENT OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE TRAFFIC CONTROL JURISDICTION OF THE OSCEOLA COUNTY SHERIFF'S OFFICE** (the “**Consent**”) is made this ____ day of December, 2024, by the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the “**District**”).

W I T N E S S E T H:

WHEREAS, the District was established by the adoption of Ordinance No. 01-31 by the Osceola County Board of Commissioners (“**County Commissioners**”), on September 24, 2001, and expanded by the adoption of Ordinance No. 05-26 by the County Commissioners, on July 18, 2005 (collectively, the “**Ordinance**”);

WHEREAS, the District desires to acknowledge the jurisdiction of the Osceola County Sheriff's Office (“**OCSO**”), including OCSO's traffic control jurisdiction, over the District's roadways since the adoption of the Ordinance; and

WHEREAS, the District desires to consent to the continued exercise of jurisdiction by OCSO, including OCSO's traffic control jurisdiction, over the District's roadways.

NOW, THEREFORE, the District acknowledges, consents and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The District hereby acknowledges and consents to the exercise of jurisdiction by OCSO, including OCSO's traffic control jurisdiction, over the District's roadways since the adoption of the Ordinance.
3. The District hereby acknowledges and consents to the continued exercise of jurisdiction by OCSO, including OCSO's traffic control jurisdiction, over the District's roadways.
4. The District hereby acknowledges and agrees that the OCSO has no duty or obligation to maintain, repair or restore the District's roadways or traffic signage.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the District has executed this Consent as of the date first written above.

WITNESSES:

**By: REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local
unit of special-purpose government

Print Name: _____

Print Name: _____

By: _____

Name: _____

Title: Chairman of the Board of Supervisors

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by _____, as Chairman of the Board of Supervisors of the Reunion East Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*. He has ☐ produced _____ as identification or ☐ is personally known to me.

(Notary Seal)

Notary Public, State of Florida

My Commission Expires: _____

SECTION 8

SECTION C

SECTION I

ACCESS CONTROL SYSTEMS, LLC
dba GUARDIAN ACCESS SOLUTIONS
1028 WEST WASHINGTON STREET
ORLANDO, FL 32805
PHONE: 407-422-8850



CHANGE ORDER
NO. 2

Job#	F23G0045
Date:	8/5/24
To:	Reunion East CCD C/O Governmental Management Services
Attn:	Alan Scheerer
Phone#:	407-398-2890
Email:	ascheerer@gmsscfl.com
Pages:	1
Re:	Addendums to scope of work for Reunion Spine Road Gate System

THE FOLLOWING AMENDMENTS HAVE BEEN MADE TO THE ORIGINAL BASE SYSTEM PROPOSAL:

SCOPE OF WORK: To provide the labor and materials necessary to change the controllers in the change order #1 from RS2 to Pro Data Key. The new controllers will be an extension of the existing system at the other gates.

REMOVE FROM BASE SYSTEM:

2 ea RS2 model "LP-1501" one door controller

ADD TO BASE SYSTEM:

2 ea Pro Data Key model "RCNEW" one door controller

PRICE INCREASE: +\$.00

Please sign, date, and return this form at your earliest convenience via email so that we may proceed. If you have any questions or if I can be of any other service to you in this matter, please do not hesitate to contact me at 407-422-8850 or steve.guettler@guardianaccess.com.

Signature: _____

Title: _____

Date: _____

Sincerely yours,

Steve Guettler

Steve Guettler
Access Control Systems, LLC
dba Guardian Access Solutions

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough understanding of the community's needs, values, and beliefs. It is essential to engage with the community from the very beginning, ensuring that their voices are heard and their input is valued. This process of community engagement is not a one-time event but a continuous one that evolves as the project progresses.

The second part of the paper explores the challenges that often arise in community-based projects. These challenges can range from a lack of resources to a lack of trust between the project team and the community. It is important to recognize these challenges early on and to develop strategies to address them. For example, building trust can be achieved through transparency and honesty in all communications.

The third part of the paper discusses the importance of having a clear vision and a well-defined plan. This vision should be shared with the community and should be based on their needs and aspirations. The plan should outline the steps that will be taken to achieve the vision, and it should be flexible enough to allow for changes as the project evolves.

The fourth part of the paper discusses the importance of having a strong leadership team. This team should be composed of individuals who are committed to the project and who have the skills and experience to lead the project. It is important to ensure that the leadership team is representative of the community and that it is able to make decisions that are in the best interests of the community.

The fifth part of the paper discusses the importance of having a strong monitoring and evaluation system. This system should be designed to track the progress of the project and to identify any problems that may arise. It should also be used to assess the impact of the project on the community and to make adjustments as needed.

The sixth part of the paper discusses the importance of having a strong communication strategy. This strategy should be designed to ensure that the community is kept informed of the project's progress and that they are able to provide input. It should also be used to promote the project and to attract resources.

The seventh part of the paper discusses the importance of having a strong financial plan. This plan should outline the costs of the project and the sources of funding. It should also be used to ensure that the project is financially sustainable.

The eighth part of the paper discusses the importance of having a strong legal and ethical framework. This framework should be designed to ensure that the project is carried out in a legal and ethical manner. It should also be used to protect the rights of the community and to ensure that the project is in the best interests of the community.

The ninth part of the paper discusses the importance of having a strong partnership with the government. This partnership should be based on mutual respect and on a shared commitment to the community. It should be used to ensure that the project is in line with government policies and to attract government resources.

The tenth part of the paper discusses the importance of having a strong partnership with the private sector. This partnership should be based on mutual benefit and on a shared commitment to the community. It should be used to attract private resources and to ensure that the project is financially sustainable.

The eleventh part of the paper discusses the importance of having a strong partnership with academia. This partnership should be based on mutual respect and on a shared commitment to the community. It should be used to ensure that the project is based on sound research and to attract academic resources.

The twelfth part of the paper discusses the importance of having a strong partnership with the media. This partnership should be based on mutual respect and on a shared commitment to the community. It should be used to promote the project and to attract resources.

The thirteenth part of the paper discusses the importance of having a strong partnership with the community. This partnership should be based on mutual respect and on a shared commitment to the community. It should be used to ensure that the project is in line with the community's needs and aspirations.

The fourteenth part of the paper discusses the importance of having a strong partnership with the project team. This partnership should be based on mutual respect and on a shared commitment to the community. It should be used to ensure that the project is carried out in a legal and ethical manner.

The fifteenth part of the paper discusses the importance of having a strong partnership with the community. This partnership should be based on mutual respect and on a shared commitment to the community. It should be used to ensure that the project is in line with the community's needs and aspirations.

ACCESS CONTROL SYSTEMS, LLC
dba GUARDIAN ACCESS SOLUTIONS
1028 WEST WASHINGTON STREET
ORLANDO, FL 32805
PHONE: 407-422-8850



CHANGE ORDER
NO. 3

Job#	F23G0045
Date:	9/6/24
To:	Reunion East CCD C/O Governmental Management Services
Attn:	Alan Scheerer
Phone#:	407-398-2890
Email:	ascheerer@gmsscfl.com
Pages:	1
Re:	Addendums to scope of work for Reunion Spine Road Gate System

THE FOLLOWING AMENDMENTS HAVE BEEN MADE TO THE ORIGINAL BASE SYSTEM PROPOSAL:

SCOPE OF WORK: To revise pricing due to price increases for the electrical infrastructure due to extended project timeframe.

ADD TO BASE SYSTEM:

1 It Electrical infrastructure price increase

PRICE INCREASE: +\$5,750.00

Please sign, date, and return this form at your earliest convenience via email so that we may proceed. If you have any questions or if I can be of any other service to you in this matter, please do not hesitate to contact me at 407-422-8850 or steve.guettler@guardianaccess.com.

Signature: _____

Title: _____

Date: _____

Sincerely yours,

Steve Guettler
Steve Guettler
Access Control Systems, LLC
dba Guardian Access Solutions

SECTION II



Access Control Systems, LLC
dba Guardian Access Solutions
1028 West Washington St, Orlando, FL
O: 407-422-8850 F: 407-649-8352

Cloud Service Subscription Agreement

This **CLOUD SERVICE SUBSCRIPTION AGREEMENT** is made and entered into this **8/5/24** by and between Access Control Systems, LLC dba Guardian Access Solutions (Company) and Reunion East CDD c/o Governmental Management Services-CF (herein referred to as "Customer"), covering the subscription service of the hosting of the Pro Data Key Cloud Node (PKD) at 1491 Bellamy Dr. Kissimmee, FL 34742 (herein referred to as "Service Address").

A Cloud Service Subscription Agreement is an annual agreement that contains the terms and conditions between the Customer and the Company.

WHEREAS the Customer requires cloud service subscriptions from the Company;

And **WHEREAS** the Company agrees to render such services to the Customer.

Terms and Conditions

Services: Cloud fees for two (2) access points \$24.00 monthly

Description: The Company shall provide the service ordered by the Customer in accordance with this Agreement. All available cloud service subscriptions under this Agreement are collectively defined as the "Service" for specific reader devices, as used herein. This agreement only deals with the subscription service required to provide cloud base connectivity.

Terms, Payment and Termination - This Agreement will be billed yearly, subject to adjustments in fees and coverage, and will remain in force until cancelled. In consideration of the cloud service a yearly fee of \$288 for two (2) access points will be made to Access Control Systems, LLC for the continuing services of the PKD products. Any additional readers will require additional service charges and be billed separately. The agreement may be cancelled by either party with written notice to the other party at least 30 days prior to the expiration of the then current term. No monies will be refunded in the event of cancellation.

Default – If the Customer does not pay the fees or charges due hereunder within 30 days of the due date, Access Control Systems, LLC dba Guardian Access Solutions may discontinue services which will disrupt service at your "Service Address".

End of Agreement - If you choose to no longer utilize Access Control Systems, LLC dba Guardian Access Solutions for your subscription service you must notify Access Control Systems, LLC dba Guardian Access Solutions in writing.

Assignment - This Agreement is not assignable, transferable or sublicensable by either party without the other party's prior written consent, not to be unreasonably withheld or delayed; provided that either party may transfer and/or assign this Agreement to a successor in the event of a sale of all, or substantially all, of its business or assets to which this Agreement relates.





Miscellaneous

1. This agreement hereto shall be governed and interpreted following the laws of Florida.
2. All Equipment remains property of the “Customer.” This agreement only represents the subscription services. Failure to maintain monthly fees will cause disruption in cloud services.
3. No amendment, change, or modification of any of the terms, provisions or conditions of this agreement shall be effective unless made in writing and signed on behalf of the parties hereto by their duly authorized representatives.
4. In the event, any provision of this Agreement is deemed to be invalid or unenforceable, in whole or part, that part shall be severed from the remainder of this Agreement, and all other provisions shall remain in full force and effect as valid and enforceable.
5. Any notices required or permitted by this Agreement shall be in writing and delivered by certified mail or courier to the above-mentioned address.
6. Access Control Systems, LLC dba Guardian Access Solutions has no responsibility for, and by entering into this agreement the customer agrees to indemnify and holds Access Control Systems, LLC dba Guardian Solutions harmless from, any and all circumstances related to any perceived or real loss of any kind in regard to loss of service or claims of liability, inconvenience, loss or other issues of any kind related to the use of the Cloud Service.

Agreed to and Accepted by:

Customer:

By: _____
(Print Name Please)

By: _____
(Signature)

Title _____ Date _____

Agreed to and Accepted by:

Access Control Systems, LLC dba Guardian Access Solutions

By: _____
(Print Name Please)

By: _____
(Signature)

Title _____ Date _____



SECTION D

SECTION I

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Curley/Scheerer	In Process	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Permitting with Osceola County issued for construction. Permit for electrical work issued. Directional bore completed. Contractor on site December 2024.
	Pavement Management & Traffic Calming	Curley	In Process	In process as of 12.06.2024
1/9/23	Seven Eagles Fountain Replacement	Scheerer	Completed	BOS approved proposal March 2024 for fountain refurbishment at fountain #1. UCC Agreement executed and work started August 7 and still in progress. Estimated completion time November. Change order for new Centerpiece approved by Chair 11.04.2024. Garden redesign for fountain #2 deferred at November 2024 BOS Meeting.

5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel		In Process	Proposal from bond counsel for tax analysis pending.
8/10/23	Seven Eagles Fitness Center Mats & Equipment	Scheerer	In Process	Flooring proposal for \$7,690 received. Recommend to install in tandem with new equipment. Equipment proposal approved 07.11.2024; agreement fully executed 08.05.2024. Flooring completed and equipment scheduled to be installed 12.09.2024.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Curley	In Process	
10/12/23	KORR petition to consider property conveyance from RE to KORR	Trucco, Boyd	In Process	Developer funding agreement in place, request under review.

12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco, Boyd	In Process	Developer funding agreement approved. Offer reviewed 09.12.2024 and BOS delegated further communication to the Chair. New offer approved 11.14.2024. Agreement pending finalization as of 12.06.2024.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	In Process	
7/11/24	HC & Stables Management Transition	Adams/Scheerer	In Process	Rental Fees to be reviewed at Public Hearing January 2025.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion			https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad

	Monitor Old Lake Wilson Road Improvement Project			www.improveoldlakewilsonroad.com
	Pavement Management & Traffic Calming	Curley	In Process	In Process as of 12.06.2024.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	In Process	
12/14/23	Playground Project in RWCDD Encore Neighborhood	Scheerer	In Process	FY2025 Project. Proposal approved 11.14.2024. Legal agreement pending as of 12.06.2024. Easement agreement approved in substantial form 11.14.2024.

SECTION II

Reunion East

Community Development District

Summary of Invoices

November 01, 2024 - November 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	11/7/24	6256-6268	\$ 66,174.14
	11/13/24	6269-6274	24,390.56
	11/20/24	6275-6281	172,725.95
	11/23/24	6282-6283	392,481.84
			<hr/>
			\$ 655,772.49
R&M Fund			
	11/7/24	271	\$ 13,700.00
	11/20/24	272	13,182.00
			<hr/>
			\$ 26,882.00
Payroll			
	<u>November 2024</u>		
	Diane Davis	50791	\$ 184.70
	John Dryburgh	50792	184.70
	June Wispelwey	50793	184.70
	Mark Greenstein	50794	184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 683,393.29

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/24	00074	10/31/24 223451	202410 320-53800-47000		*	754.11	
			AQUATIC 12 STRMWTR OCT24				
		10/31/24 223451	202410 300-13100-10100		*	568.89	
			AQUATIC 12 STRMWTR OCT24				
APPLIED AQUATIC MANAGEMENT, INC.							1,323.00 006256
11/07/24	00095	10/31/24 S121282	202410 320-53800-57400		*	757.41	
			RPLC TGGLE/REINST.ARM/TST				
		10/31/24 S121282	202410 300-13100-10100		*	571.38	
			RPLC TGGLE/REINST.ARM/TST				
		10/31/24 S121284	202410 320-53800-57400		*	581.70	
			RPLC BARRIER ARM/CNTRWGHT				
		10/31/24 S121284	202410 300-13100-10100		*	438.83	
			RPLC BARRIER ARM/CNTRWGHT				
ACCESS CONTROL SYSTEMS, LLC							2,349.32 006257
11/07/24	00018	11/04/24 R272527-	202411 310-51300-49200		*	66.42	
			PROPERTY TAXES - 2024				
		11/04/24 R342527-	202411 310-51300-49200		*	5.18	
			PROPERTY TAXES - 2024				
		11/04/24 R342527-	202411 310-51300-49200		*	4.00	
			PROPERTY TAXES - 2024				
		11/04/24 R342527-	202411 310-51300-49200		*	22.56	
			PROPERTY TAXES - 2024				
		11/04/24 R342527-	202411 310-51300-49200		*	4.43	
			PROPERTY TAXES - 2024				
		11/04/24 R342527-	202411 310-51300-49200		*	1.56	
			PROPERTY TAXES - 2024				
		11/04/24 R342527-	202411 310-51300-49200		*	25.24	
			PROPERTY TAXES - 2024				
		11/04/24 R342527-	202411 310-51300-49200		*	85.05	
			PROPERTY TAXES - 2024				
		11/04/24 R352527-	202411 310-51300-49200		*	3.56	
			PROPERTY TAXES - 2024				
BRUCE VICKERS, TAX COLLECTOR							218.00 006258
11/07/24	00129	11/02/24 5676	202410 320-53800-53200		*	162.45	
			RMV BRKN SIGN/RPR/RESET				
		11/02/24 5676	202410 300-13100-10100		*	122.55	
			RMV BRKN SIGN/RPR/RESET				
		11/02/24 5677	202410 320-53800-53200		*	219.45	
			RELOCATE SPEED SIGN-EXCIT				
		11/02/24 5677	202410 300-13100-10100		*	165.55	
			RELOCATE SPEED SIGN-EXCIT				
		11/02/24 5678	202410 320-53800-46200		*	1,268.25	
			DLVR/STORE 8UMBRLA/3BASE				

REUE REUNION EAST TVISCARRA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 12/05/24		PAGE 2	
*** CHECK DATES 11/01/2024 - 11/30/2024 ***														
GENERAL FUND														
BANK A REUNION EAST CDD														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	.....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#		
		11/02/24	5678	202410	300	13100	10100		*		956.75			
			DLVR/STORE 8UMBRLLA/3BASE											
		11/02/24	5679	202410	320	53800	46200		*		162.45			
			CP-RPLC UMB.BASE/WTR FLOW											
		11/02/24	5679	202410	300	13100	10100		*		122.55			
			CP-RPLC UMB.BASE/WTR FLOW											
		11/02/24	5680	202410	320	53800	53200		*		946.20			
			RESET 15NO PRK SGN/COLLAR											
		11/02/24	5680	202410	300	13100	10100		*		713.80			
			RESET 15NO PRK SGN/COLLAR											
								BERRY CONSTRUCTION INC.			4,840.00	006259		
11/07/24	00072	10/31/24	37190	202410	320	53800	53000		*		641.25			
			RPLC 15 FLEX.DELINEATORS											
		10/31/24	37190	202410	300	13100	10100		*		483.75			
			RPLC 15 FLEX.DELINEATORS											
								FAUSNIGHT STRIPE & LINE INC			1,125.00	006260		
11/07/24	00144	10/31/24	11275969	202410	320	53800	47700		*		62.13			
			SVC CALL-RPLC BATTERY SYS											
		10/31/24	11275969	202410	300	13100	10100		*		46.87			
			SVC CALL-RPLC BATTERY SYS											
		11/01/24	11285290	202411	320	53800	57400		*		130.30			
			SV CALL-CLN DRAIN/WET VAC											
		11/01/24	11285290	202411	300	13100	10100		*		98.30			
			SV CALL-CLN DRAIN/WET VAC											
								FRANK'S AIR CONDITIONING, INC.			337.60	006261		
11/07/24	00079	10/20/24	10466066	202410	320	53800	47900		*		48.34			
			MTHLY PEST CONTROL OCT24											
		10/20/24	10466066	202410	300	13100	10100		*		36.46			
			MTHLY PEST CONTROL OCT24											
								HOMETEAM PEST DEFENSE			84.80	006262		
11/07/24	00103	11/01/24	11012024	202411	300	20700	10000		*		21,700.66			
			FY24 DEBT SRVC SER2015A											
								REUNION EAST CDD C/O USBANK			21,700.66	006263		
11/07/24	00103	11/01/24	11012024	202411	300	20700	10800		*		7,969.95			
			FY24 DEBT SRVC SER2021											
								REUNION EAST CDD C/O USBANK			7,969.95	006264		
11/07/24	00054	11/01/24	2024NOV	202411	320	53800	34500		*		6,650.00			
			SECURITY SERVICES NOV24											
		11/01/24	2024NOV	202411	300	13100	10100		*		5,016.66			
			SECURITY SERVICES NOV24											
								REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	006265		
								REUE REUNION EAST	TVISCARRA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/13/24	00134	11/08/24 4166	202410 310-51300-31100		*	665.00	
			PRE CON MTG/PAVING COORD				
				BOYD CIVIL ENGINEERING			665.00 006269
11/13/24	00049	11/01/24 636	202411 310-51300-34000		*	4,414.50	
			MANAGEMENT FEES NOV24				
		11/01/24 636	202411 310-51300-35200		*	105.00	
			WEBSITE ADMIN NOV24				
		11/01/24 636	202411 310-51300-35100		*	157.50	
			INFORMATION TECH NOV24				
		11/01/24 636	202411 310-51300-31300		*	875.00	
			DISSEMINATION FEE NOV24				
		11/01/24 636	202411 310-51300-51000		*	.78	
			OFFICE SUPPLIES				
		11/01/24 636	202411 310-51300-42000		*	51.70	
			POSTAGE				
		11/01/24 637	202411 320-53800-12000		*	3,838.58	
			FIELD MANAGEMENT NOV24				
				GOVERNMENTAL MANAGEMENT SERVICES			9,443.06 006270
11/13/24	00079	11/07/24 10537475	202411 320-53800-47900		*	79.63	
			HC-QTRLY TERMITE NOV24				
		11/07/24 10537475	202411 300-13100-10100		*	60.07	
			HC-QTRLY TERMITE NOV24				
				HOMETEAM PEST DEFENSE			139.70 006271
11/13/24	00192	11/01/24 1597	202411 320-53800-43300		*	1,730.52	
			POOL AMNTY JANITOR NOV24				
		11/01/24 1597	202411 300-13100-10100		*	1,305.48	
			POOL AMNTY JANITOR NOV24				
		11/01/24 1597	202411 320-53800-43300		*	4,320.60	
			SE POOL ATTENDANT NOV24				
		11/01/24 1597	202411 300-13100-10100		*	3,259.40	
			SE POOL ATTENDANT NOV24				
		11/01/24 1597	202411 320-53800-43300		*	494.19	
			HC CENTER JANITOR NOV24				
		11/01/24 1597	202411 300-13100-10100		*	372.81	
			HC CENTER JANITOR NOV24				
				PG SERVICE GROUP LLC			11,483.00 006272
11/13/24	00060	11/04/24 311858	202411 320-53800-46200		*	685.11	
			SE-280GAL BLCH/30GAL ACID				
		11/04/24 311858	202411 300-13100-10100		*	516.84	
			SE-280GAL BLCH/30GAL ACID				
		11/04/24 311859	202411 320-53800-46200		*	407.55	
			HS-260GAL BULK BLEACH				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/04/24 311859	202411 300-13100-10100		*	307.45	
			HS-260GAL BULK BLEACH				
				SPIES POOL LLC			1,916.95 006273
11/13/24 00030		11/05/24 799484	202410 320-53800-46500		*	423.42	
			RPR SCRB VLVE/ADPT/SLPFI				
		11/05/24 799484	202410 300-13100-10100		*	319.43	
			RPR SCRB VLVE/ADPT/SLPFI				
				YELLOWSTONE LANDSCAPE			742.85 006274
11/20/24 00095		11/12/24 S121636	202411 320-53800-57400		*	139.65	
			TECH TURNED OFF AUTOCLOSE				
		11/12/24 S121636	202411 300-13100-10100		*	105.35	
			TECH TURNED OFF AUTOCLOSE				
		11/13/24 15599	202411 320-53800-57400		*	34.20	
			PDK CLOUD SUB AGR NOV24				
		11/13/24 15599	202411 300-13100-10100		*	25.80	
			PDK CLOUD SUB AGR NOV24				
				ACCESS CONTROL SYSTEMS, LLC			305.00 006275
11/20/24 00129		10/05/24 5653	202410 320-53800-46200		*	162.45	
			RPLC HC A BASE/SE-UMBRELL				
		10/05/24 5653	202410 300-13100-10100		*	122.55	
			RPLC HC A BASE/SE-UMBRELL				
		10/05/24 5654	202410 320-53800-47700		*	247.95	
			HC-RPLC SHWR HANDLE/SINK				
		10/05/24 5654	202410 300-13100-10100		*	187.05	
			HC-RPLC SHWR HANDLE/SINK				
		10/05/24 5655	202410 320-53800-57400		*	475.95	
			INST.TEMPERED GLASS WINDW				
		10/05/24 5655	202410 300-13100-10100		*	359.05	
			INST.TEMPERED GLASS WINDW				
		11/16/24 5688	202411 320-53800-47700		*	162.45	
			SE-INST.DOOR ASTRICAL/HNG				
		11/16/24 5688	202411 300-13100-10100		*	122.55	
			SE-INST.DOOR ASTRICAL/HNG				
		11/16/24 5689	202411 320-53800-53200		*	219.45	
			HS-RELOCAT FLSH SPEED SGN				
		11/16/24 5689	202411 300-13100-10100		*	165.55	
			HS-RELOCAT FLSH SPEED SGN				
		11/16/24 5690	202411 320-53800-47700		*	361.95	
			HC-INST.NEW DOOR CLOSURE				
		11/16/24 5690	202411 300-13100-10100		*	273.05	
			HC-INST.NEW DOOR CLOSURE				
				BERRY CONSTRUCTION INC.			2,860.00 006276
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/20/24	00186	11/01/24 747815	202411 300-15500-10000		*	745.08	
			ALARM MONITOR SRVCS DEC24				
		11/01/24 747815	202411 300-13100-10100		*	562.07	
			ALARM MONITOR SRVCS DEC24				
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,307.15 006277
11/20/24	00079	11/09/24 10537281	202411 320-53800-47900		*	48.34	
			MTHLY PEST CONTROL NOV24				
		11/09/24 10537281	202411 300-13100-10100		*	36.46	
			MTHLY PEST CONTROL NOV24				
				HOMETEAM PEST DEFENSE			84.80 006278
11/20/24	00119	11/14/24 132832	202410 310-51300-31500		*	70.40	
			PAYMNT DISBURSE-SIMPLIFIL				
		11/14/24 132833	202410 310-51300-31500		*	929.00	
			VERT.BRDGE.EASE/CELL TWR				
		11/14/24 132834	202410 310-51300-31500		*	8,079.00	
			LAWSUIT COMPLAINT/EXHIBIT				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			9,078.40 006279
11/20/24	00060	11/18/24 21598	202411 320-53800-46200		*	798.00	
			14-CHEMICAL CONTROLLER MS				
		11/18/24 21598	202411 300-13100-10100		*	602.00	
			14-CHEMICAL CONTROLLER MS				
				SPIES POOL LLC			1,400.00 006280
11/20/24	00030	11/01/24 794213	202411 320-53800-47300		*	29,023.29	
			LANDSCAPE MAINT NOV24				
		11/01/24 794213	202411 300-13100-10100		*	21,894.76	
			LANDSCAPE MAINT NOV24				
		11/01/24 794213	202411 320-53800-47300		*	5,296.23	
			LNDSCE MNT PH1-5 NOV24				
		11/01/24 794213	202411 300-13100-10100		*	3,995.40	
			LNDSCE MNT PH1-5 NOV24				
		11/01/24 794213	202411 320-53800-47300		*	3,396.63	
			LDSCP TBLE/POND PH4-5 NOV				
		11/01/24 794213	202411 300-13100-10100		*	2,562.37	
			LDSCP TBLE/POND PH4-5 NOV				
		11/01/24 794213	202411 320-53800-46200		*	42,905.27	
			BED DRESSING NOV24				
		11/01/24 794213	202411 300-13100-10100		*	32,367.13	
			BED DRESSING NOV24				
		11/01/24 794213	202411 320-53800-46200		*	12,021.60	
			BD DRSS PH1-5 STBL/PD NOV				
		11/01/24 794213	202411 300-13100-10100		*	9,068.92	
			BD DRSS PH1-5 STBL/PD NOV				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/24 794213	202411 320-53800-46200		*	2,759.37-	
		WITHOUT REMAINING PHASE 4					
		11/01/24 794213	202411 300-13100-10100		*	2,081.63-	
		WITHOUT REMAINING PHASE 4					
YELLOWSTONE LANDSCAPE						157,690.60	006281
11/23/24 00103	11/22/24	11222024	202411 300-20700-10000		*	272,258.37	
		FY25 DEBT SERV SER2015A					
REUNION EAST CDD C/O USBANK						272,258.37	006282
11/23/24 00103	11/22/24	11222024	202411 300-20700-10800		*	120,223.47	
		FY25 DEBT SERVICE SER2021					
REUNION EAST CDD C/O USBANK						120,223.47	006283
TOTAL FOR BANK A						655,772.49	
TOTAL FOR REGISTER						655,772.49	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/24	00041	10/31/24 7156	202410 320-53800-62000		*	7,809.00	
		REUNION FNT REHABILITATIO					
		10/31/24 7156	202410 300-13100-10100		*	5,891.00	
		REUNION FNT REHABILITATIO					
			UCC GROUP INC				13,700.00 000271
11/20/24	00042	10/31/24 76232	202410 320-53800-60000		*	7,513.74	
		INST.10 ROAD BORES/GPR					
		10/31/24 76232	202410 300-13100-10100		*	5,668.26	
		INST.10 ROAD BORES/GPR					
			TERRY'S ELECTRIC INC				13,182.00 000272
TOTAL FOR BANK C						26,882.00	
TOTAL FOR REGISTER						26,882.00	

SECTION III

Reunion East
Community Development District

Unaudited Financial Reporting
October 31, 2024



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8	<u>Debt Service Series 2005 Income Statement</u>
9	<u>Debt Service Series 2015A Income Statement</u>
10	<u>Debt Service Series 2021 Income Statement</u>
11	<u>Capital Projects Series 2005 Income Statement</u>
12	<u>Capital Projects Series 2021 Income Statement</u>
13	<u>Long Term Debt</u>
14	<u>FY24 Assessment Receipt Schedule</u>

Reunion East
Community Development District
Balance Sheet
October 31, 2024

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 363,156	\$ 643,714	\$ -	\$ -	\$ 1,006,870
Assessment Receivable	-	-	29,671	-	29,671
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	106,549	-	106,549
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	197,141	-	197,141
Construction	-	-	-	11	11
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,105,051	-	1,105,051
Prepayment	-	-	39	-	39
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	519,931	-	519,931
Construction	-	-	-	633,522	633,522
Investment - Custody	505,583	-	-	-	505,583
SBA - Operating	956,567	-	-	-	956,567
SBA - Reserve	-	2,939,482	-	-	2,939,482
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	453,819	21,667	-	-	475,486
Prepaid Expenses	745	-	-	-	745
Total Assets	\$ 2,279,871	\$ 3,604,863	\$ 3,254,545	\$ 633,532	\$ 9,772,811
Liabilities:					
Accounts Payable	\$ 32,577	\$ 26,882	\$ -	\$ -	\$ 59,459
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	26,701	-	-	-	26,701
Due to Debt Service 2021	7,970	-	-	-	7,970
Due to Reunion West	123,226	104	-	-	123,330
Accrued Principal Payment 2002A-2	-	-	5,220,000	-	5,220,000
Accrued Interest Payment 2002A-2	-	-	3,997,700	-	3,997,700
Accrued Principal Payment 2005	-	-	4,800,000	-	4,800,000
Accrued Interest Payment 2005	-	-	3,449,087	-	3,449,087
Total Liabilities	\$ 191,797	\$ 26,986	\$ 17,466,787	\$ -	\$ 17,685,569
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (9,111,148)	\$ -	\$ (9,111,148)
Assigned For Debt Service 2005	-	-	(8,051,941)	-	(8,051,941)
Assigned For Debt Service 2015A	-	-	1,306,791	-	1,306,791
Assigned For Debt Service 2021	-	-	1,644,056	-	1,644,056
Assigned For Capital Projects 2005	-	-	-	11	11
Assigned For Capital Projects 2021	-	-	-	633,522	633,522
Unassigned	2,088,074	3,577,878	-	-	5,665,952
Total Fund Balances	\$ 2,088,074	\$ 3,577,878	\$ (14,212,241.99)	\$ 633,532	\$ (7,912,758)
Total Liabilities & Fund Equity	\$ 2,279,871	\$ 3,604,863	\$ 3,254,545	\$ 633,532	\$ 9,772,811

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 2,008,852	\$ -	\$ -	\$ -
Interest	24,000	2,000	6,652	4,652
Miscellaneous Revenues	-	-	847	847
Rental Income	6,000	500	560	60
Total Revenues	\$ 2,038,852	\$ 2,500	\$ 8,059	\$ 5,559
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	918	77	-	77
Engineering Fees	30,000	2,500	665	1,835
Attorney	75,000	6,250	9,078	(2,828)
Arbitrage	1,350	-	-	-
Dissemination Agent	10,500	875	875	-
Annual Audit	4,600	-	-	-
Trustee Fees	8,620	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,974	4,415	4,415	-
Information Technology	1,890	158	158	-
Website Maintenance	1,260	105	105	-
Telephone	150	13	-	13
Postage	1,500	125	66	59
Printing & Binding	500	42	-	42
Insurance	18,350	18,350	17,841	509
Legal Advertising	5,000	417	-	417
Other Current Charges	600	50	-	50
Office Supplies	250	21	1	20
Property Appraiser Fee	1,000	-	-	-
Property Taxes	400	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 234,912	\$ 42,445	\$ 41,253	\$ 1,192

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 46,063	\$ 3,839	\$ 3,839	\$ 0
Management Services Agreement	-	-	772	(772)
Property Insurance	69,608	69,608	63,567	6,041
Telephone	8,550	713	980	(267)
Electric	376,200	31,350	28,749	2,601
Water & Sewer	41,262	3,439	2,024	1,415
Gas	48,450	4,038	1,020	3,018
Landscape - Contract	665,400	55,450	44,402	11,048
Landscape - Contingency	28,500	2,375	559	1,816
Pond Maintenance	14,250	1,188	966	221
Irrigation Repairs & Maintenance	19,950	1,663	639	1,024
Pool & Fountain Maintenance	205,428	17,119	23,332	(6,213)
Building Repairs & Maintenance	17,100	1,425	2,889	(1,464)
Contract Cleaning	59,622	4,969	6,545	(1,577)
Fitness Center Repairs & Maintenance	7,923	660	898	(238)
Gate & Gatehouse Maintenance	42,750	3,563	2,976	587
Lighting	8,550	713	-	713
Maintenance (Inspections)	1,995	166	456	(290)
Operating Supplies	1,425	119	-	119
Parking Violation Tags	285	24	-	24
Pressure Washing	28,500	2,375	-	2,375
Repairs & Maintenance	17,100	1,425	1,573	(148)
Roadways/Sidewalks/Bridge	22,800	1,900	641	1,259
Security	121,905	10,159	7,947	2,212
Signage	8,550	713	2,933	(2,220)
Hurricane Expenses	-	-	3,128	(3,128)
Total Maintenance - Shared Expenses	\$ 1,862,166	\$ 218,988	\$ 200,833	\$ 18,155
<u>Heritage Crossing Community Center</u>				
Telephone	\$ 3,819	\$ 318	\$ -	\$ 318
Electric	22,800	1,900	-	1,900
Water & Sewer	1,140	95	-	95
Gas	513	43	-	43
Trash Services	22,800	1,900	-	1,900
Contract Cleaning	22,800	1,900	-	1,900
Maintenance (Inspections)	641	53	-	53
Pest Control	684	57	48	9
Landscape - Contract	20,417	1,701	-	1,701
Operating Supplies	1,368	114	-	114
Repairs & Maintenance	3,420	285	-	285
Total HC Community Center Shared	\$ 100,403	\$ 8,367	\$ 48	\$ 8,319
<u>Reserves</u>				
Capital Reserve Transfer	\$ 920,554	\$ -	\$ -	\$ -
Total Reserves	\$ 920,554	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,118,035	\$ 269,800	\$ 242,135	\$ 27,665
Excess Revenues (Expenditures)	\$ (1,079,183)		\$ (234,076)	
Fund Balance - Beginning	\$ 1,079,183		\$ 2,322,150	
Fund Balance - Ending	\$ (0)		\$ 2,088,074	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	6,652	-	-	-	-	-	-	-	-	-	-	-	6,652
Miscellaneous Revenues	847	-	-	-	-	-	-	-	-	-	-	-	847
Rental Income	560	-	-	-	-	-	-	-	-	-	-	-	560
Total Revenues	\$ 8,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,059
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	665	-	-	-	-	-	-	-	-	-	-	-	665
Attorney	9,078	-	-	-	-	-	-	-	-	-	-	-	9,078
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	-	-	-	-	-	-	-	-	-	-	-	875
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,415	-	-	-	-	-	-	-	-	-	-	-	4,415
Information Technology	158	-	-	-	-	-	-	-	-	-	-	-	158
Website Maintenance	105	-	-	-	-	-	-	-	-	-	-	-	105
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	66	-	-	-	-	-	-	-	-	-	-	-	66
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	17,841	-	-	-	-	-	-	-	-	-	-	-	17,841
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 41,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,253

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 3,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,839
Management Services Agreement	772	-	-	-	-	-	-	-	-	-	-	-	772
Property Insurance	63,567	-	-	-	-	-	-	-	-	-	-	-	63,567
Telephone	980	-	-	-	-	-	-	-	-	-	-	-	980
Electric	28,749	-	-	-	-	-	-	-	-	-	-	-	28,749
Water & Sewer	2,024	-	-	-	-	-	-	-	-	-	-	-	2,024
Gas	1,020	-	-	-	-	-	-	-	-	-	-	-	1,020
Landscape - Contract	44,402	-	-	-	-	-	-	-	-	-	-	-	44,402
Landscape - Contingency	559	-	-	-	-	-	-	-	-	-	-	-	559
Pond Maintenance	966	-	-	-	-	-	-	-	-	-	-	-	966
Irrigation Repairs & Maintenance	639	-	-	-	-	-	-	-	-	-	-	-	639
Pool & Fountain Maintenance	23,332	-	-	-	-	-	-	-	-	-	-	-	23,332
Building Repairs & Maintenance	2,889	-	-	-	-	-	-	-	-	-	-	-	2,889
Contract Cleaning	6,545	-	-	-	-	-	-	-	-	-	-	-	6,545
Fitness Center Repairs & Maintenance	898	-	-	-	-	-	-	-	-	-	-	-	898
Gate & Gatehouse Maintenance	2,976	-	-	-	-	-	-	-	-	-	-	-	2,976
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	456	-	-	-	-	-	-	-	-	-	-	-	456
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	1,573	-	-	-	-	-	-	-	-	-	-	-	1,573
Roadways/Sidewalks/Bridge	641	-	-	-	-	-	-	-	-	-	-	-	641
Security	7,947	-	-	-	-	-	-	-	-	-	-	-	7,947
Signage	2,933	-	-	-	-	-	-	-	-	-	-	-	2,933
Hurricane Expenses	3,128	-	-	-	-	-	-	-	-	-	-	-	3,128
Total Maintenance - Shared Expenses	\$ 200,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200,833
<u>Heritage Crossing Community Center</u>													
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	-	-	-	-	-	-	-	-	-	-	-	48
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HC Community Center Shared	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 242,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	242,135
Excess Revenues (Expenditures)	\$ (234,076)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(234,076)

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Transfer In	\$ 920,554	\$ -	\$ -	\$ -
Interest	\$ 150,000	\$ 12,500	\$ 12,529	\$ 29
Total Revenues	\$ 1,070,554	\$ 12,500	\$ 12,529	\$ 29
Expenditures:				
Contingency	\$ 600	\$ 50	\$ 40	\$ 10
Capital Outlay	\$ 1,424,850	\$ 118,738	\$ 25,426	\$ 93,312
Total Expenditures	\$ 1,425,450	\$ 118,788	\$ 25,466	\$ 93,321
Excess Revenues (Expenditures)	\$ (354,896)		\$ (12,937)	
Fund Balance - Beginning	\$ 3,584,823		\$ 3,590,815	
Fund Balance - Ending	\$ 3,229,927		\$ 3,577,878	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 431	\$ 431
Total Revenues	\$ -	\$ -	\$ 431	\$ 431
Expenditures:				
Series 2002A-2				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 431	
Fund Balance - Beginning	\$ -		\$ (9,111,579)	
Fund Balance - Ending	\$ -		\$ (9,111,148)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 798	\$ 798
Total Revenues	\$ -	\$ -	\$ 798	\$ 798
Expenditures:				
Series 2005				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 798	
Fund Balance - Beginning	\$ -		\$ (8,052,739)	
Fund Balance - Ending	\$ -		\$ (8,051,941)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<u>Revenues:</u>				
Special Assessments	\$ 2,568,595	\$ -	\$ -	\$ -
Interest	60,000	5,000	4,967	(33)
Total Revenues	\$ 2,628,595	\$ 5,000	\$ 4,967	\$ (33)
<u>Expenditures:</u>				
Series 2015A				
Interest - 11/01	\$ 465,500	\$ -	\$ -	\$ -
Principal - 05/01	1,685,000	-	-	-
Interest - 05/01	465,500	-	-	-
Total Expenditures	\$ 2,616,000	\$ -	\$ -	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 12,595		\$ 4,967	
Fund Balance - Beginning	\$ 1,098,285		\$ 1,301,823	
Fund Balance - Ending	\$ 1,110,880		\$ 1,306,791	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 1,116,155	\$ -	\$ -	\$ -
Interest	60,000	5,000	6,179	1,179
Total Revenues	\$ 1,176,155	\$ 5,000	\$ 6,179	\$ 1,179
Expenditures:				
Series 2021				
Interest - 11/01	\$ 331,821	\$ -	\$ -	\$ -
Principal - 05/01	455,000	-	-	-
Interest - 05/01	331,821	-	-	-
Total Expenditures	\$ 1,118,643	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 57,513		\$ 6,179	
Fund Balance - Beginning	\$ 508,034		\$ 1,637,877	
Fund Balance - Ending	\$ 565,547		\$ 1,644,056	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 11	
Fund Balance - Ending	\$ -		\$ 11	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 2,458	\$ 2,458
Total Revenues	\$ -	\$ -	\$ 2,458	\$ 2,458
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 2,458	
Fund Balance - Beginning	\$ -		\$ 631,063	
Fund Balance - Ending	\$ -		\$ 633,522	

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)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
LESS: SPECIAL CALL 11/1/22		(\$10,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$1,575,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$1,600,000)
CURRENT BONDS OUTSTANDING		\$18,570,000

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
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$445,000)
CURRENT BONDS OUTSTANDING		\$19,050,000

Gross Assessments	\$ 2,137,071.30	\$ 2,727,133.88	\$ 1,204,244.00	\$ 6,068,449.18
Net Assessments	\$ 2,008,847.02	\$ 2,563,505.85	\$ 1,131,989.36	\$ 5,704,342.23

35.22%	44.94%	19.84%	100.00%
--------	--------	--------	---------

10.62%	Net Percent Collected
\$ 5,098,509.83	Balance Remaining to Collect

SECTION IV

Reunion East and West R&M

Deferred Project List	Estimated Cost	Date
Seven Eagles Fountain #2 Refurbishment/Redesign	\$ 20,000.00	Defer
Seven Eagles Fitness Center Equipment + Flooring	\$ 79,280.00	in process
Milling, Resurfacing, Traffic Calming, Striping, Stop Bars	\$ 1,238,925.10	in process
Access Control System at Reunion Village Gate	\$ 20,000.00	in process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	in process
FY2025 Project List		
Heritage Crossing Community Center, Lighting System	\$ 45,000.00	February
Seven Eagles Pool and Spa Lifts	\$ 30,000.00	In process
Signage Replacement, Radar Speed	\$ 67,531.00	December
Encore RW Playground	\$ 140,000.00	In process
Terrace Pool Renovation/Resurfacing	\$ 75,000.00	February
Pool Furniture	\$ 15,000.00	As needed
Reunion Village No Parking Signs Phase 4&5	\$ 40,000.00	TBD
Pool Heater Replacement Allowance	\$ 24,000.00	As needed
Sidewalk Replacement	\$ 75,000.00	As needed
HVAC Replacement Allowance	\$ 25,000.00	As needed
Contingency	\$ 100,000.00	As needed
	\$ 2,199,736.10	

SECTION V

Reunion East and Reunion West Community Development Districts

219 East Livingston Street, Orlando, FL 32801

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December 2024

Dear Reunion Residents,

The Boards of Supervisors for the Reunion East and Reunion West Community Development Districts (CDDs) send warm holiday greetings and look forward to continuing to serve the community in 2025.

2024 has been an eventful year for the CDDs. The year started with residents and guests enjoying the new playground and outdoor fitness center near Valhalla as well as the upgraded playground nearby Liberty Bluff. The Boards allocated funding for important infrastructure projects to keep Reunion in tip top condition:

- Homestead, Heritage Crossings and Seven Eagles neighborhoods had roofs replaced at the pool amenity.
- Entrance Gate Houses at Sinclair Road, Spine Road and Reunion Boulevard were replaced.
- Seven Eagles had new fitness equipment, flooring, and restroom partitions installed, and the pool and spa were refinished to revive and upgrade the facility. The Seven Eagles fountain near Gathering Drive was refurbished with a new filtration and lighting system.
- Roadwork including milling and resurfacing roadways, striping, and the addition of speed tables to calm traffic are scheduled to be completed by the end of the calendar year.
- Signage upgraded to Reunion design standards was installed where needed throughout the CDDs.

Several key projects are in process to ensure Reunion remains the safest community possible:

- An access control system is scheduled for installation at the Reunion Village Entrance Gate House.
- A resident only access control system and gates are scheduled to be installed on Spine Road between Reunion Village and Tradition Boulevard.

Planned projects for 2025 include important upgrades and continued maintenance of infrastructure:

- New playground to be installed in Encore Neighborhood of Reunion West CDD.
- New hydraulic powered handicapped lifts to be installed at Seven Eagles Pool and Spa.
- Additional radar display signs will be installed to promote voluntary compliance with speed limits.
- Pool resurfacing is scheduled at The Terraces neighborhood.

The Boards of Supervisors encourage residents to be involved by attending monthly meetings and keeping abreast of CDD news by visiting the websites ReunionEastCDD.com and ReunionWestCDD.com. Board members and staff stand ready to be of service to residents and look forward to a productive New Year.

Mark Greenstein
Reunion East CDD
Chairman of the Board

Graham Staley
Reunion West CDD
Chairman of the Board