

*Reunion East Community
Development District*

Agenda

January 9, 2025

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

January 2, 2025

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, January 9, 2025 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. Approval of Minutes of the December 12, 2024 Board of Supervisors Meeting
4. District Engineer's Debriefing on Road Maintenance Project
5. Public Hearing for Rule Amendment
 - A. Open Public Hearing
 - B. Public Comment
 - C. Consideration of Resolution 2025-05 Adopting the Amended Special Events Policy
 - D. Close Public Hearing
6. Consideration of Revised Amenity Use Policy
7. **Review of Reunion Resort and Club of Orlando Master Association, Inc. Termination of Dumpster License Agreement – ADDED**
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - E. Security Report
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: February 13, 2025
12. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

**MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **December 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	Chairman
Trudy Hobbs	Vice Chair
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Pete Whitman	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the December 12, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Mr. Thomas Jones of 7417 Devereaux Street questioned why the Board approved a paving project throughout Reunion, as the overall conditions of the roads before the work started were good. Ms. Adams reported that the District engaged an engineer to perform a Pavement Management Study for all segments of roadway that were owned by the Reunion East and Reunion West CDDs, based on a Pavement Condition Index (PCI). The worst sections of roadway were prioritized for the first interval of paving. The Board determined that rather than doing paving every other year or every three years, a five-year interval would provide cost savings in order to save on the mobilization costs associated with the milling and resurfacing. As a result, the engineer recommended a scope based on segments of roadway that were in the worst condition. Mr. Curley indicated as a result of the Pavement Management Study, they would be re-doing other sections of roadway in the worst condition at a later time. Mr. Greenstein noted that on the east side most of the residential roadways, Reunion Boulevard, Tradition Boulevard and some of Gathering Drive were not touched. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Adams welcomed back Ms. Diane Davis and Mr. John Dryburgh, who started new terms effective November 19, 2024, which would expire in November of 2028.

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Davis and Mr. Dryburgh.

B. Election of Officers

C. Consideration of Resolution 2025-04 Electing Officers

Ms. Adams reported that after an appointment or an election, the Board was required to reorganize its officers. Resolution 2025-04 was included in the agenda package and currently Mr. Mark Greenstein served as Chairman, Ms. Trudy Hobbs served as Vice Chair, the remaining Board Members served as Assistant Secretaries, Mr. George Flint served as Secretary, Ms. Tricia Adams served as Assistant Secretary, Ms. Jill Burns served as Treasurer and Ms. Katie Costa and Mr. Darrin Mossing, Sr. served as Assistant Treasurers, for check signing purposes. Mr. Dryburgh was in favor of keeping the same officers.

On MOTION by Mr. Dryburgh seconded by Ms. Wispelwey with all in favor retaining the same slate of officers as evidenced by the adoption of Resolution 2025-04 was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2024 and November 14, 2024 Board of Supervisors Meetings

Ms. Adams presented the minutes of the September 12, 2024 meeting, which were included in the agenda package. They were approved at last month's meeting, but a correction was provided from Ms. Davis, regarding the discussion about the dumpster at Heritage Crossings. In addition, before the start of this meeting, Ms. Adams received a correction from the Chairman. Additional corrections were provided by Ms. Davis.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Minutes of the September 12, 2024 Board of Supervisors Meeting were approved as amended.

Ms. Adams presented the minutes of the November 14, 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.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Minutes of the November 14, 2024 Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Radar Feedback Signs with Universal Signs & Accessories

Mr. Scheerer recalled that several months ago, the Board requested documentation on speeding within the community but was informed that they had manually download the information directly from the radar display sign. As a result, he was asked by the Board, to obtain a proposal for cloud-based signs, which was included in the agenda package, from United Universal Sign Accessories, which they purchase all of their signs from. The cost of the 10 radar display signs was \$34,912.20 and the budget, \$67,000 was allocated for signs and radar display signs this year. The same proposal was presented to the Reunion West CDD Board and was

approved earlier today. Ms. Adams pointed out that it was not a cost share arrangement and signs would be designated for each District. Mr. Scheerer indicated that six signs would be placed in Reunion East and four in Reunion West.

Mr. Dryburgh asked if there would be 10 new signs and 10 old signs. Mr. Scheerer noted that the data on some of the signs could not be downloaded. Mr. Dryburgh pointed out that the signs could be placed as a reminder for people to slow down. Ms. Wispelwey agreed. Mr. Scheerer would distribute the seven or eight that were functioning to the interior roads that had issues with speeding, such as Tradition Boulevard by the water park and Reunion Boulevard. Mr. Dryburgh requested that they be placed in both directions, as it was currently in one direction in some locations. Ms. Hobbs was in favor of reusing the old ones and liked the idea of the new ones, as the data would be more accessible and useful. Ms. Wispelwey requested that one be placed on Heritage Crossing Way, due to prior discussion about speeding in Heritage Crossing. Ms. Hobbs suggested placing the new ones in areas where they wanted access to the data more easily and include the old ones on the interior roads. Mr. Greenstein agreed, as they were reliable.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the proposal with Universal Signs & Accessories for 10 radar display signs in the amount of \$34,912.20 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Ms. Adams presented a Data Sharing and Usage Agreement between the District and the Osceola County Property Appraiser, which was included in the agenda package. It is an annual agreement, as Florida had broad public record laws, but some classifications of citizens were exempt from public records disclosure. It was an annual agreement that would be in effect from January 1, 2025 through December 31, 2025 and staff recommended approval.

On MOTION by Mr. Dryburgh seconded by Ms. Davis with all in favor the Osceola County Property Appraiser Data Sharing and Usage Agreement was approved.

SEVENTH ORDER OF BUSINESS

**Acknowledgement Regarding Traffic
Control Jurisdiction of Osceola County
Sheriff's Office**

Ms. Adams reported that District Counsel prepared the Acknowledgement and Consent of the District for the Osceola County Sheriff's Office (OCSO) regarding traffic enforcement powers. Ms. Trucco recalled the Board directing her, at the last meeting, to prepare a one-page letter to Osceola County Sheriff's Department (OCSD) counsel, acknowledging that OCSD had jurisdiction for traffic enforcement on District roadways. The District never disputed this, as the understanding was that Osceola County established the CDD and therefore, OCSD had jurisdiction over CDD roadways. This was a way to communicate to OCSD, as there was a question about jurisdiction and OCSD having access to CDD roads. A provision was also added acknowledging that OCSD had no duty to maintain, repair or restore the District's roadways, to limit any liability that OCSD could incur with respect to repairing the roadways as such was an expressed concern. Ms. Trucco was trying to confirm with OCSD if it was their position that they did not have to provide traffic enforcement without an agreement being in place and requested that confirmation be in writing, but at this time, there was no response on that point. She would follow up with an email stating that while waiting for their response, the Board approved this acknowledgement and planned to change the signage color. The Reunion West CDD approved it at their meeting and provided authorization to proceed with an email to OCSD to get this in writing, due to liability concerns.

Mr. Greenstein pointed out that the Board had been dealing with this matter for some time, administratively and this was considered to be the first step for the Board to state their policy. It was simply a statement for acknowledgement and consent of the Reunion East and Reunion West CDD, confirming that OCSD had jurisdiction over traffic enforcement for CDD roadways. This may cause OCSD to close out the issue or cause them to bring other matters to the CDD's attention, such as the color of the signs. In Reunion West, the Encore community had blue signs, which he assumed was an oversight, because it should have green signs, as they were CDD roads. It may have to be corrected, but this was a policy document, which the Reunion West CDD Board approved. Ms. Trucco pointed out that this agreement was simply confirming, in writing, what had always been the CDD's understanding with respect to jurisdiction. Mr. Greenstein recalled in 22 years, they never had anything in writing, as it was never an issue, until the last couple of years. Ms. Wispelwey questioned how this turned from a letter to something formal. Ms. Trucco

explained that the consequence of an acknowledgement from the CDD and a letter from counsel directed by the CDD's Board were the same and offered to turn it into a letter if desired but felt that having an acknowledgement was cleaner and could be easily retained on the record. Mr. Greenstein preferred having one, to show the community that the Board was serious about traffic enforcement and to deal with it in an informal manner.

Ms. Wispelwey questioned whether this meant that they did not have authorization over CDD roads. Ms. Trucco advised that OCSD counsel wanted an agreement to be entered into with the CDD, because of the gates possibly providing an incorrect impression that the community had private roadways. Ms. Wispelwey voiced concern about the construction on Old Lake Wilson Road and routing traffic through Reunion. Ms. Trucco pointed out that the acknowledgement was not giving them permission not stated therein nor easement rights for which they needed a License Agreement or easement but rather acknowledging that they had jurisdiction over CDD roadways. However, if there was damage to CDD property, due to the routing of the traffic with the construction, the CDD could send a demand letter. One of issues alleged was personal liability to the officers if they did not have probable cause to be in the community and issuing tickets, which tied into the jurisdictional issue. Ms. Wispelwey pointed out that there would not be enforcement in the community, as OCSD had bigger issues. Mr. Dryburgh agreed, as OSCD used the excuse of not coming into the community on jurisdiction and was in favor of having the Board approving the acknowledgement or a letter, so OCSD complaints were no longer valid and they were permitted to come into the community and provide enforcement at least once a week.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Acknowledgement and Consent of the District for the Osceola County Sheriff's Department to provide traffic enforcement powers was approved.
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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that she was in communication with counsel for Rowstar, LLC./Vertical Bridge and they wanted another month to review the Option and Access Easement Agreement. She would provide an update to the Board at the January meeting.

B. Engineer

Mr. Curley reported that the paving would be completed today. The speed tables and re-striping would be completed from December 17th to December 23rd and he was going to meet with All County Paving on Monday, December 16th, to review the speed table locations. He was in the process of preparing a report, indicating what went right and what went wrong with this project, the requirements for next time and what they wanted to see in the future, as this process would begin again in four years, to continue the repaving process. The report would be provided at the next meeting for Board discussion. Mr. Greenstein recalled discussion at the Reunion West CDD about the size and length of the speed tables in residential areas. Excitement Drive was a residential area, as there were homes, opposite Hole #9. Mr. Curley reported that after he drew the map, he went out into the field with Mr. Scheerer, to look at the area and make adjustments as needed. It was in that general location, away from driveways, fire hydrants and storm drains. Mr. Greenstein indicated that the concern at the Reunion West CDD meeting, was the alignment of the speed table near a driveway. Mr. Scheerer pointed out that the speed table by The Terraces by the hydrant, was the only one impeding a driveway. Ms. Wispelwey requested that work not be completed during the holidays. Mr. Curley felt that it was a good time to pave, as there was no rain and the plan was to install the speed tables before the holidays. Summer was not a good time, due to the rain.

Ms. Adams recalled that the original intention was to start road maintenance earlier, but Hurricane Milton pushed everything back. Mr. Dryburgh pointed out that they were a small project compared to others that All County Paving had on their schedule. Mr. Greenstein noted that they did not receive any other bids, because it was not continuous roadway and the CDD was fortunate to piggyback on the Osceola County School Board contract. The overall condition of their roadways was good, but some cleanup was necessary, such as the repair of some pavers, which All County Paving would do. Mr. Greenstein thanked Mr. Curley and Mr. Scheerer for their attention to this project. Ms. Wispelwey requested that security assist with the flagging of traffic, as there were some issues. Mr. Curley reported that this item was first on their list, so that they had a better plan in the future. Ms. Adams noted some issues with the Maintenance of Traffic (MOT) that Mr. Curley did address, as some MOT workers had to be removed from controlling the traffic and better procedures were implemented. Ms. Wispelwey appreciated that as some improper language was used.

C. Field Manager Updates

i. Consideration of Change Orders #2 and #3 with Guardian Access Solutions – ADDED

Mr. Scheerer reported that the Davenport Creek/Spine Road Bridge project was underway and posts were installed. However, there needed to be a change to the operating software at all of the gates, from an Emerge system to an RS2 System, but it failed and at no additional cost, Access Control Systems (ACS) installed a PDK system. This type of system was also installed at the rest of the gates. Change Order #2 from Guardian Access Solutions (Guardian), which ACS was doing business as, was included in the agenda package. There's no dollar amount change, as it was an addendum to the scope of work, to change from the RS2 to a cloud-based PDK system, which would allow all of the gates to communicate with the current software packages that was in place. This was what Mr. Victor Vargas's team oversees when they were checking keycards and transponders. There was an additional Change Order, as the original proposal from the electrician, increased by \$5,750, due to the cost of materials and lack of movement over this project over the last year or two.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor Change Orders #2 and #3 with Guardian Access Solutions as stated above for the access control system at the Davenport Creek Bridge were approved.

ii. Consideration of Cloud Service Subscription Agreement with Guardian Access Solutions - ADDED

Mr. Scheerer presented an agreement with Guardian for a cloud-based service subscription, in order for Mr. Vargas's team to access all gates remotely. The cost for two access points was \$24 per month.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Cloud Service Subscription Agreement with Guardian Access Solutions in the amount of \$24 per month was approved.

Mr. Scheerer was happy to report that the Fitness Center work was completed, but there was one issue with a treadmill that was delivered without the cables, which the vendor, Fitness

Services of Florida took back. There were now five active treadmills, as well as an abductor adductor machine and leg press. When the new treadmill was ready to be delivered, they would coordinate with the contractor to have it installed. He would not approve any invoices until all of the equipment was installed. An email was received today from Ms. Sarah Anderson, in their Reunion IT Department, informing him that the internet was now active at all treadmills, but he would have to spend time next year to program the new functions that were available on the new treadmills. The installation took until 7:30 p.m. and they did a great job. The old treadmills were removed by the vendor and the District should receive a check next week. The janitorial company did a professional cleaning of all the windows, which took four hours and looked great. The flooring was installed and looked great. Mr. Scheerer kept as much of the equipment in the Fitness Center as he could and was looking for feedback from permanent residents that used the Fitness Center frequently. The feedback thus far, had been positive. He was waiting for feedback from Ms. Deb Kimball, who requested the leg press. It was working and was a great addition to the Seven Eagles facility.

Mr. Scheerer reported that the fountain improvements were complete and thanked the Board for allowing the renovation of the front fountain, as he received many compliments and people were coming by and starting to take pictures. There were also improvements at Linear Park, such as the installation of new annuals and mulch, as well as sod replacements that would be made by Yellowstone, in a couple of areas throughout Reunion. The pressure washing was delayed because of the pavement work, but starting on Monday of next week, the crews would be out pressure washing. All County Paving requested that the curbs not receive the 3% chlorine wash that they do for all of the concrete work, as they did not want any issues with the asphalt, while it was still new. Mr. Dryburgh questioned the curing time. Mr. Scheerer stated it would take 30 days, but they were going to start pressure washing some of the park areas first. All of the curbs, pavers and monuments in Linear Park, were already pressured washed, as there was supposed to be a wedding on Sunday. Once the asphalt was cured, they would proceed to complete the rest of the pressure washing. There were also some guardhouse lighting and gate repairs, in advance of the storm, which was not as bad as anticipated, so they cleaned the roof and roof drains at the Heritage Crossing Community Center (HCCC). Some pool heaters were adjusted from 87 to 88 degrees, due to the cool temperatures. They would continue to monitor before Christmas.

Regarding the Action Items List, Mr. Scheerer reported that there were not many items listed, as the Fitness Center was completed. The contractor for installing the access system at the Reunion Village/Davenport Creek Bridge project, were pulling cables and hoped to have an update at next month's meeting. Mr. Dryburgh requested a proposal for changing the colors on signs in the community. Mr. Scheerer obtained a proposal, but the only area that was affected, was in Reunion West. The Reunion West CDD Board requested additional detail in the proposal and once Ms. Trucco verified with the county whether the CDD needed to make a changes to the signs, in order for OCSD to provide enforcement, he would obtain multiple proposals. Ms. Davis pointed out that the one of the signs at the private entrance on Excitement Drive, was in the wrong place, as people who inadvertently pulled in, did not see it. Mr. Scheerer confirmed that a new one was order, but they would reset the post for the Excitement Drive/Old Lake Wilson Road resident only gate. They were limited to where they could place the post, due to a lack of space, as there was a gas line easement running through there. He recalled that there used to be a sign on the card reader, stating that it was a resident only gate. Mr. Greenstein felt that Ms. Davis made a good point and was looking for a nice fresh good-looking sign, because the sign was practically coming down, as a result of the realignment of the lanes. There also needed to be additional lighting and suggested installing flood lights and a small warning sign, before the island.

Mr. Dryburgh requested removing the items that no longer worked on the keypad, because people were looking into what looked like a camera and spoke into what looked like a speaker. Mr. Vargas indicated if he noticed something, he was able to search back in the camera. Mr. Greenstein asked if there was signage on the west side gate reader at the resident gate, informing residents to swipe their card if they did not have a sticker. Mr. Dryburgh indicated that this gate was staffed. Mr. Greenstein requested that staff look at the equipment that was at this gate or provide better instructions, as there was a black plastic area, upon which a card would be placed against it. Mr. Vargas would look at it. Mr. Scheerer pointed out that one card reader activated hotel cards and the other activated resident cards. Mr. Greenstein noted that the grey Reunion logo access card, that provided access to the Seven Eagles Gym and pool, opened the gate. Mr. Dryburgh understood that there was only one card, which was why this system was installed. Mr. Vargas explained that there was one reader for old cards. Mr. Greenstein suggested having a campaign to retrieve the old cards. Ms. Davis had to use her old card, because her new card did not open the gate. Mr. Greenstein recalled discussion at the last meeting about having to re-

authorize cards and felt that security needed to get a better handle on it. He further recommended that the Master Association include information about the renewal of access cards by January 1st in their annual letter and thanked Mr. Scheerer for making this the place that it was.

D. District Manager's Report

Ms. Adams recently received some photographs, documenting improper maintenance of the dumpsters. The District had an agreement with the Master Association, for the dumpsters at The Stables. She prepared a letter to the Master Association, that she would forward to District Counsel for review, before sending it out at the end of next week. It was a letter requesting maintenance and access control in accordance with the terms of the agreement and would include the photos documenting the improper conditions. She started preparing a study of fees to rent facilities similar to the HCCC, but it was not ready for the Board, at this time and would be included in the agenda package for the January 9th meeting. The most important fees were for room setup and cleanup fees, which needed to be added, due to the transition in the management of the facility. The other fee was for a security fee, to pay for a security attendant to monitor the facility, if a non-resident rented the facility. The fees were not under market for this type of facility but she would provide some comparisons. The public hearing was scheduled for the next meeting. Ms. Adams was currently working with District Counsel to merge the Special Event and Amenity Use Policies Fees, into one Special Events Policy with an application packet. Ms. Wispelwey previously discussed making Reunion residents aware that the HCCC could be rented for a reasonable fee, but Ms. Adams indicated that they were not ready to promote that, until the fee structure was in place. Ms. Wispelwey felt this made sense.

Mr. Dryburgh felt that security was a good option for monitoring the facility, but their resources were maxed and suggested looking at hiring residents that had a law enforcement background, in order to supplement their income. Ms. Adams had contact information for someone who worked with local law enforcement agencies and scheduled off-duty officers and the fee included in the notice, would either account for a law enforcement officer or security team member and would be working with Reunion Security to determine the feasibility and hourly fee and would provide the contact information for the off-duty officers. Mr. Dryburgh felt if they offered free coffee to a law enforcement officer, they would have a better relationship with them, versus adversarial. Ms. Davis liked this suggestion and questioned the mission of the CDD, what they

needed to streamline and whether it was necessary to manage the HCCC. Ms. Adams pointed out that it was not unusual for CDDs to own and operate amenities or recreational facilities. The best use of the amenities is a beneficial discussion for the Board to have. However, the area that the Board expressed was a priority was The Stables. District Counsel was expecting a proposal from Bond Counsel for an analysis, to determine whether it was feasible to sell the amenity and the minimum purchase price to set. Ms. Trucco pointed out that the bond financing was an issue, as the CDD still had outstanding bonds, but if it was the desire of the Board they could look into some options. She reached out to Bond Counsel but had not received a response yet, as it was a busy time of year with end of the year bond closings likely. An analysis was estimated to cost \$10,000 to \$20,000, as it would take 10 to 20 hours for them to complete the analysis previously, and Ms. Trucco was waiting for them to confirm that they would perform the analysis at this price now.

Ms. Wispelwey was in favor of having The Stables used all the time. Mr. Greenstein noted that it could, once they determined how much they were going to sponsor community events in this facility. The Stables was underutilized, but it was built by the developer, with the idea that there would be horses. Heritage Crossings was used for yoga, but Kingwood stopped it. Ms. Adams recalled that someone who was interested in purchasing or leasing The Stables as a storage facility, if it was feasible. If the Board wanted to utilize The Stables as an amenity or recreational space, there were challenges, due to the limited parking. These were issues that the Board could tackle, once further information was provided. Mr. Greenstein hoped in this fiscal year, to analyze the financial impacts of The Stables, as it had potential for the CDD to generate revenue to offset their expenses and was in great condition.

i. Action Items List

This item was discussed.

ii. Approval of Check Register

Ms. Adams presented the Check Register from November 1, 2024 through November 30, 2024 in the amount of \$683,393.29, which was included in the agenda package, along with a detailed check run.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the November Check Register was approved as presented.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through October 31, 2024, which was for the first month of Fiscal Year 2025 and 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.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was for informational purposes. The spreadsheet was updated each month by her and Mr. Scheerer. The items in process or deferred, were at the top of the list, followed by the Fiscal Year 2025 project list. It included items to be presented to the Board in February, such as a new lighting system for the HCCC, Terrace pool renovation and resurfacing. The Board already approve the radar display signs. Anytime there were changes or direction from the Board, it was updated. Due to legal restrictions, the sidewalk project, was deferred and removed from the list.

v. Year End Review of CDD Accomplishments

Ms. Adams recalled during last month's meeting, there was discussion about communication with constituents and the limitations of the Board regarding social media posting, etc. Ms. Wispelwey suggested having a document sent by the Master Association, to note the CDD achievements during the last year and it made sense to tie this into a kind of end of year holiday greeting. A draft of this document was included in the agenda package and Ms. Adams received edits from Mr. Greenstein at the Reunion West CDD meeting. Mr. Dryburgh requested that the Fountain #1 refurbishment be included, as it was completed, at a significant expense. Ms. Adams pointed out that it was included under important infrastructure projects. The edit from Mr. Greenstein, was to include a new filtration and lighting system. Mr. Dryburgh requested that there be a more impactful list. Ms. Adams would include the fountain as a separate bullet point. Ms. Wispelwey requested questioned *“Entrance Gate Houses at Sinclair Road, Spine Road and Reunion Boulevard were replaced.”* Ms. Adams pointed out the word, *“Roofs”* was missing. Ms. Wispelwey received a question from a resident about why the hydraulic powered handicapped lifts

were not included at other pools. Ms. Adams indicated they planned to phase them in. Ms. Wispelwey requested that be added.

Mr. Greenstein requested where it says, *“Resident only access control system and gates are scheduled to be installed on Spine Road between Reunion Village and Tradition Boulevard,”* requested that it include the Davenport Creek Bridge. Ms. Wispelwey felt it was a great idea. Ms. Adams noted the other change was in the closing paragraph where it says, *“Board members and staff,”* adding a comma and stating, *“whose contact details are on the website,”* before *“stand ready to be of service,”* in order to get stakeholders to use the District website. Mr. Dryburgh suggested including, *“in trying to address sidewalk safety, we replaced a significant amount of sidewalk.”* Mr. Greenstein pointed out that this was more of a maintenance item and this needed to be more for accomplishments. Ms. Adams would include it in the safety section. Ms. Wispelwey recalled that pool furniture was replaced, which most residents did not know. Ms. Adams would include that pool furniture was replaced as added, listing the five CDD pools. Ms. Hobbs agreed, as many people would think that the Resort did that. Mr. Dryburgh suggested including a comment that the CDD has been able to manage its budget, so there were no assessment increases, due to a comment from Mr. Thomas Jones regarding why the roads were re-paved, as his concern was that assessments would need to be increased to pay for it. Ms. Adams pointed out that this was a list of accomplishments versus financial matters. Mr. Dryburgh felt that Reunion East CDD did a good job of keeping assessments down and if this question was asked again, it should be clear that the

Mr. Greenstein was happy that Ms. Wispelwey suggested this letter, as it should have been done years ago and hoped that it would create some discussion from residents. Ms. Wispelwey like that the letter started with the accomplishments with the playgrounds.

E. Security Report

Ms. Adams provided under separate cover, the November 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.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date: January 9, 2025

Ms. Adams stated that the next meeting was scheduled for January 9, 2025 at 1:00 p.m. Ms. Wispelwey wished everyone a happy holiday and thanked staff for all of their hard work over the last year.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

REUNION EAST CDD / REUNION WEST CDD
REPORT ON ROAD RESURFACING AND SPEED HUMP INSTALLATION
JANUARY 6, 2025

Prepared by:
Boyd Civil Engineering, Inc.
Steve Boyd and James Curley.

Timeline:

October 2023 – Bid Packages finalized for resurfacing work, no speed humps proposed at this time.

January 2024 – First Speed Hump review to review locations based on board discussions

January 24, 2024 - Bid Packages put out for bid including Speed Hump locations.

February 2024 – No bids received after open bid period.

March 14, 2024 – Presented to Board that no bids were received. Board directed us to reach out to all bidders in an attempt to get response. All- County Paving was the only bidder to respond to our request to re-engage with the bidding process.

May 8th, 2024 - a Bid was received from All County Paving.

May to September 2024– Delay due to roadway ownership issue and Speed Table location updates

September 9th, the Reunion East and West CDD Boards authorization engaging into a contract with All County Paving

October 30th 2024, The contract with All County Paving was signed.

November 18th 2024 – Construction begins.

Responses to Comments and Questions:

1. Traffic Management: We know the execution was very poor initially but unfortunately it did not improve significantly after staff changes.

Response: Maintenance of Traffic is the Contractors responsibility. We agree the execution was poor.

2. Approvals: What type of Permits and Approvals were required, if any, and did we receive them all before work began?

Response: As this project was originated as a maintenance repaving operation no permitting through Osceola County was required as the Reunion East CDD and Reunion West CDD's own and maintain the roads. The addition of speed humps were provided as a Board requested addition shortly before the resurfacing was put out to bid. As the speed humps are part of the CDD road surface and do not result in changes to traffic patterns or increased trips, County permitting was not required.

3. Speed humps:

3.1 Do they meet traffic regulations and are they consistent in terms of height and width? Lots of community comment that they are of varying height

Response: The placement of and the design of the speed humps is in accordance with FHWA details. (See attached information). As for the installation, we agree that the speed hump installations require some improvement to meet the design, and we have discussed this with the Contractor. A walkthrough is being performed on Tuesday January 7th, and a full punch list of items to be addressed will be prepared and provided to the Contractor following this walkthrough.

3.2 Do traffic regulations require the advance warning signs to be located at the start of the hump (which is where they have been installed) or some distance prior to the hump? What is best practice? They should have been installed the same day the humps were installed

>>Response: Yes, signs should have been placed in front of the speed humps, without obstruction of trees. We instructed the contractor to install marking and warning signs prior to removing Maintenance of Traffic unfortunately this was not done.

3.3 Two or three of the 24 hump warning signs are hidden by trees and other obstructions. What is the plan to correct this?

Response: This will be addressed during the walk through on January 7th, the contractor will be required to reposition the signs.

3.4 The speed humps are difficult to see at night. Can we improve the markings on the speed humps with reflective / luminous paint?

Response: We are looking into this issue and will provide a response a separate response and direction following the walkthrough on January 7th.

4. Yellow markings: I am not satisfied with the yellow pavement markings between the traffic island and the I-4. What is the plan to remedy?

Response: The yellow center line stripping between the round-a-bout and I-4 is unacceptable. We are addressing this issue with the Contractor, and this is part of the punch list and final review.

5. Road surface: Are we satisfied with the road surface? People are complaining about the unevenness. Personally I cannot see a problem

Response: My initial review of the repaved surface is that it was good and acceptable. We will make a final review and evaluation on the January 7th walk through.

6. Staining: What are the plans to remove the black tar from the stone pavers and other areas?

Response: We are looking into this issue and will have a follow up response following the January 7th walk through.

7. Supervision: with the benefit of hindsight, do you think it is a fair comment that the CDD did not have sufficient on site supervision during the project?

Response: Supervision of Construction is the responsibility of the Contractor. This is a contractual and legal / insurance related issue. The alternative is to have a construction management firm on-site that coordinates with the Contractors management. This would require a Construction Management firm that would need to be hired by the District. The presence of a full time Construction Manager on site for a project of this type is not typical. Given the experience with this project, and due to the heavy traffic on CDD roads, the requirement for a construction manager for future repaving operations is worthy of discussion.

If I think of, or hear of, anything else I will let you know so that we are prepared with a professional and transparent project review on January 9th.

Current Status and Next Steps:

As mentioned in responses to comments, a walkthrough with the Contractor is scheduled for Tuesday January 7th, where all work will be evaluated.

Currently the known deficiencies include:

1. Speed hump installation was not uniform and the edge / transitions need to be addressed. We will address and provide specific recommendations following the January 7th meeting.
2. Placement of Speed hump signs that are obstructed from view will need to be relocated as part of the contractor punch list process.
3. Yellow centerline stripping between the round-a-bout and I-4 needs to be removed and corrected where the lines are not parallel and straight along the center of the roadway.
4. Stains on brick pavers at Reunion Grande need to be removed.

Recommendations regarding the current pay application will be provided after the January 7th site walk. Regardless of the amount approved for payment following the January 7th meeting the 10% retainage will be held until the project is accepted and certified complete.

FROM US DEPT. OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION:

3.10 Speed Hump

DESCRIPTION AND GENERAL PURPOSE

ITE has developed a recommended practice entitled *Guidelines for the Design and Application of Speed Humps*. Further guidance and clarification can be found in that publication.

A speed hump is an elongated mound in the roadway pavement surface extending across the travel way at a right angle to the traffic flow (see Figure 3.10.1). A speed hump is typically 3 inches in height (with applications as high as 4 inches) and 12 feet in length along the vehicle travel path axis (note: a *speed hump* that is 20 feet in length and flat in the middle is considered a *speed table* in this ePrimer).

At typical travel speeds along a residential street or in a small commercial business district, a speed hump produces sufficient discomfort to a motorist driving above the speed hump design speed to discourage speeding. It encourages the motorist to travel at a slow speed both upstream and downstream of as well as over the speed hump.

[A speed hump is also referred to as a road hump or undulation.]

[What's the difference between a speed hump and a speed bump? A speed hump is typically 12 feet in length (in the direction of travel), between 3 and 4 inches in height, and is intended for use on a public roadway. A speed bump is much shorter, between 1 and 2 feet in length (in the direction of travel). A speed bump can be as much as 6 inches in height. A speed bump is typically found in a parking lot or commercial driveway, but not on a public roadway.]

The initial speed hump applications were similar to the 12-foot speed hump, characterized in this section of the ePrimer. Variations in length and shape were applied and were initially considered speed hump variations. As the 20-foot measure became a standardized size and shape, it became known as a speed table. The reader is cautioned that when reviewing literature, design standards, and effectiveness analyses for speed hump, what is included within the umbrella of "speed humps" has varied over time.

[Five field studies of 51 speed humps measured crash reductions between 33 and 48 percent (Source: FHWA, Engineering Speed Management Countermeasures: A Desktop Reference of Potential Effectiveness in Reducing Crashes, July

2014) <https://www.highways.dot.gov/safety/speed-management/engineering-speed-management-countermeasures-desktop-reference-potential>]

[Seven field studies of 199 speed humps measured reductions between 6 and 13 mph for 85th percentile speeds (Source: FHWA, Engineering Speed Management Countermeasures: A Desktop Reference of Potential Effectiveness in Reducing Speed, July

2014) <https://www.highways.dot.gov/safety/speed-management/engineering-speed-management-countermeasures>]



Figure 3.10.1. Speed Hump with Bicycle Lane and On-Street Parking

(Source: Scott Batson)

APPROPRIATE APPLICATION

Appropriate Application – Speed Hump

Type of Street	<p>Appropriate for a residential local street or any street where the primary function is to provide access to abutting residential property (see Figure 3.10.2)</p> <p>Appropriate for a street that provides access to a school, park, or community</p>
-----------------------	---

	<p>center</p> <p>Also appropriate for neighborhood or residential collectors</p>
Intersection or Roadway Segment	<p>Placed at a midblock location, and not near an intersection; as an example, Pennsylvania recommends a distance of 150 feet from an unsignalized intersection and 250 feet from a signalized intersection</p> <p>Should not be placed on a sharp curve; ITE <i>Guidelines for the Design and Application of Speed Humps</i> recommends a minimum horizontal curve radius of 300 feet (see Figure 3.10.3)</p>
Roadway Cross-Section	<p>Can be used on a single-lane one-way street or two-lane two-way street; should stretch across only one travel lane in each direction</p> <p>Typically installed on a roadway with an urban cross-section (i.e., curb and gutter)⁴¹</p> <p>Typically placed one foot from a curb for drainage or six inches from the edge of a non-curbed roadway</p> <p>A speed hump can be applied on a cross-section both with and without sidewalks or bicycle facilities</p>
Speed Limit	<p>Appropriate if posted speed limit is 30 mph or less (per ITE <i>Guidelines for the Design and Application of Speed Humps</i>); many jurisdictions adhere to ITE maximum (e.g., South Carolina, Pennsylvania); some use a 25 mph ceiling (e.g., Delaware)</p> <p>Generally not appropriate when the pre-implementation 85th percentile speed is 45 mph or more</p>
Vehicle Traffic Volume	<p>Appropriate if daily traffic volume is relatively low; as examples, Pennsylvania sets a maximum daily volume of 3,500; South Carolina uses a maximum of 4,000; Pasadena, CA (41) uses a daily volume maximum of 4,000, with at least 1,000 vehicles in each direction</p> <p>ITE <i>Guidelines for the Design and Application of Speed Humps</i> recommends consideration only if no more than five percent of the overall traffic flow consists of long-wheelbase vehicles</p>
Emergency Route	<p>Generally not appropriate for a primary emergency vehicle route or a street that provides access to a hospital or emergency medical services; speed cushion and speed table are similar vertical measures that could be appropriate</p> <p>An emergency vehicle can cross a properly designed speed hump but at a slow speed</p>

Transit Route	Generally not appropriate for a bus transit route but examples of speed humps on bus routes do exist; a speed table and speed cushion are similar vertical measures that could be appropriate
Access Route	Not appropriate along the primary access to a commercial or industrial site
Grade	Can be installed on, or beyond, a crest vertical curve only if there is adequate stopping sight distance or warning signs are provided ITE <i>Guidelines for the Design and Application of Speed Humps</i> recommends consideration only on a street with a grade of 8 percent or less (see Figure 3.10.4); many jurisdictions adhere to that maximum (e.g. Pennsylvania, South Carolina) but others follow a lower value: Delaware – 6 percent; Minnesota and Pasadena, CA -5 percent

¹¹ If the street does not have curbing, an obstruction such as signing, flexible delineator posts, or bollards may be necessary to discourage a motorist from driving around the hump. Potentially hazardous objects (e.g., rocks, boulders) should not be used.



**FROM US DEPT. OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION
 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
 (MUTCD):**

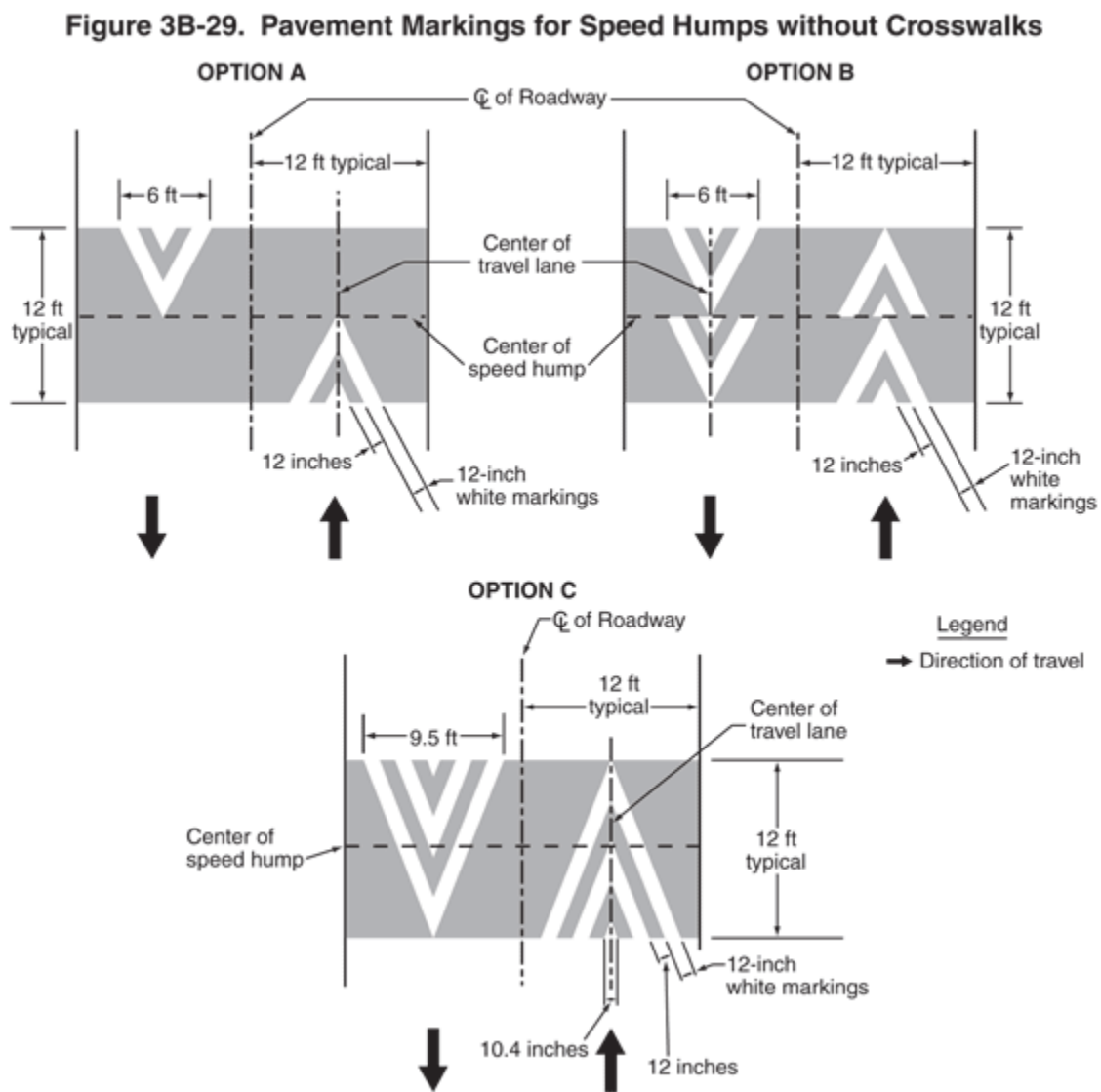


Figure 3B-29. Pavement Markings for Speed Humps Without Crosswalks

This figure illustrates three examples of pavement markings for speed humps without crosswalks.

The markings are shown as white "v" shaped markings inside a second "v" shape. Speed humps are shown with a dimension (noted as "typical") of 12 ft longitudinally across both lanes of a two-lane two-way roadway. The travel lanes are each shown as 12 ft wide, and this width is denoted as "typical." The "v" shaped markings are shown as centered in each travel lane, with the point of each "v" pointing in the direction of traffic flow in the lane. The white lines making the "v" are shown as a dimension of 12 inches wide. The space between the two sets of "v" markings is shown at a dimensioned distance of 12 inches wide. A legend shows a black arrow indicating the direction of travel in the lanes.

The figure shows options A, B, and C:

- Option A shows a two-lane roadway segment with arrows indicating one lane of travel in each direction. One speed hump marking is shown on the pavement in each direction, with the base of the "v" shown at the near edge of the speed hump and the point of the "v" shown at the center of the speed hump. The marking is shown as a dimension of 6 ft wide at the base of the "v."
- Option B shows a two-lane roadway segment with arrows indicating one lane of travel in each direction. Two speed hump markings are shown on the pavement in each direction, with the base of the first "v" shown at the near edge of the speed hump and the point of that first "v" shown at the center of the speed hump. The base of another "v" is shown beginning at the center of the speed hump with the point of that second "v" ending at the far edge of the hump. The markings are shown as a dimension of 6 ft wide at the base of the "v."
- Option C shows a two-lane roadway segment with arrows indicating one lane of travel in each direction. A larger speed hump marking is shown as a dimension of 9.5 ft wide at the base of the "v." One speed hump marking is shown in each direction, with the base of each "v" shown at the near edge of the speed hump and the point of the space between the inside and outside "v" lines shown at the center of the speed hump and the point of the outside "v" shown as ending at the far edge of the speed hump. A third "v" point is shown inside each inner "v." The width of the point of this innermost "v" line at the near edge of the hump is shown as a dimension of 10.4 inches.



W17-1
SPEED HUMP

A	B	C	D	E	F	G	H	I	J	K
24	0.375	0.625	4 D	1.25	3	7.886	6.961	7.219	1.5	
30	0.5	0.75	5 D	1.5	2.5	9.857	8.732	8.980	1.875	
36	0.625	0.875	6 D	1.875	3	11.828	10.279	10.678	2.25	
48	0.75	1.25	8 D	2.5	4	15.771	13.921	14.421	3	

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SECTION 5

SECTION C

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE AMENDED SPECIAL EVENT POLICY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida;

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “Board”) finds that it is in the best interests of the District and necessary for the conduct of District business to adopt by this Resolution the amended and restated “Reunion East Community Development District Amended Special Event Policy,” originally adopted on October 14, 2021 and revised on March 9, 2023, regarding the special event policy for the District, attached hereto as **Exhibit “A”** (the “Rule”) for immediate use and application, and to replace any and all prior versions of such Rule previously adopted by the District; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any and all prior versions of such Rule previously adopted by the District.

SECTION 2. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of January, 2025.

[Signatures provided on following page.]

**SIGNATURE PAGE TO RESOLUTION 2025-05
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 9th day of January, 2025.

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary / Assistant Secretary

Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

AMENDED SPECIAL EVENT POLICY

[See following page.]

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

SPECIAL EVENT POLICY

Adopted October 14, 2021
Amended and Restated March 9, 2023
DRAFT Amended and Restated January 9, 2025

[January 9, 2025](#)

Deleted: March 9, 2023

I. INTRODUCTION:

The Board of Supervisors (the “**Board**”) of the Reunion East Community Development District (the “**CDD**” or “**District**”) has implemented a uniform policy and schedule for Special Events requested to be held on District Property (as defined in Exhibit A).

“**Special Event**” shall mean any preplanned meeting, activity, or gathering of a group of twenty 20 or more persons, but not greater than the venue capacity, having a common purpose on District Property which special event inhibits the usual flow of pedestrian travel or which occupies any District Property or public place so as to preempt use of space by CDD residents, CDD landowners, non-resident user fee payers and their guests or which deviates from the established use of space or building.

“**District Property**” is defined for purposes of this policy as the District-owned or maintained real and personal property listed on Exhibit A.

“**Resident**” – Person or persons owning property within the District or a renter that has been delegated the privileges of the property owner.

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“**Non-Resident Member**” – Person or persons who do not own a home or lot within the District but have paid the applicable “non-resident user fee” as established by the District.

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“**Non-Resident**” – Person or persons who do not own a home or lot within the District and have not paid the applicable “non-resident user fee” as established by the District.

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Please note that the District does not own all of the real and personal property contained within the District’s boundaries (e.g., private commercial and retail property) and the permits provided for herein are for the use of the District Property only.

II. GENERAL INFORMATION:

The District is a special purpose government. Special Events are important to our community; they bring interest and excitement to the District and enhance our quality of life. The District is happy to assist organizations and groups in providing quality Special Events, while balancing the interests of the landowners and residents of the CDD and promoting public health, safety and welfare. The District has implemented this Special Event Policy (this “**Policy**”) and has duly adopted a Rule establishing a rate/deposit schedule for Special Events.

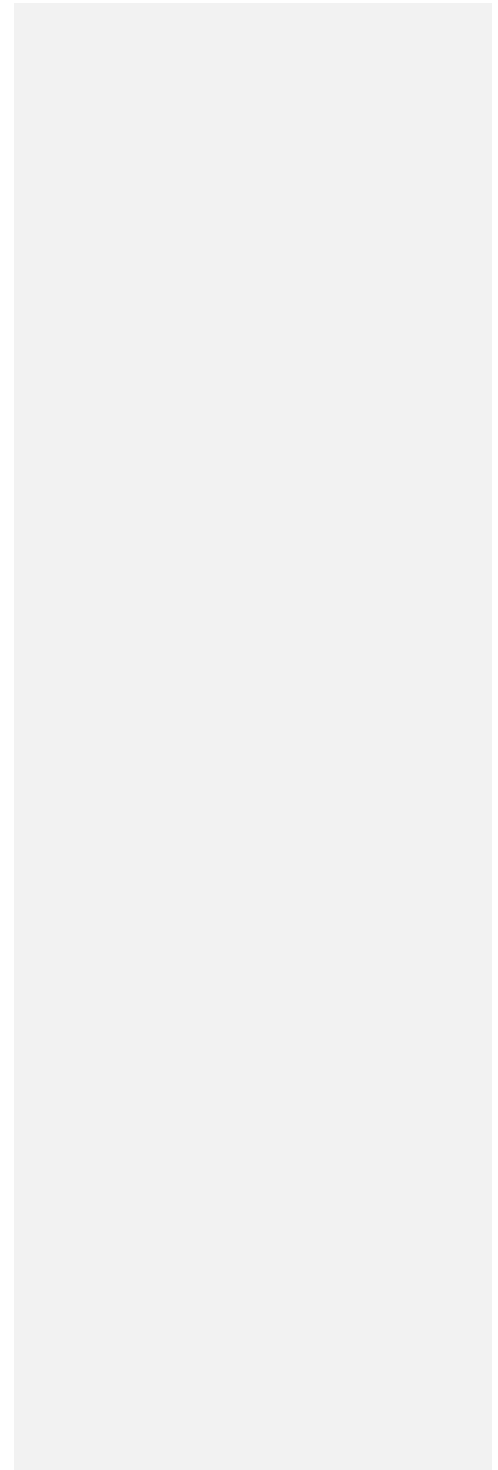
III. PURPOSE OF A SPECIAL EVENT POLICY:

The District understands the attractive nature of use of the District Property for Special Events and programs and has established this Policy for the consideration and permitting of Special Events. Such consideration is handled through the production and submittal of an “**Event Use Application**” (form attached hereto as **Exhibit “B”**, the terms of which are incorporated herein by this reference) in order to ensure that activities and events proposed are in conformance with this Policy, applicable legal requirements, and are not detrimental to public health, safety or welfare. This Policy applies to Special Events with attendance of twenty (20) or more persons, but not greater than the Event Capacity. Proposed Special Events with attendance less than twenty (20) person is not required to have a Special Event Permit and Special Events with attendance greater than

the Event Capacity are not allowed. The form of the Event Use Application may be modified by the District from time to time. Event Use Applications may only be filed with the District by District residents, District landowners and non-resident user fee payers. The District resident, District landowner, or non-resident user fee payer filing an Event Use Application are hereinafter collectively referred to as the “**Applicant.**”

IV. AUTHORITY:

The District has adopted this Policy to issue permits (each, an “**Event Use Permit**”) pursuant to the guidelines described herein for the use of specified areas of the District Property (the “**Site**”) and to provide the District Manager with authority to approve Event Use Applications or deny Applications that do not meet the



requirements of this Policy. This Policy may be amended, rescinded or otherwise revised, in whole or part, by the District from time to time after applicable notice and hearing, provided that ministerial changes (e.g., those to correct typographical errors) may be made at any time.

V. REQUIREMENTS FOR USE OF DISTRICT PROPERTY AND APPLICATION PROCESS:

1. For each proposed Special Event, an Event Use Application must be completed and submitted to the District Manager at the District office, which is currently located at:

Reunion East Community
Development District 219 East
Livingston St.
Orlando, Florida 32801
Telephone: 407-841-5524
extension 138 Email:
tadams@gmscfl.com

2. Event Use Applications must be filed not more than one hundred eighty (180) days before and not less than twenty eight (28) days before the date and time at which the proposed Special Event is intended to occur; provided, however, that for good cause shown, the District may waive the maximum and minimum filing periods and may accept an Event Use Application filed within a longer or shorter period.

A. Fees for Residents and Non Resident Members. Because of the operation and maintenance assessments already paid by Residents of the District, there will be no rental fee for any Resident wishing to reserve Heritage Crossings Community Center ballroom or any portion thereof provided 50 or fewer Residents are in attendance and all people in attendance are residents of Reunion East Community Development District and/or Reunion West Community Development District (the residency requirement excludes staff and presenters). Residents wishing to reserve Heritage Crossings Community Center or other facility for a function where fifty one (51) people or more are in attendance and the meeting is not exempt from fees, as described above, are required to pay a reduced fee when compared to applicable to Non-Resident rate. However, for a Resident to be entitled to a reduced fee, as described herein, the Resident or a member of their immediate family (to include Resident's children and grandchildren, brothers and sisters, brothers in law and sisters in law, daughters in law and sons in law) must be the direct beneficiary of the reservation, and the Resident must be in attendance for the entirety of, and shall remain primarily responsible for, the event related to the reservation. No fees are to be charged to a resident using the facility for purposes of a memorial service. All renters including Residents may be subject to set up, clean up and security fees.

B. Fees for Clubs and Other Organizations. Organizations that are fully registered 501(c)(3) charities recognized by the United States

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Internal Revenue Service shall pay a \$100 rental fee for any facility reserved, plus any direct expenses occurring as a result of the event. Government entities requesting a facility reservation for public safety purposes or to be used as a polling location shall not be charged a rental fee. A set up or cleanup fee, in an amount determined by the District, may be charged, as necessary; this cleanup fee is in addition to any security deposits and/or other fees charged hereunder.

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C. Security Deposits and Fees. A refundable facility damage security deposit of up to \$1,000 shall be charged to all Non-Residents renting any of the facilities described herein and will be collected by the District in advance in accordance with the District's adopted Special Events Policies, as they may be amended from time to time. The District and the Non-Resident renter shall coordinate and participate in pre- and post-event inspections of the facility. The release of the facility damage security deposit shall not occur until the District representative has verified that the facility is in the same or better condition than indicated on the pre-inspection checklist. In addition to the facility damage security deposit, a security attendant fee may, in the sole discretion of the District, be collected from the renter based on the number of guests and the length of the event.

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3. Each Event Use Applications shall be accompanied by cash or check(s) for an "Event Deposit," which Event Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Policy:

A. Rate/Deposit Schedule:

Site	Capacity	Non Resident Rental Rate/Fee	Resident and Non Resident Member Rental Rate/Fee	Deposit
Heritage Crossings Pool A	30	\$300.00	\$200.00	\$150 Plus Damages
Heritage Crossings Pool B	30	\$300.00	\$200.00	\$150 Plus Damages
Homestead Pool	45	\$300.00	\$200.00	\$150 Plus Damages
Carriage Point Pool	25	\$300.00	\$200.00	\$150 Plus Damages
Terraces Pool	30	\$300.00	\$200.00	\$150 Plus Damages
Linear Park	100	\$750.00	\$500.00	\$500 Plus Damages
Seven Eagles Pool Area	100	\$1,500.00	\$750.00	\$500 Plus Damages
Heritage Crossings Community Center Half Ballroom	300	\$1,000.00	\$500.00	\$1,000 Plus Damages
Heritage Crossings Community Center Full Ballroom	614	\$1,500.00	\$750.00	\$500 Plus Damages
Security Fee		\$50.00 hourly or \$75.00 hourly for law enforcement	\$50.00 hourly or \$75.00 hourly for law enforcement	
Set Up Fee		\$300.00	\$300.00	
Clean Up Fee		\$300.00	\$300.00	

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B. Upon request, the District will provide an invoice or other notice of the required Event Deposit to the Applicants.

C. If the District determines, in its sole discretion, that the Event Use Application requires additional engineering, legal or other professional staff review, the Applicant shall reimburse the District for the actual costs the District incurs for such professional services.

For any Special Event that is not approved, the Event Deposit shall be refunded to the Applicant. The Event Deposit shall secure the obligations of the Applicant under this Policy, including, but not limited to, Paragraphs 3(C) and 10 hereof. The Event Deposit will be retained by the District Manager until such time as all the District's costs pursuant to this Policy for which the Applicant is obligated to reimburse or pay have been satisfied. If the Applicant does not pay such cost within fourteen (14) days after the District has billed the Applicant for the cost thereof, which bill shall include an itemized statement as to the costs incurred by the District, the District shall apply the Event Deposit to said costs and remit any remainder to the Applicant. If the Event Deposit is insufficient to pay such cost, the District may seek any remedy against the Applicant available at law or equity, including referring the matter to the District Attorney or third party collection agency, and the Applicant shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Applicant or its affiliate from applying for, or holding, any future Special Events at the District.

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4. Applicant must attend the Special Event and be at the Site for the duration of the Special Event.

5. All Events shall be confined to the Site reserved for such event. The rental of Seven Eagles Pool Area Site allows Applicants and their guests temporary exclusive access to the Pool Area Site. Other District patrons will be able to access Seven Eagles Fitness Centers and Seven Eagles Mail Room even when Seven Eagles Pool Area Site is reserved per the Special Event Policy for private use. If proposed Special Event will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board. A sign advising Patrons that the Pool is Closed for Use by Patrons Due to Private Event can be posted at the Seven Eagles entrance

6. No advertising or distribution of posters or flyers for the Special Event as it pertains to District Property nor posting on electronic media (such as website) controlled by the District is allowed.

7. Special Events shall be suitable for all ages and shall not discriminate against participants or observers as to race, color, religion, sex, national origin, age, disability, marital or veteran status.

a. No alcohol may be sold or served on any District Property at any time except when approved by the amenity manager. Any consumption of Alcoholic Beverages at the District's Property shall be in accordance with Florida law and this policy. Specifically, Alcoholic Beverages are only permitted in the District's Recreational Facilities in the following circumstances:

Deleted: at Seven Eagles Pool Area and Linear Park where Reunion Resort has exclusive ability to provide catering services and/or food and beverage sales including the sale of alcohol...

1. Alcoholic Beverages are sold or dispensed by authorized contractors (such as Kingwood Orlando Reunion Resort), in accordance with Florida law and DBPR regulations; or

2. Alcoholic Beverages are sold or dispensed by individuals or entities that have rented all or a portion of the District's Property in accordance with the terms set forth herein. Such individuals or entities must, prior to the event, provide the District with evidence of both the requisite amount of liquor liability and other insurance coverages deemed to be necessary by the District, and the proper licensure required by Florida law; or

3. Alcoholic Beverages may be brought to the District's Property, when reserved for a special event, by individuals for personal consumption on a "BYOB" basis. However, unless #1 or #2 above applies, Alcoholic Beverages may not be offered for sale nor may there be a door or other admission charge to an event where alcoholic beverages are going to be consumed. Charging a door or other admission charge for an event that includes Alcoholic Beverages, even if said Alcoholic Beverages are offered for free as part of the event, is prohibited.

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8. Other than as provided herein, the Special Event may not include the sales of any goods or services on any District Property unless the Applicant is a non-profit entity organized and in good standing under Section 501(c)(3) of the United States Internal Revenue Code (or similar non-taxable provisions of the said code) and the sales must be incidental to the purpose of the Special Event. Evidence satisfactory to the District of such

organization and good standing must be submitted with the Event Use Application.

9. Applicants may not charge an entrance fee or other fee for access to, or for use of, the District Property.

10. The Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/[law enforcement](#) services, emergency services.

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11. The District shall determine the allowed time of the Special Event as may be appropriate for the event and the surrounding neighborhood(s) and businesses. However, Special Events may not last longer than four (4) hours and under no circumstance shall events scheduled on Sunday through Thursday operate past 10:00 PM, and on Friday and Saturday, operate past 11:00 PM.

12. The Applicant may be responsible for providing the District with appropriate certificate(s) of insurance. The District reserves the right to determine the limits and/or coverages for insurance.

13. All Special Events shall comply with applicable law, including the Osceola County Code and the laws of the State of Florida and the United States of America, including, but not limited to any and all regulations imposed under the Americans with Disability Act. However, nothing herein shall require the District to enforce same.

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14. An indemnification and/or hold harmless agreement with the District must be signed on or with the Event Use Application.

VI. APPLICATION REVIEW PROCESS:

All Event Use Applications will be reviewed by the District Manager, who has the authority to approve complete Event Use Applications and issue Event Use Permits for such uses. At the District Managers discretion, the District Manager may refer any Event Use Applications to the Board for review at the next regularly-scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Special Event, the anticipated number of participants and the necessity for County and/or District services which will be required in connection therewith, elect to reject, approve, or conditionally approval the Event Use Application.

VII. OTHER SPECIAL EVENT POLICY ELEMENTS:

1. Conditional Approvals; Additional Restrictions. The District may impose reasonable additional conditions, restrictions, or limitations as part of its approval of an Event Use Application based on the specifics of the proposed Special Event as it pertains to the District Property.

2. Revocation of Approval or Permit. An approved Event Use Application may be revoked at any time if the District or the District Manager feels there is a danger to District Property or other health, safety, or general welfare of the public; for violations of the District's rules or policies by the Applicant or the Applicant's representatives; or the default of any conditions of the Event Use Permit. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

3. Termination of Events. All Applicants must understand that at any time during the Special Event, the Osceola County Sheriff's Office and/or Department of Fire Rescue or other Law Enforcement officers, County officials, or any other official having jurisdiction over the Special Event, may order termination of the Special Event if it is in violation of any law or ordinance, or if it endangers any person, participant or spectator, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for public safety officials whereby the proper execution of their duties are endangered. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant's Deposit to cover the cost of same.

4. Substance of Events. The District's approval, conditional approval, or disapproval of any Special Event in no way is a reflection of the District's or the Board's approval or disapproval of the conduct or basis of or for such event.

EXHIBIT A

REUNION EAST CDD EVENT USE APPLICATION

The CDD may, after due consideration for the date, time, place, and nature of the event/program, the anticipated number of participants and the necessity for the CDD services which will be required in connection therewith, elect to reject or approve this Application. The terms, conditions and requirements of the CDD's Special Event Policy are incorporated into this Application.

PLEASE TYPE OR PRINT IN INK

Name of Applicant: _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Contact Person (name and title): _____

Mailing Address: _____ Phone: _____

_____ Email: _____

Date of event/program: _____ TIMES—Start: _____ End: _____

Nature of event/program (including the type(s) of activities which will occur during its conduct): _____

Number of people expected to attend: _____

Site to be reserved: _____

Setup will begin at said Site at approximately (time) _____ and will be completed at (time) _____

People will begin arriving at said Site at approximately (time) _____ and will be dispersed at (time) _____

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props): _____

Provider or description of debris and trash removal: _____

Will any goods or services be sold? ____ If yes, describe: _____

FEES: Applicant has included with this Application, the required Special Event Rental Fee and Deposit. Further, Applicant agrees that additional fees and expenses may be incurred by the Applicant in accordance with the CDD Special Event Policy.

AGREEMENT: By submission of this Event Use Application, the Applicant acknowledges that it has received a copy, has read and understands the CDD Special Event Policy, and agrees to abide by such policy.

Signed by Applicant:

Date: _____

(Insert name of organization, if applicable)

Witness: _____

Print Name: _____

Witness: _____

Print Name: _____

Signature

Print Name:

Title:

SPECIAL EVENT AGREEMENT

Reunion East Community Development District, a Florida community development district (“CDD”) hereby grants permission to the applicant (“Applicant”) named on the attached EVENT USE APPLICATION (the “Application”) to use the area described on the Application (the “Site”) on the date and during the time specified on the Application and for the purpose specified on the Application (the “Special Event”), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CDD’s Special Event Policy are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD Special Event Policy, has read and understands the policy, and agrees to comply with all terms and requirements of the CDD Special Event Policy.**

1. **General Compliance:** The CDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant.
2. **Right to Terminate:** The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. **Indemnification:** Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys’ fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, “Applicant’s Representatives”) including, without limitation, any failure of Applicant or Applicant’s Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.
4. **Sovereign Immunity:** Nothing herein shall cause or be construed as a waiver of the CDD’s sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. **Compliance with Law:** Applicant shall comply, and cause all of Applicant’s Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant’s and Applicant’s Representatives use of the Site.
6. **Damage to Property:** Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant’s Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant’s Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.
7. **“As Is” Condition:** Applicant accepts the use of the Site in its “as is condition.” The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Site. Applicant has inspected the Site prior to filing its Application and is aware of the Site’s current condition.
8. **Rules and Regulations:** Applicant and Applicant’s Representatives shall comply with the CDD’s Special Event Policy, as well as the following requirements:
 - a) Neither Applicant nor Applicant’s Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
 - b) No materials or items shall be affixed to any portion of the Site or any facilities or improvements located thereon so as to cause damage thereto.
 - c) Applicant shall remove all trash and other property of Applicant from the Site and shall return the Site to the condition that existed prior to Applicant’s use of the Site.

- d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
- 9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Site as and when provided above.
- 10. Other Conditions. Depending upon the nature of the Special Event and the Site, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Site:
 - a) Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Site and the Special Event;
 - b) Security appropriate for the Special Event and Site;
 - c) Additional deposit to cover clean up/repair costs; and/or
 - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
 - e) Such other conditions or limitations reasonably related to mitigating impacts to the Site because of the Special Event.

Signed by Applicant:

By: _____

Name: _____

Title: _____

Date: _____

Approved by:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

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Print Name: [icon]

SECTION 6

**Reunion East Community
Development District and
Reunion West Community
Development District
Amenity Policies & Fees**

Adopted April 8, 2021
Amended and Restated February 9, 2023
and May 4, 2023
DRAFT January 9, 2025

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524 ext. 138 TAdams@gmscf.com

Definitions

“Amenity Facilities” or “Amenity” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, fitness centers, outdoor fitness centers, and dog parks, together with their appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” shall mean these Amenity Facilities Policies of the Districts, as amended from time to time.

“Amenity Manager” shall mean the Field Manager, District Manager or that person or firm so designated by the District’s Board of Supervisor.

“Annual User Fee” shall mean the fee established by the Districts for any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” shall mean the District’s Board of Supervisors or the Districts’ Boards of Supervisors. The names of the current Board of Supervisors of each District are located on the Districts’ website (www.reunioneastcdd.com or www.reunionwestcdd.com).

“Guest” shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

“District” or “Districts” shall mean the Reunion East Community Development District and/or the Reunion West Community Development District.

“District Manager” shall mean the professional management company with which the Districts have contracted to provide management services to the Districts. The name of the professional management company is available on each District’s website (www.reunioneastcdd.com or www.reunionwestcdd.com).

“Non-Resident User” shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

“Property Owner” shall mean that person or persons having fee simple ownership of land within the District.

“Renter” shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

“Resident” shall mean any person or persons residing in a home within the District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

Introduction & Welcome

We are pleased to welcome you to the Reunion community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by Residents and Guests. Our team takes great pride in providing amenities maintained to high standards of excellence and an atmosphere that is always welcoming and friendly.

This Amenity Policies document has been designed to provide the information needed to begin utilizing the Districts' facilities. The usage guidelines provided in this packet have been thoughtfully established to help maintain the proper utilization of all areas while providing Residents with a safe and enjoyable experience.

The Reunion community is split into two sections for CDD (Community Development District) purposes, specifically the Reunion East CDD and the Reunion West CDD. Even though the Reunion community is split into two separate CDDs, certain assets and amenities are accessible and maintained by both CDDs in accordance with the Interlocal Agreement between the CDDs.

Our community provides Residents with the following amenities:

- Seven Eagles: Pool, Spas, Fitness Center, Functional Fitness Center, Bocce Court and Linear Park
- Homestead: Pool, Wading Pool and Spa
- Carriage Point: Pool and Spa
- Heritage Crossings: Community Center, Pools, Wading Pool and Spa
- The Terraces: Pool, Spa, Gazebo and Pavilion
- Liberty Bluff: Dog Park and Playground
- Grand Traverse Parkway: Playground
- Grand Traverse Parkway: Outdoor Fitness Center

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through TAdams@gmscfl.com at Governmental Management Services – Central Florida, LLC.

Sincerely,

Tricia L. Adams, District Manager
Reunion East Community Development District
Reunion West Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from District officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to District officials. Instead, contact the District Manager's office by phone (as per Chapter 119, *Florida Statutes*).

District Management Offices

Other amenity questions should be directed to District Staff. Please contact District Staff with any maintenance concerns or if a special event is desired at Seven Eagles Center, Heritage Crossing Pool A, Heritage Crossing Pool B, [Heritage Crossings Community Center](#), Homestead Pool, Carriage Point Pool, Terraces Pool, Terraces Pavilion, Grand Traverse Parkway Playground or Grand Traverse Parkway Outdoor Fitness Center. A copy of the Special Events Policy will be provided upon request.

Reunion East Community Development District
Reunion West Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
www.reunioneastcdd.com
www.reunionwestcdd.com

Tricia L. Adams, District Manager, TAdams@gmscfl.com
Alan Scheerer, Field Operations Manager, AScheerer@gmscfl.com

Security Office

Dial 911 in an emergency.
Reunion Security Offices can be reached by calling (407) 396-3130.

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Amenity Management ¶

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Reunion Resort manages and maintains certain amenities owned by the Reunion East Community Development District, such as Heritage Crossings Community Center and The Stables. ¶

¶

Reunion Resort's Office ¶

7593 Gathering Drive ¶

Kissimmee, FL 34747 ¶

Phone: (407) 662-1089 ¶

Anthony Carlil, Resort General Manager

ACarlil@reunionresort.com ¶

¶

Reunion Resort Membership Office ¶

Phone: (407) 420-9177 ¶

RRmembership@reunionresort.com ¶

1. Facility Access Cards

1. Facility Access Cards may be issued to all members (aged 18 and older) of each Resident's household and/or Non-Resident Members.
2. All Patrons will be required to sign a waiver of liability before using the District amenities. A parent or legal guardian is required to sign a waiver of liability for Patrons under the age of 18.
3. Patrons and Guests may be required to present ID cards upon request by staff at any Amenity Facility.
4. Further instructions for obtaining an Amenity Access card are provided by calling Reunion Security at (407) 396-3130.

2. Non-Resident Annual User Fee

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

3. Guest Policies

1. Guests under the age of 18 must be accompanied by an adult aged 18 or older. Guests must have a valid access card with a Resident, Non-Resident Member or Renter providing access to the District Facilities.
2. Patrons who have a Guest using the District amenities are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
3. Each household/dwelling unit will be permitted to bring up to six (6) Guests per day to the aquatic facilities. The number of Guests per household/dwelling unit cannot exceed six (6) per day unless approved by the appropriate Amenity Manager.

4. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter is required to obtain an Access Card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting.
 - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All Residents and Guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of bona fide Service Animal(s) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

If the Service Animal is out of control and the handler does not take effective measures to control it;
If the Service Animal is not housebroken; or
If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.

5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to Section 316.212, *Florida Statutes*.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or Access Cards should be reported immediately to the Security office. A fee will be assessed for any replacement cards.
11. Smoking and/or vaping is not permitted at any of the District facilities. This includes entrances to facilities and within parks.
12. No alcohol may be sold or served on any District Property at any time unless provided by the designated Amenity Manager as part of catering services.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
14. Aquatic facility rules that are posted in appropriate areas must be observed.

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15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes and/or vehicles, excluding golf carts and bicycles, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Children/Patrons under the age of 18 must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at anytime.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any Guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on www.reunioneastcdd.com and www.reunionwestcdd.com) for guidelines regarding parking on District roadways.

6. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives,

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District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any Patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employee representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager Tricia Adams by phone: (407) 841-5524 ext. 138 or by e-mail at TAdams@gmscf.com.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.

Deleted: at Heritage Crossings Community Center and The Stables must be reported to the Amenity Manager Anthony Carll, Resort General Manager Email: ACarll@reunionresort.com; Phone: (407) 662-1089. All emergencies and injuries

8. Aquatic Facilities Rules

No lifeguard on duty – swim at your own risk.

Reunion East features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

Usage Guidelines

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Pools are open 8 am to 11 pm.
3. Children must be three years old to enter the pool.
4. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren without specific supervision from a person 18 years and older.
5. Children under the age of 10 must be directly supervised by a person 18 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
6. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 18 years of age or older.
7. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
8. To prevent accidental loss or damage, we recommend that personal pool toys be left at home.

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9. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck or within respective amenity's gated areas.
10. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
11. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 3 feet of the pool. Alcohol service at Seven Eagles, Heritage Crossings Community Center and The Stables are managed by the Amenity Manager and other facilities are subject to the provisions in the District's Special Events Policy. Residents should not otherwise bring alcohol to District amenities.
12. All swimmers must shower before initially entering the pool.
13. Persons with open cuts, wounds, sores or blisters may not use the pool.
14. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
15. Appropriate swimming attire (swimsuits) must be worn at all times.
16. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
17. Animals are not permitted in the pool areas.
18. Sitting on or hanging from pool ladders is not allowed.
19. No diving is permitted.
20. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
21. Radios and other devices for music or broadcast are only allowed with personal listening devices such as earphones.
22. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
23. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
24. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
25. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
26. All swim instructors must be approved, certified and employed by the Amenity Manager.
27. All other general facility rules apply.

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9. Seven Eagles Fitness Center and Functional Fitness Center

1. Maximum Fitness Center capacity is 17 persons.
2. Maximum Functional Fitness Center Capacity is 6 persons.
3. Children aged 12 and under are not permitted in the Fitness Centers at any time. This applies to a restricting all strollers, baby carriers and children from sitting on the floor while a parent or guardian is exercising.
4. Teens aged 13 to 17 may use the fitness room equipment when supervised by an adult.
5. Rubber soled shoes that cover the entire foot are required to be worn at all times when using the Fitness Center.
6. Shirts must be worn at all times when using the Fitness Centers.
7. Bathing suits and jeans are not permitted in the Fitness Centers.
8. Food is not permitted in the Fitness Centers. Plastic beverage containers are allowed.
9. Please be considerate of other users. Wipe down equipment using the sanitary wipes provided by the Amenity Manager after each use. Return weight plates and dumbbells to the appropriate rack provided.
10. Circuit training has priority, please allow others to work in/share the circuit equipment

between sets.

11. Cardiovascular equipment is limited to a maximum 30 minutes when people are waiting.
12. Using a spotter when lifting weights is recommended. The Fitness Centers are not supervised and you are exercising at your own risk.
13. Reunion East Community Development District is not responsible for personal belongings lost, damaged or stolen in the facility.
14. Please limit conversations and cell phone use as a courtesy to other users.
15. Sound producing equipment is prohibited with the exception of District approved activities. Personal sound equipment may be used with personal listening devices such as headsets or ear buds only.
16. Restrict floor exercises to the back area of the exercise room which leaves the main fitness floor area clear of personal items.
17. Please report any equipment problems to the District Manager's Office Phone: (407) 841-5524, Alan Scheerer, Field Operations Manager AScheerer@gmscfl.com.

10. Bocce Court

1. Bocce balls shall not be tossed or thrown outside of the court.
2. Common courtesies and sports etiquette required for all games.

11. Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

The outdoor areas of the Districts are maintained for the use of Residents of the community. The policies below adhere to all outdoor spaces including the pavilion, gazebo, and other outdoor spaces.

The Terraces Gazebo and Pavilion event lawn and patio areas are available for use by Residents and their Guests only on a first come, first serve basis.

1. Private rentals may be reserved through the District Manager's office per the Reunion East Special Events Policies. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
2. A schedule of activities will be posted in each area and updated by the staff.
3. Residents on a first-come, first-served basis may utilize the Gazebo and Pavilion.
4. No alcohol may be sold or served at any District amenity including outdoor spaces unless [approved in advance by the amenity manager](#).
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 18 years or older.
6. Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
7. No chalking or marking any outdoor areas.
8. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
9. Profanity, fighting or disruptive behavior will not be tolerated.
10. No smoking or vaping any substances in public spaces.
11. Residents are responsible for bringing their own equipment.
12. All instructors must be approved by the Amenity Manager.
13. All programs and services including but not limited to personal training, group exercise, and instructional programs must be approved by the Amenity Manager.
14. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
15. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
16. Removal of furniture or equipment is prohibited.
17. All other general facility rules apply.

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12. Dog Parks

Dog parks are available within the Reunion Community for the enjoyment of residents and their four-legged friends.

1. Use of Dog Park is at your own risk.
2. Owners are legally responsible for the behavior of their dogs at all times.
3. Dogs must be leashed while entering and exiting the park.
4. Dog waste must be cleaned up by their owners immediately.
5. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
6. Owners must be within the dog park and supervising their dog with leash readily available.
7. Dog handlers must be at least 16 years of age.
8. Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
9. Aggressive dogs must be removed immediately.
10. Dogs should be under voice control.
11. Human food is prohibited at the dog park.
12. Dog food and treats are prohibited at the dog park.
13. Glass containers are prohibited at the dog park.
14. Female dogs in heat are prohibited at the dog park.
15. Puppies under four months are prohibited at the dog park.
16. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
17. All other general facility rules apply.

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13. Liberty Bluff Playground and Grand Traverse Parkway Playground

1. Playgrounds are available dawn to dusk.
2. Recommended ages for equipment are 5 to 12.
3. Children up to age 12 must be supervised by an adult aged 18 or older at all times. The Playground is not intended to be used by children over 12 years of age.
4. Surfaces can become hot when exposed to direct sunlight.
5. Surfaces can become slippery when wet.
6. No food, alcohol, glass containers, smoking or vaping products allowed.
7. Use at your own risk.

14. Grand Traverse Parkway Outdoor Fitness Center

1. The Outdoor Fitness Center is available dawn to dusk.
2. Teens aged 13 to 17 can use the Outdoor Fitness Center with adult supervision.
3. Proper workout attire and footwear required at all times.
4. No food, alcohol, glass containers, smoking or vaping products allowed.
5. Use at your own risk.
6. Inspect equipment before use and report any damages to ascheerer@gmscfl.com or (407) 841-5524.

15. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Residents shall not trespass on private property of another Resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those participating in recreational activities District waterbodies do so at their own risk. The District recommends use of appropriate safety equipment during any such activities.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the South Florida Water Management District (SFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

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16. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.

17. Amenity Rental Procedures

A copy of the Special Events Policy, will be provided upon request. This additional policy document details rental procedures and policies for [Heritage Crossing Pool A](#), [Heritage Crossing Pool B](#), [Homestead Pool](#), [Carriage Point Pool](#), [Terraces Pool](#), [Terraces Pavilion](#), [Linear Park](#), [Seven Eagles Pool Area](#) and [Heritage Crossings Community Center](#). Please contact District Management staff at Phone: (407) 841-5524 to receive a copy of the Special Events Policy that includes rental fees, capacities, procedures, application and policies.

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Reservations are on a first-come, first-served basis by contacting the appropriate office and filling out a reservation form. Reservations should be made at least thirty (30) days in advance. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District/District's designee. Please speak to the District Office or Resort Office for further information regarding rental procedures and to file an application for rental. ¶

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There are no personal recurring reservations allowed for the District amenities. ¶

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Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities. ¶

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Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager. ¶

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All Events shall be confined to the Site reserved for such event. If proposed Special Event will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board. ¶

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No advertising or distribution of flyers, brochures, or posters regarding the Special Event as it pertains to the District Property is allowed. ¶

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Special Events shall be suitable for all ages and shall not discriminate against participants or observers as to race, color, religion, sex, national origin, age, disability, marital or veteran status. ¶

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No alcohol may be sold or served by an Amenity Renter on any District Property at any time. Alcohol service can be provided as part of catering service arranged with the Amenity Manager. ¶

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The Amenity Manager is entitled to exclusive catering privileges for all rentals at the Districts. ¶

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Special Events may not include the sales of any goods or services on any District Property unless the Applicant is a non-profit entity organized and in good standing und... [1]

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SECTION 7

John Kingsley, LCAM
On behalf of
Reunion Resort and Club of Orlando Master Association, Inc
1631E. Vine Street, Suite 300
Kissimmee, Florida 34744

Tricia Adams, District Manager
Reunion East Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
By certified mail

January 2, 2025

Ms. Adams,

Please accept this letter as official notice from the Reunion Resort and Club of Orlando Master Association, Inc. (hereafter referred to as the “Association”).

Per the license agreement dated October 17, 2023, the Association uses The Stables area to provide dumpster access to the community.

The Association intends to discontinue the use of The Stables area on February 1, 2025. The dumpsters will be removed from the site by this date, the area will be cleaned, and trash removal services will be discontinued by that time. The Association will place a “No Dumping” sign in front of the former dumpster site.

Please confirm your receipt of this communication and let me know if you have any questions.

Best regards,

John Kingsley

John Kingsley, LCAM, Artemis Lifestyles
Registered Agent for Reunion Resort and Club of Orlando Master Association, Inc.

Cc: Sandra Lowery, LCAM, Artemis Lifestyles

SECTION 8

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	Debrief on project to be presented 01.09.2025
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. One treadmill needed replacement as of 12.12.2024.
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 12.12.2024
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	Debrief on project to be presented 01.09.2025
8/10/23	Traffic Enforcement Agreement with OCSO (RE and RW)	Trucco	In Process	Acknowledgement Regarding Traffic Control Jurisdiction of Osceola County Sheriff's Office Approved by BOS 12.12.2024.
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 November 2024. Board reviewed revised easement December 2024 and advised of needed changes.

SECTION II

Reunion East

Community Development District

Summary of Invoices

December 01, 2024 - December 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	12/5/24	6284-6295	\$ 58,055.30
	12/12/24	6296-6303	123,852.57
	12/13/24	6304-6306	3,085,183.59
	12/19/24	6307-6314	43,860.10
			\$ 3,310,951.56
R&M Fund			
	12/5/24	273-275	\$ 17,585.90
	12/19/24	276-277	11,141.00
			\$ 28,726.90
Payroll			
	<u>December 2024</u>		
	Diane Davis	50795	\$ 184.70
	John Dryburgh	50796	184.70
	June Wispelwey	50797	184.70
	Mark Greenstein	50798	184.70
	Trudy Hobbs	50799	184.70
			\$ 923.50
TOTAL			\$ 3,340,601.96

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/05/24	00074	11/30/24	224434	202411	320	53800	47000		AQUATIC 12 STRMWTR NOV24	*	754.11		
		11/30/24	224434	202411	300	13100	10100		AQUATIC 12 STRMWTR NOV24	*	568.89		
APPLIED AQUATIC MANAGEMENT, INC.											1,323.00	006284	
12/05/24	00095	11/25/24	S121906	202411	320	53800	57400		RPLC BAD MOTOR/DRIVE BELT	*	605.36		
		11/25/24	S121906	202411	300	13100	10100		RPLC BAD MOTOR/DRIVE BELT	*	456.67		
		11/26/24	S121716	202411	320	53800	57400		INST.BARRIER ARM/RPLC LED	*	691.80		
		11/26/24	S121716	202411	300	13100	10100		INST.BARRIER ARM/RPLC LED	*	521.88		
ACCESS CONTROL SYSTEMS, LLC											2,275.71	006285	
12/05/24	00129	11/24/24	5693	202411	320	53800	46200		HC A-RPLC BRKN SHWR HNDLE	*	162.45		
		11/24/24	5693	202411	300	13100	10100		HC A-RPLC BRKN SHWR HNDLE	*	122.55		
		11/24/24	5694	202411	320	53800	46200		RPLC 5BRKN UMBRELLA/2BASE	*	322.05		
		11/24/24	5694	202411	300	13100	10100		RPLC 5BRKN UMBRELLA/2BASE	*	242.95		
		11/24/24	5695	202411	320	53800	47700		TER-INST.FLSH VALVE SYSTEM	*	379.05		
		11/24/24	5695	202411	300	13100	10100		TER-INST.FLSH VALVE SYSTEM	*	285.95		
		11/24/24	5696	202411	320	53800	47700		SE-CLNOUT PAN/RPR PANEL	*	162.45		
		11/24/24	5696	202411	300	13100	10100		SE-CLNOUT PAN/RPR PANEL	*	122.55		
BERRY CONSTRUCTION INC.											1,800.00	006286	
12/05/24	00192	12/02/24	1629	202412	320	53800	43300		POOL AMNITY JANITOR DEC24	*	1,730.52		
		12/02/24	1629	202412	300	13100	10100		POOL AMNITY JANITOR DEC24	*	1,305.48		
		12/02/24	1629	202412	320	53800	43300		SE POOL ATTENDANT DEC24	*	4,320.60		
		12/02/24	1629	202412	300	13100	10100		SE POOL ATTENDANT DEC24	*	3,259.40		
		12/02/24	1629	202412	320	53800	43300		HC CENTER JANITOR DEC24	*	494.19		
		12/02/24	1629	202412	300	13100	10100		HC CENTER JANITOR DEC24	*	372.81		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/24		1629	LITOPAK	202412	320-53800	43300		*	11.96		
12/02/24		1629	LITOPAK	202412	300-13100	10100		*	9.02		
PG SERVICE GROUP LLC										11,503.98	006287
12/05/24	00054	12/01/24	2024DEC	202412	320-53800	34500	SECURITY SERVICES DEC24	*	6,650.00		
12/01/24		2024DEC	SECURITY SERVICES DEC24	202412	300-13100	10100		*	5,016.66		
REUNION RESORT & CLUB MASTER ASSOC.										11,666.66	006288
12/05/24	00092	11/01/24	2194	202410	320-53800	12100	MANAGEMENT FEES OCT24	*	771.87		
11/01/24		2194	MANAGEMENT FEES OCT24	202410	300-13100	10100		*	582.29		
11/01/24		2241	DUKEENERGY#9100	202410	320-53800	43000	8323 9862	*	93.16		
11/01/24		2242	DUKEENERGY#9100	202410	320-53800	43000	8324 0443	*	778.20		
11/01/24		2250	HC PHONE LINE	202410	320-53800	41000	2365 OCT24	*	44.70		
11/01/24		2250	HC PHONE LINE	202410	300-13100	10100	2365 OCT24	*	33.72		
11/01/24		2250	HC PHONE LINE	202410	320-53800	41000	4574 OCT24	*	44.70		
11/01/24		2250	HC PHONE LINE	202410	300-13100	10100	4574 OCT24	*	33.72		
11/01/24		2250	HS PHONE LINE	202410	320-53800	41000	9325 OCT24	*	44.70		
11/01/24		2250	HS PHONE LINE	202410	300-13100	10100	9325 OCT24	*	33.72		
11/01/24		2253	TOHO METER#62644090	202410	320-53800	43100	OCT24	*	54.37		
REUNION RESORT										2,515.15	006289
12/05/24	00175	12/01/24	101787	202412	320-53800	46200	POOL MAINTENANCE DEC24	*	4,845.00		
12/01/24		101787	POOL MAINTENANCE DEC24	202412	300-13100	10100		*	3,655.00		
ROBERTS POOL SERVICE AND REPAIR INC										8,500.00	006290
12/05/24	00060	11/04/24	311911	202411	320-53800	46200	SE-CLR DEBRIS/CERAM.TANK	*	287.22		
11/04/24		311911	SE-CLR DEBRIS/CERAM.TANK	202411	300-13100	10100		*	216.68		

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/05/24		312080	202411 320-53800-46200	SE-RMV CHILDS DIVE TOY	*	138.23	
11/05/24		312080	202411 300-13100-10100	SE-RMV CHILDS DIVE TOY	*	104.27	
11/06/24		311871	202411 320-53800-46200	HC B-TRT SPA BIOFILM/FLTR	*	873.95	
11/06/24		311871	202411 300-13100-10100	HC B-TRT SPA BIOFILM/FLTR	*	659.30	
11/11/24		311983	202411 320-53800-46200	SE-SAFETY INSP/INST.GAUGE	*	202.89	
11/11/24		311983	202411 300-13100-10100	SE-SAFETY INSP/INST.GAUGE	*	153.06	
11/18/24		312282	202411 320-53800-46200	HS-DEGREASE/HEATR/ADJ.FLW	*	165.27	
11/18/24		312282	202411 300-13100-10100	HS-DEGREASE/HEATR/ADJ.FLW	*	124.68	
11/18/24		312294	202411 320-53800-46200	HC B-260GAL BLCH/30GAL SA	*	620.02	
11/18/24		312294	202411 300-13100-10100	HC B-260GAL BLCH/30GAL SA	*	467.73	
11/18/24		312295	202411 320-53800-46200	HC A-230GAL BLCH/30GAL SA	*	457.43	
11/18/24		312295	202411 300-13100-10100	HC A-230GAL BLCH/30GAL SA	*	345.07	
11/18/24		312296	202411 320-53800-46200	HS-320GAL BULK BLEACH	*	501.60	
11/18/24		312296	202411 300-13100-10100	HS-320GAL BULK BLEACH	*	378.40	
11/19/24		312286	202411 320-53800-46200	HC A-INSP/RPLC PRV/RESET	*	212.04	
11/19/24		312286	202411 300-13100-10100	HC A-INSP/RPLC PRV/RESET	*	159.96	
11/19/24		312287	202411 320-53800-46200	HC A-EXCAVATE/RPR HEAT LN	*	349.32	
11/19/24		312287	202411 300-13100-10100	HC A-EXCAVATE/RPR HEAT LN	*	263.53	
11/21/24		312406	202411 320-53800-46200	SE-INST.MOTOR/SEAL/IMPELL	*	935.94	
11/21/24		312406	202411 300-13100-10100	SE-INST.MOTOR/SEAL/IMPELL	*	706.06	
11/22/24		312443	202411 320-53800-46200	SE-INST.RECIRC.PUMP/REPLB	*	1,537.23	
11/22/24		312443	202411 300-13100-10100	SE-INST.RECIRC.PUMP/REPLB	*	1,159.67	
11/26/24		312528	202411 320-53800-46200	HS-280GAL BULK BLEACH	*	438.90	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/26/24		312528	202411	300-13100-10100					HS-280GAL BULK BLEACH	*	331.10		
11/26/24		312532	202411	320-53800-46200					SE-260GAL BLCH/45GAL S.AC	*	658.78		
11/26/24		312532	202411	300-13100-10100					SE-260GAL BLCH/45GAL S.AC	*	496.97		
11/27/24		312531	202411	320-53800-46200					SE-INST.EQ CLR LID/O-RING	*	328.61		
11/27/24		312531	202411	300-13100-10100					SE-INST.EQ CLR LID/O-RING	*	247.89		
11/27/24		312619	202411	320-53800-46200					SE-INSP.HEATER/INST.UNITH	*	377.34		
11/27/24		312619	202411	300-13100-10100					SE-INSP.HEATER/INST.UNITH	*	284.66		
SPIES POOL LLC												14,183.80	006293
12/05/24	00070	11/27/24	77004	202410	320-53800-46200				RMV/RPLC 3-400W BULB/TRNS	*	1,209.54		
		11/27/24	77004	202410	300-13100-10100				RMV/RPLC 3-400W BULB/TRNS	*	912.46		
TERRY'S ELECTRIC INC												2,122.00	006294
12/05/24	00142	12/03/24	IV001700	202411	320-53800-47800				HC-ANN.BCKFLW/FIRE/SPRNKR	*	780.90		
		12/03/24	IV001700	202411	300-13100-10100				HC-ANN.BCKFLW/FIRE/SPRNKR	*	589.10		
		12/03/24	IV001700	202411	320-53800-47800				STABLE-ANN.BCKFLW/FIRE/SP	*	453.15		
		12/03/24	IV001700	202411	300-13100-10100				STABLE-ANN.BCKFLW/FIRE/SP	*	341.85		
UNITED FIRE PROTECTION, INC.												2,165.00	006295
12/12/24	00095	12/05/24	S122371	202412	320-53800-57400				SVC CALL-GATE TEST/WORKNG	*	139.65		
		12/05/24	S122371	202412	300-13100-10100				SVC CALL-GATE TEST/WORKNG	*	105.35		
		12/10/24	15748	202412	320-53800-57400				PDK CLOUD SUBSCRIP DEC24	*	34.20		
		12/10/24	15748	202412	300-13100-10100				PDK CLOUD SUBSCRIP DEC24	*	25.80		
ACCESS CONTROL SYSTEMS, LLC												305.00	006296
12/12/24	99999	12/12/24	VOID	202412	000-00000-00000				VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****												.00	006297

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/24	00129	10/27/24 5669	202410 320-53800-47700	SE-INST.3 CEILING FANS	*	815.10	
		10/27/24 5669	202410 300-13100-10100	SE-INST.3 CEILING FANS	*	614.90	
		12/06/24 5700	202411 320-53800-47200	RPLC BRKN ENTR.SIGN LIGHT	*	379.05	
		12/06/24 5700	202411 300-13100-10100	RPLC BRKN ENTR.SIGN LIGHT	*	285.95	
		12/06/24 5701	202411 320-53800-47700	SE-RPR LOOSE/UNEVEN PAVER	*	1,348.05	
		12/06/24 5701	202411 300-13100-10100	SE-RPR LOOSE/UNEVEN PAVER	*	1,016.95	
		12/06/24 5702	202411 320-53800-47700	HC-RMV/RPR PAVER-DECK/SPA	*	461.70	
		12/06/24 5702	202411 300-13100-10100	HC-RMV/RPR PAVER-DECK/SPA	*	348.30	
		12/06/24 5703	202411 320-53800-47700	HS-RMV/RPR PAVE-DECK/KIDD	*	185.25	
		12/06/24 5703	202411 300-13100-10100	HS-RMV/RPR PAVE-DECK/KIDD	*	139.75	
		12/06/24 5704	202411 320-53800-47700	CP-RMV/RPR PAVER-DECK/SPA	*	253.65	
		12/06/24 5704	202411 300-13100-10100	CP-RMV/RPR PAVER-DECK/SPA	*	191.35	
		12/06/24 5705	202411 320-53800-47700	TER-RMV/RPR PAVR-DECK/WLK	*	219.45	
		12/06/24 5705	202411 300-13100-10100	TER-RMV/RPR PAVR-DECK/WLK	*	165.55	
		12/07/24 5713	202412 320-53800-53000	RMV GATE/POST-FILL CONCRT	*	219.45	
		12/07/24 5713	202412 300-13100-10100	RMV GATE/POST-FILL CONCRT	*	165.55	
		12/07/24 5714	202412 320-53800-47200	RPLC 23-60WT LGHT/21 TUBE	*	2,200.20	
		12/07/24 5714	202412 300-13100-10100	RPLC 23-60WT LGHT/21 TUBE	*	1,659.80	
BERRY CONSTRUCTION INC.							10,670.00 006298
12/12/24	00134	12/06/24 4209	202411 310-51300-31100	MTG/MOT&PAVE MONITOR/MAP	*	3,270.84	
BOYD CIVIL ENGINEERING							3,270.84 006299
12/12/24	00049	12/01/24 638	202412 310-51300-34000	MANAGEMENT FEES DEC24	*	4,414.50	
		12/01/24 638	202412 310-51300-35200	WEBSITE MAINT DEC24	*	105.00	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/24	638		202412 310-51300-35100				INFORMATION TECH DEC24	*	157.50		
12/01/24	638		202412 310-51300-31300				DISSEMINATION FEE DEC24	*	875.00		
12/01/24	638		202412 310-51300-51000				OFFICE SUPPLIES	*	.66		
12/01/24	638		202412 310-51300-42000				POSTAGE	*	142.68		
12/01/24	639		202412 320-53800-12000				FIELD MANAGEMENT DEC24	*	3,838.58		
12/01/24	639A		202409 320-53800-48200				DICK SPORTING-TRICEP ROPE	*	20.97		
12/01/24	639B		202410 310-51300-42000				USPS-MAIL 941 FORMS	*	.86		
GOVERNMENTAL MANAGEMENT SERVICES										9,555.75	006300
12/12/24	00192	12/06/24	1639	202412	320-53800-43300		40% DEP-WINDOW CLEANING	*	371.82		
		12/06/24	1639	202412	300-13100-10100		40% DEP-WINDOW CLEANING	*	280.50		
PG SERVICE GROUP LLC										652.32	006301
12/12/24	99999	12/12/24	VOID	202412	000-00000-00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****										.00	006302
12/12/24	00030	12/01/24	808890	202412	320-53800-47300		LANDSCAPE MAINT DEC24	*	29,023.29		
		12/01/24	808890	202412	300-13100-10100		LANDSCAPE MAINT DEC24	*	21,894.76		
		12/01/24	808890	202412	320-53800-47300		LANDSCP AE PH 1-5 DEC24	*	7,235.94		
		12/01/24	808890	202412	300-13100-10100		LANDSCP AE PH 1-5 DEC24	*	5,458.69		
		12/01/24	808890	202412	320-53800-47300		LNDSCPE STBL/PND/RC DEC24	*	1,456.92		
		12/01/24	808890	202412	300-13100-10100		LNDSCPE STBL/PND/RC DEC24	*	1,099.08		
		12/01/24	808890	202412	320-53800-47300		BEDDING PLANTS DEC24	*	7,825.46		
		12/01/24	808890	202412	300-13100-10100		BEDDING PLANTS DEC24	*	5,903.41		
		12/01/24	808890	202412	320-53800-47300		BEDDING PLANT PH1-3 DEC24	*	739.75		
		12/01/24	808890	202412	300-13100-10100		BEDDING PLANT PH1-3 DEC24	*	558.05		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/24		808890	202412	320-53800-47300					PALM TRIMMING DEC24	*	9,902.62		
12/01/24		808890	202412	300-13100-10100					PALM TRIMMING DEC24	*	7,470.39		
12/01/24		808890	202412	320-53800-47300					PALM TRIMMING PH1-3 DEC24	*	2,412.98		
12/01/24		808890	202412	300-13100-10100					PALM TRIMMING PH1-3 DEC24	*	1,820.32		
12/01/24		808890	202412	320-53800-47300					PALM TRIM STBL/PND DEC24	*	294.12		
12/01/24		808890	202412	300-13100-10100					PALM TRIM STBL/PND DEC24	*	221.88		
12/01/24		808890	202412	320-53800-47300					WITHOUT REMAINING PHASE 4	*	2,233.83-		
12/01/24		808890	202412	300-13100-10100					WITHOUT REMAINING PHASE 4	*	1,685.17-		
YELLOWSTONE LANDSCAPE											99,398.66	006303	
12/13/24	00103	12/11/24	12112024	202412	300-20700-10000				FY25 DEBT SERV SER2015A	*	1,501,568.88		
REUNION EAST CDD C/O USBANK											1,501,568.88	006304	
12/13/24	00103	12/11/24	12112024	202412	300-20700-10800				FY25 DEBT SERV SER2021	*	663,060.71		
REUNION EAST CDD C/O USBANK											663,060.71	006305	
12/13/24	00150	12/11/24	12112024	202412	320-58100-10000				FY25 R&M BUDGETED AMOUNT	*	920,554.00		
REUNION EAST CDD C/O STATE BOARD OF											920,554.00	006306	
12/19/24	00074	12/15/24	224705	202412	320-53800-47000				AQUATIC 12 STRMWTR DEC24	*	754.11		
		12/15/24	224705	202412	300-13100-10100				AQUATIC 12 STRMWTR DEC24	*	568.89		
APPLIED AQUATIC MANAGEMENT, INC.											1,323.00	006307	
12/19/24	00095	12/13/24	S122503	202412	320-53800-57400				RPR 9 LOOPS-EXCITEMENT DR	*	3,792.44		
		12/13/24	S122503	202412	300-13100-10100				RPR 9 LOOPS-EXCITEMENT DR	*	2,860.96		
		12/13/24	S122504	202412	320-53800-57400				RPLC 2 LOOP-SPINE RD-EXIT	*	1,093.83		
		12/13/24	S122504	202412	300-13100-10100				RPLC 2 LOOP-SPINE RD-EXIT	*	825.17		
		12/13/24	S122588	202412	320-53800-57400				RPLC 4 BATTERY BACKUPS	*	2,288.40		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/13/24		S122588	202412 300-13100-10100	RPLC 4 BATTERY BACKUPS	*	1,726.34	
				ACCESS CONTROL SYSTEMS, LLC			12,587.14 006308
12/19/24	00129	12/15/24 5718	202412 320-53800-47700	HC-CLN LEAVES/TRSH/DRAIN	*	456.00	
		12/15/24 5718	202412 300-13100-10100	HC-CLN LEAVES/TRSH/DRAIN	*	344.00	
		12/15/24 5720	202412 320-53800-47200	SE-RPLC GFI CVR/20 LIGHTS	*	436.05	
		12/15/24 5720	202412 300-13100-10100	SE-RPLC GFI CVR/20 LIGHTS	*	328.95	
				BERRY CONSTRUCTION INC.			1,565.00 006309
12/19/24	00186	12/02/24 748915	202412 300-15500-10000	ALARM MONITOR SRVCS JAN24	*	745.08	
		12/02/24 748915	202412 300-13100-10100	ALARM MONITOR SRVCS JAN24	*	562.07	
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,307.15 006310
12/19/24	00042	9/04/24 2816956	202409 320-53800-46200	SVC CALL-LINES NOT WORKNG	*	128.25	
		9/04/24 2816956	202409 300-13100-10100	SVC CALL-LINES NOT WORKNG	*	96.75	
		9/18/24 2817975	202409 320-53800-46200	CP-REPLACE BATTERY	*	22.80	
		9/18/24 2817975	202409 300-13100-10100	CP-REPLACE BATTERY	*	17.20	
				KINGS III OF AMERICA, INC.			265.00 006311
12/19/24	00060	12/02/24 312643	202412 320-53800-46200	HC A-DEGREASE/ADJ.BYPASS	*	176.70	
		12/02/24 312643	202412 300-13100-10100	HC A-DEGREASE/ADJ.BYPASS	*	133.30	
		12/04/24 312274	202412 320-53800-46200	SE-INST.ACTUATOR ASSEMBLY	*	1,279.65	
		12/04/24 312274	202412 300-13100-10100	SE-INST.ACTUATOR ASSEMBLY	*	965.35	
		12/05/24 312799	202412 320-53800-46200	HC B-RPLC GAS VALVE/UNITH	*	422.66	
		12/05/24 312799	202412 300-13100-10100	HC B-RPLC GAS VALVE/UNITH	*	318.84	
		12/05/24 312801	202412 320-53800-46200	HC A-RPLC CTRL BRD/PILOT	*	566.58	
		12/05/24 312801	202412 300-13100-10100	HC A-RPLC CTRL BRD/PILOT	*	427.42	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/05/24		312817	202412 320-53800-46200	CP-RPLC UNITHERM BYPASS	*	377.34	
12/05/24		312817	202412 300-13100-10100	CP-RPLC UNITHERM BYPASS	*	284.66	
12/06/24		312834	202412 320-53800-46200	HS-310GAL BLEACH/DELIVERY	*	503.00	
12/06/24		312834	202412 300-13100-10100	HS-310GAL BLEACH/DELIVERY	*	379.45	
12/06/24		312835	202412 320-53800-46200	CP-280GAL BLEACH/75GAL SA	*	681.15	
12/06/24		312835	202412 300-13100-10100	CP-280GAL BLEACH/75GAL SA	*	513.85	
12/10/24		312931	202412 320-53800-46200	TER-INST.VALVE/FLT BASIN	*	265.91	
12/10/24		312931	202412 300-13100-10100	TER-INST.VALVE/FLT BASIN	*	200.59	
12/11/24		312930	202412 320-53800-46200	SE-RPR LEAK ON FOUNTAIN	*	276.39	
12/11/24		312930	202412 300-13100-10100	SE-RPR LEAK ON FOUNTAIN	*	208.51	
12/18/24		21734	202412 320-53800-46200	14 CHEMICAL CONTROLLER MS	*	798.00	
12/18/24		21734	202412 300-13100-10100	14 CHEMICAL CONTROLLER MS	*	602.00	
SPIES POOL LLC						9,381.35	006313
12/19/24	00030	12/10/24 820908	202411 320-53800-46500	RPR SCRUBBER VLV/SLIP FIX	*	477.98	
		12/10/24 820908	202411 300-13100-10100	RPR SCRUBBER VLV/SLIP FIX	*	360.59	
		12/12/24 821857	202411 320-53800-47400	LINEAR PARK ENHANCE-AZALE	*	9,457.95	
		12/12/24 821857	202411 300-13100-10100	LINEAR PARK ENHANCE-AZALE	*	7,134.94	
YELLOWSTONE LANDSCAPE						17,431.46	006314
TOTAL FOR BANK A						3,310,951.56	
TOTAL FOR REGISTER						3,310,951.56	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/05/24	00015	11/18/24 J93223	202411 320-53800-66000	INST.2 GATE SYSTM/RFID RD	*	4,296.89	
		11/18/24 J93223	202411 300-13100-10100	INST.2 GATE SYSTM/RFID RD	*	3,241.51	
							7,538.40 000273
ACCESS CONTROL SYSTEMS LLC							
12/05/24	00006	11/05/24 311909	202411 320-53800-64000	SE-INST.HEATER/PRV/FITTING	*	3,531.15	
		11/05/24 311909	202411 300-13100-10100	SE-INST.HEATER/PRV/FITTING	*	2,663.85	
							6,195.00 000274
SPIES POOL, LLC							
12/05/24	00041	11/30/24 7183	202411 320-53800-62000	REUNION FNT REHABILITATIO	*	2,195.93	
		11/30/24 7183	202411 300-13100-10100	REUNION FNT REHABILITATIO	*	1,656.57	
							3,852.50 000275
UCC GROUP INC							
12/19/24	00001	12/15/24 5719	202412 320-53800-53000	RESET PAVERS-GATHERING DR	*	2,077.65	
		12/15/24 5719	202412 300-13100-10100	RESET PAVERS-GATHERING DR	*	1,567.35	
							3,645.00 000276
BERRY CONSTRUCTION INC.							
12/19/24	00006	12/17/24 313099	202412 320-53800-64000	SE-DEP.SPA#1 ADA LIFT	*	4,272.72	
		12/17/24 313099	202412 300-13100-10100	SE-DEP.SPA#1 ADA LIFT	*	3,223.28	
							7,496.00 000277
SPIES POOL, LLC							
TOTAL FOR BANK C						28,726.90	
TOTAL FOR REGISTER						28,726.90	

SECTION III

Reunion East
Community Development District

Unaudited Financial Reporting
November 30, 2024



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Reunion East
Community Development District
Balance Sheet
November 30, 2024

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 276,362	\$ 616,797	\$ -	\$ -	\$ 893,159
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	99,336	-	99,336
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	190,409	-	190,409
Construction	-	-	-	11	11
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	938,380	-	938,380
Prepayment	-	-	39	-	39
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	322,398	-	322,398
Construction	-	-	-	635,932	635,932
Investment - Custody	507,616	-	-	-	507,616
SBA - Operating	960,396	-	-	-	960,396
SBA - Reserve	-	2,951,246	-	-	2,951,246
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	574,440	29,229	-	-	603,669
Due from Other	1,354	-	-	-	1,354
Prepaid Expenses	745	-	-	-	745
Total Assets	\$ 2,320,913	\$ 3,597,272	\$ 2,846,724	\$ 635,942	\$ 9,400,851
Liabilities:					
Accounts Payable	\$ 53,799	\$ 17,586	\$ -	\$ -	\$ 71,385
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Debt Service 2021	-	-	-	-	-
Due to Reunion West	150,222	1,064	-	-	151,286
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	\$ 210,343	\$ 18,650	\$ 17,466,787	\$ -	\$ 17,695,780
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (9,118,361)	\$ -	\$ (9,118,361)
Assigned For Debt Service 2005	-	-	(8,058,674)	-	(8,058,674)
Assigned For Debt Service 2015A	-	-	1,118,419	-	1,118,419
Assigned For Debt Service 2021	-	-	1,438,553	-	1,438,553
Assigned For Capital Projects 2005	-	-	-	11	11
Assigned For Capital Projects 2021	-	-	-	635,932	635,932
Unassigned	2,110,570	3,578,622	-	-	5,689,192
Total Fund Balances	\$ 2,110,570	\$ 3,578,622	\$ (14,620,063.24)	\$ 635,942	\$ (8,294,929)
Total Liabilities & Fund Equity	\$ 2,320,913	\$ 3,597,272	\$ 2,846,724	\$ 635,942	\$ 9,400,851

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 2,008,852	\$ 213,351	\$ 213,351	\$ -
Interest	24,000	4,000	12,513	8,513
Miscellaneous Revenues	-	-	847	847
Rental Income	6,000	1,000	2,840	1,840
Total Revenues	\$ 2,038,852	\$ 218,351	\$ 229,550	\$ 11,200
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
FICA Expense	918	153	61	92
Engineering Fees	30,000	5,000	3,936	1,064
Attorney	75,000	12,500	9,078	3,422
Arbitrage	1,350	-	-	-
Dissemination Agent	10,500	1,750	1,750	-
Annual Audit	4,600	-	-	-
Trustee Fees	8,620	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,974	8,829	8,829	-
Information Technology	1,890	315	315	-
Website Maintenance	1,260	210	210	-
Telephone	150	25	-	25
Postage	1,500	250	118	132
Printing & Binding	500	83	-	83
Insurance	18,350	18,350	17,841	509
Legal Advertising	5,000	833	-	833
Other Current Charges	600	100	-	100
Office Supplies	250	42	2	40
Property Appraiser Fee	1,000	-	-	-
Property Taxes	400	400	218	182
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 234,912	\$ 58,890	\$ 51,208	\$ 7,682

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<i>Maintenance - Shared Expenses</i>				
Field Maintenance	\$ 46,063	\$ 7,677	\$ 7,677	\$ 0
Property Insurance	69,608	69,608	63,567	6,041
Telephone	8,550	1,425	1,522	(97)
Electric	376,200	62,700	57,601	5,099
Water & Sewer	41,262	6,877	4,230	2,647
Gas	48,450	8,075	2,178	5,897
Landscape - Contract	665,400	110,900	142,912	(32,012)
Landscape - Contingency	28,500	4,750	10,609	(5,859)
Pond Maintenance	14,250	2,375	1,932	443
Irrigation Repairs & Maintenance	19,950	3,325	1,207	2,118
Pool & Fountain Maintenance	205,428	34,238	38,637	(4,399)
Building Repairs & Maintenance	17,100	2,850	6,876	(4,026)
Contract Cleaning	59,622	9,937	12,102	(2,165)
Fitness Center Repairs & Maintenance	7,923	1,321	898	422
Gate & Gatehouse Maintenance	42,750	7,125	6,043	1,082
Lighting	8,550	1,425	2,337	(912)
Maintenance (Inspections)	1,995	333	681	(349)
Operating Supplies	1,425	238	-	238
Parking Violation Tags	285	48	-	48
Pest Control	-	-	97	(97)
Pressure Washing	28,500	4,750	-	4,750
Repairs & Maintenance	17,100	2,850	1,573	1,277
Roadways/Sidewalks/Bridge	22,800	3,800	641	3,159
Security	121,905	20,318	15,894	4,424
Signage	8,550	1,425	3,152	(1,727)
Hurricane Expenses	-	-	3,524	(3,524)
Total Maintenance - Shared Expenses	\$ 1,862,166	\$ 368,368	\$ 385,889	\$ (17,522)
<i>Heritage Crossing Community Center</i>				
Telephone	\$ 3,819	\$ 637	\$ -	\$ 637
Electric	22,800	3,800	1,542	2,258
Water & Sewer	1,140	190	145	45
Gas	513	86	32	53
Trash Services	22,800	3,800	-	3,800
Building Repairs & Maintenance	-	-	362	(362)
Contract Cleaning	22,800	3,800	988	2,812
Landscape - Contract	20,417	3,403	-	3,403
Maintenance (Inspections)	641	107	1,009	(902)
Operating Supplies	1,368	228	-	228
Pest Control	684	114	80	34
Repairs & Maintenance	3,420	570	-	570
Total HC Community Center Shared	\$ 100,403	\$ 16,734	\$ 4,157	\$ 12,576
<i>Reserves</i>				
Capital Reserve Transfer	\$ 920,554	\$ -	\$ -	\$ -
Total Reserves	\$ 920,554	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,118,035	\$ 443,992	\$ 441,255	\$ 2,737
Excess Revenues (Expenditures)	\$ (1,079,183)		\$ (211,705)	
Fund Balance - Beginning	\$ 1,079,183		\$ 2,322,275	
Fund Balance - Ending	\$ (0)		\$ 2,110,570	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 213,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,351
Interest	6,652	5,861	-	-	-	-	-	-	-	-	-	-	12,513
Miscellaneous Revenues	847	-	-	-	-	-	-	-	-	-	-	-	847
Rental Income	560	2,280	-	-	-	-	-	-	-	-	-	-	2,840
Total Revenues	\$ 8,059	\$ 221,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229,550
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	-	61	-	-	-	-	-	-	-	-	-	-	61
Engineering Fees	665	3,271	-	-	-	-	-	-	-	-	-	-	3,936
Attorney	9,078	-	-	-	-	-	-	-	-	-	-	-	9,078
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	875	-	-	-	-	-	-	-	-	-	-	1,750
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,415	4,415	-	-	-	-	-	-	-	-	-	-	8,829
Information Technology	158	158	-	-	-	-	-	-	-	-	-	-	315
Website Maintenance	105	105	-	-	-	-	-	-	-	-	-	-	210
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	67	52	-	-	-	-	-	-	-	-	-	-	118
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	17,841	-	-	-	-	-	-	-	-	-	-	-	17,841
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	-	-	-	-	-	-	-	-	-	-	2
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	218	-	-	-	-	-	-	-	-	-	-	218
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 41,254	\$ 9,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,208

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<i>Maintenance - Shared Expenses</i>													
Field Maintenance	\$ 3,839	\$ 3,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,677
Property Insurance	63,567	-	-	-	-	-	-	-	-	-	-	-	63,567
Telephone	980	542	-	-	-	-	-	-	-	-	-	-	1,522
Electric	28,749	28,851	-	-	-	-	-	-	-	-	-	-	57,601
Water & Sewer	2,024	2,206	-	-	-	-	-	-	-	-	-	-	4,230
Gas	1,020	1,159	-	-	-	-	-	-	-	-	-	-	2,178
Landscape - Contract	44,402	98,510	-	-	-	-	-	-	-	-	-	-	142,912
Landscape - Contingency	559	10,050	-	-	-	-	-	-	-	-	-	-	10,609
Pond Maintenance	966	966	-	-	-	-	-	-	-	-	-	-	1,932
Irrigation Repairs & Maintenance	639	568	-	-	-	-	-	-	-	-	-	-	1,207
Pool & Fountain Maintenance	23,332	15,305	-	-	-	-	-	-	-	-	-	-	38,637
Building Repairs & Maintenance	3,704	3,172	-	-	-	-	-	-	-	-	-	-	6,876
Contract Cleaning	6,051	6,051	-	-	-	-	-	-	-	-	-	-	12,102
Fitness Center Repairs & Maintenance	898	-	-	-	-	-	-	-	-	-	-	-	898
Gate & Gatehouse Maintenance	3,370	2,673	-	-	-	-	-	-	-	-	-	-	6,043
Lighting	-	2,337	-	-	-	-	-	-	-	-	-	-	2,337
Maintenance (Inspections)	228	453	-	-	-	-	-	-	-	-	-	-	681
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	48	-	-	-	-	-	-	-	-	-	-	97
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	1,573	-	-	-	-	-	-	-	-	-	-	-	1,573
Roadways/Sidewalks/Bridge	641	-	-	-	-	-	-	-	-	-	-	-	641
Security	7,947	7,947	-	-	-	-	-	-	-	-	-	-	15,894
Signage	2,933	219	-	-	-	-	-	-	-	-	-	-	3,152
Hurricane Expenses	3,128	396	-	-	-	-	-	-	-	-	-	-	3,524
Total Maintenance - Shared Expenses	\$ 200,597	\$ 185,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,889
<i>Heritage Crossing Community Center</i>													
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	-	1,542	-	-	-	-	-	-	-	-	-	-	1,542
Water & Sewer	-	145	-	-	-	-	-	-	-	-	-	-	145
Gas	-	32	-	-	-	-	-	-	-	-	-	-	32
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	362	-	-	-	-	-	-	-	-	-	-	362
Contract Cleaning	494	494	-	-	-	-	-	-	-	-	-	-	988
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	781	-	-	-	-	-	-	-	-	-	-	1,009
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	80	-	-	-	-	-	-	-	-	-	-	80
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HC Community Center Shared	\$ 722	\$ 3,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,157
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 242,573	\$ 198,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,255
Excess Revenues (Expenditures)	\$ (234,514)	\$ 22,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (211,705)

Reunion East

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Transfer In	\$ 920,554	\$ -	\$ -	\$ -
Interest	150,000	25,000	24,299	(701)
Total Revenues	\$ 1,070,554	\$ 25,000	\$ 24,299	\$ (701)
Expenditures:				
Contingency	\$ 600	\$ 100	\$ 80	\$ 20
Capital Outlay	1,424,850	237,475	36,410	201,065
Total Expenditures	\$ 1,425,450	\$ 237,575	\$ 36,491	\$ 201,084
Excess Revenues (Expenditures)	\$ (354,896)		\$ (12,192)	
Fund Balance - Beginning	\$ 3,584,823		\$ 3,590,815	
Fund Balance - Ending	\$ 3,229,927		\$ 3,578,622	

Reunion East

Community Development District Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 11/30/24		Thru 11/30/24		
Revenues:							
Interest	\$	-	\$	-	\$	869	\$ 869
Total Revenues	\$	-	\$	-	\$	869	\$ 869
Expenditures:							
Series 2002A-2							
Debt Service Obligation	\$	-	\$	-	\$	-	\$ -
Other Debt Service Costs		-		7,652		7,652	-
Total Expenditures	\$	-	\$	7,652	\$	7,652	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$	-			\$	(6,782)	
Fund Balance - Beginning	\$	-			\$	(9,111,579)	
Fund Balance - Ending	\$	-			\$	(9,118,361)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 11/30/24		Thru 11/30/24		
Revenues:							
Interest	\$	-	\$	-	\$	1,608	\$ 1,608
Total Revenues	\$	-	\$	-	\$	1,608	\$ 1,608
Expenditures:							
Series 2005							
Debt Service Obligation	\$	-	\$	-	\$	-	\$ -
Other Debt Service Costs		-		-		7,543	(7,543)
Total Expenditures	\$	-	\$	-	\$	7,543	\$ (7,543)
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$	-			\$	(5,935)	
Fund Balance - Beginning	\$	-			\$	(8,052,739)	
Fund Balance - Ending	\$	-			\$	(8,058,674)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 2,568,595	\$ 272,258	\$ 272,258	\$ -
Interest	60,000	10,000	9,837	(163)
Total Revenues	\$ 2,628,595	\$ 282,258	\$ 282,095	\$ (163)
Expenditures:				
Series 2015A				
Interest - 11/01	\$ 465,500	\$ 465,500	\$ 465,500	\$ -
Principal - 05/01	1,685,000	-	-	-
Interest - 05/01	465,500	-	-	-
Total Expenditures	\$ 2,616,000	\$ 465,500	\$ 465,500	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 12,595		\$ (183,405)	
Fund Balance - Beginning	\$ 1,098,285		\$ 1,301,823	
Fund Balance - Ending	\$ 1,110,880		\$ 1,118,419	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments	\$ 1,116,155	\$ 120,223	\$ 120,223	\$ -
Interest	60,000	10,000	12,275	2,275
Total Revenues	\$ 1,176,155	\$ 130,223	\$ 132,498	\$ 2,275
Expenditures:				
Series 2021				
Interest - 11/01	\$ 331,821	\$ 331,821	\$ 331,821	\$ -
Principal - 05/01	455,000	-	-	-
Interest - 05/01	331,821	-	-	-
Total Expenditures	\$ 1,118,643	\$ 331,821	\$ 331,821	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 57,513		\$ (199,323)	
Fund Balance - Beginning	\$ 508,034		\$ 1,637,877	
Fund Balance - Ending	\$ 565,547		\$ 1,438,553	

Reunion East

Community Development District Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	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 November 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 11/30/24	Thru 11/30/24	
Revenues:				
Interest Income	\$ -	\$ -	\$ 4,868	\$ 4,868
Total Revenues	\$ -	\$ -	\$ 4,868	\$ 4,868
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 4,868	
Fund Balance - Beginning	\$ -		\$ 631,063	
Fund Balance - Ending	\$ -		\$ 635,932	

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

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

35.22% 44.94% 19.84% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
11/18/24	ACH	\$38,802.91	\$739.27	\$1,839.40	\$0.00	\$36,224.24	\$12,756.77	\$16,279.01	\$7,188.46	\$36,224.24
11/22/24	ACH	\$605,450.43	\$11,624.65	\$24,217.62	\$0.00	\$569,608.16	\$200,593.80	\$255,979.36	\$113,035.01	\$569,608.17
12/10/24	ACH	\$2,278.73	\$45.31	\$13.65	\$0.00	\$2,219.77	\$781.72	\$997.55	\$440.50	\$2,219.77
12/11/24	ACH	\$3,549,200.64	\$68,144.66	\$141,967.66	\$0.00	\$3,339,088.32	\$1,175,896.77	\$1,500,571.33	\$662,620.21	\$3,339,088.31
12/20/24	ACH	\$265,919.24	\$5,133.90	\$9,223.83	\$0.00	\$251,561.51	\$88,590.16	\$113,050.62	\$49,920.73	\$251,561.51
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 4,461,651.95	\$ 85,687.79	\$ 177,262.16	\$ -	\$ 4,198,702.00	\$ 1,478,619.22	\$ 1,886,877.87	\$ 833,204.91	\$ 4,198,702.00

73.61%	Net Percent Collected
\$ 1,505,640.23	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	In process
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	