

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

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **February 13, 2025** 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
Darrin Mossing Jr.	GMS
Jamie McMillan	GMS
Pete Whitman	Yellowstone Landscape
Garrett Huegel	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the February 13, 2025 regular meeting of the Board of Supervisors of the Reunion East Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:10 p.m. and called the roll. All Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS**Public Comment Period**

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

- Beverly Pappas (7689 Heritage Crossing) stated that they put in a request for painting the pool houses to make them all look similar. She stated that the sidewalks are extremely dirty. The sidewalks belong to both the CDD and HOA. She asked if the CDD and HOA could get together and get a proposal and share the cost. Ms. Pappas stated several residents have asked if the myrtles could be cut down around the pool areas because they are extremely high. She noted that bathroom doors are stuck, people got locked into them. She stated that we need security to be sure they put down the umbrellas at night because we have a broken umbrella.
- Resident (Harold Rosen) stated he thinks it's ludicrous to believe that when they hire a company to put signs in that they have to direct them to do their job. He stated that the location of those signs is a joke and the quality of the lines is terrible. He stated that when the posts were built, they had gorgeous powder coated black posts throughout Reunion. They're gorgeous and they're very high end, they cost about \$800 apiece. He stated that all these signs were put up in Home Depot posts and that completely detracts from the entire look of Reunion. You go into Reunion and you see all these beautiful uniform powder coating posts and now you see these inexpensive signs with these Home Depot posts. He stated that this diminishes the value and the look of the community.
- Resident (Chuck Martin, 1306 Seven Eagles Court) stated at the last meeting I listened to the engineering report on the roadway project. It is my understanding that the punch list has been completed except for a couple of minor items. He stated that the white crossing lines and yellow center lines are of such poor quality that some are not able to be seen at night and will need to be redone earlier than anticipated. It is a waste of our precious resources and a safety risk. He stated that he expected much more on the oversight of this project. He noted that there is no warning of the speed bumps when some signs are behind branches, trees and other signs and there is no white striping on either side of the speed bumps from 50 ft. away. He stated that their neighbor ChampionsGate has done this job much, much better. He asked why the roads have

side stripes on some of the crosswalks and the new crosswalks do not. He asked why they put up the sign poles instead of the style sign poles that the community already has that express a five-star community. He stated that he watched the progress of Linear Park upgrades and has been very pleased with the strides that Alan the CDD field manager has made. The fountain has brought some needed color and become a feature instead of an eyesore. He suggested that more landscape color might be appropriate. He stated that the number of guests walking dogs has made it imperative that doggie stations be installed as at most other resorts in Orlando.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 9, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes of the January 9, 2025 meeting, which were included in the agenda package. She noted that the minutes have been reviewed by District counsel and management. Corrections provided by Ms. Davis through email would be incorporated.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Minutes of the January 9, 2025 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Continued Public Hearing for Amended Special Events Policy and Room Rental Fees

A. Open Public Hearing

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Public Hearing for Amended Special Events Policy and Room Rental Fees was opened.

B. Public Comment

Ms. Adams stated that they are required to take public comment regarding consideration of Resolution 2025-05. The drafted amended special events policies have been included in the agenda packet published on the website seven days in advance. Ms. Adams asked for any public comments on Resolution 2025-05.

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Resident (Harold Rosen) stated in special events they list that between Sunday and Thursday, the late time for closing is 10:00 p.m. and for Friday and Saturday it's 11:00 p.m. He asked how they are going to enforce this and what are they going to do to make sure that people comply. He stated it's nice to put all these guidelines in place, but if you don't have enforcement, it means nothing. He asked who is going to come by at 10:00 and 11:00 p.m. and tell them to shut down. He asked who's going to accept the \$500 retainer if they don't. He stated there could be an additional fee of \$500 and say if they don't stop at 11:00 p.m. This goes to the community, to the people who live here. He stated that the next question is, it's very nice that they get \$1,500 to rent it out. Where are the people going to park? He stated if you're going to make this into a venue where people are having parties, don't you think to need to provide parking spaces? He stated that every single time there's an event there, they attendees are going to use the Seven Eagles parking spaces and they're going to aggravate us.

Resident (Chuck Martin, 1306 Seven Eagles Court) commented about the volume of the sound when they are doing events at Seven Eagles Pool Pavilion. He stated that he went over this last year, and he thinks they need to go and make sure that there's some level that they are putting the music to in the evenings and during the day. He stated it needs to be where they have a marking on it or you don't allow it to go higher than that especially when they are DJs. He stated that when there is no notation of where the volume is allowed to go past, they just put it all the way up. He stated for the people that are in the area it gets to be a little bit much and it's not even pleasant at the pool because it's so loud. He suggested that they come up with some kind of marking there so that there is a known volume level.

Resident (Beverly Pappas, 7689 Heritage Crossing) stated this facility can be rented out, but they are taking away the garbage container. She asked who is going to maintain that when there is a party. She asked if the CDD could pay for the dumpster at the facility.

On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the Public Hearing for Amended Special Events Policy and Room Rental Fees was closed.
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C. Consideration of Resolution 2025-05 Adopting the Amended Special Events Policy

Ms. Adams stated the Board members have previously reviewed the special events policies and provided input. Based on Board member input, these policies have been revised. Ms. Davis

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also requested the number of parking spaces available for each venue used for the renter to work within those allotted spaces was included in the revised policies. The Seven Eagles president provided the Seven Eagles property map to Mr. Greenstein at the time. She noted that they also sent the proposed policies to their insurance company in order to get feedback. They have provided feedback which has been incorporated into the amended special events policy included in the agenda packet.

Ms. Adams stated the ability to rent out Seven Eagles or Heritage Crossings Community Center is not new. These are policies that have been in place since they were first adopted in October 2021. They have been amended and restated in March 2023. She noted that one of the reasons that they are seriously looking at these policies is because of the termination of the management service agreement with Kingwood, who previously managed special events at Heritage Crossing. She stated they need to put provisions in place to consider room setup, room cleanup, including the disposal of trash in the receptacle as directed by the field operations manager. In addition to that, they have needed to consider security, which events might be required to have security staffing in order to manage compliance with special event policies. Security might deal with controlling noise levels, the event end time, or any other security matters related to these special events.

Ms. Adams noted that because Reunion property owners who live at Reunion East and Reunion West are paying maintenances fees, including the maintenance of Heritage Crossings, the maintenance of Seven Eagles center, the Board thought that residents should be afforded the ability to use the facility for the purpose of Reunion community events at no charge to the residents. Depending on the complexity of the event, there may be a setup or a cleanup fee associated with that event or a security fee in extenuating circumstances, but for the most part, residents would have the ability to reserve Heritage Crossings and to use it for a resident event to reserve Seven Eagles and use it for a get together for Reunion residents.

Ms. Adams reviewed the rental rate deposit schedule, which was revised slightly based on Board member input. They are considering the spaces that are available for private use or for community events. Those have been limited to Linear Park, Seven Eagles Pool Area, and Heritage Crossings Community Center. Those are the only spaces that can be reserved for private use. There is a fee that is considered for nonresidents, people who do not live in or own property at Reunion. Then there is a discounted rental for Reunion residents or the classification of users known as

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nonresidents who pay an annual member fee. This resident fee would apply if someone had a daughter's wedding or a grandchild's graduation party or other private event. Residents would be afforded a discounted fee in order to use the CDD amenities. Ms. Adams stated that they are also considering damage deposits, a refundable damage deposit based on a pre and post event inspection. She noted that one of the best practices with other CDDs is that they have a checklist that is signed by the security officer who is staffing the event as well as the renter both before and after the event that identifies all of the areas to be attentive to relative to any property damage and appropriate cleanup and removal of event items.

Ms. Adams stated that included with the special events policies is an application process. Once the application is reviewed, ultimately it would result in a special event agreement. She noted she requested from their insurance company what their recommended insurance requirements would be for general events with the CDD being a named insured. She stated she can use this as a guideline when the application is received, or she can write these guidelines into the special event area. She noted there's a section where it addresses insurance guidelines and right now it just says it's at the discretion of the District Manager.

Ms. Trucco stated that regarding the insurance guidelines, they might want to put some language that's a little broader, that the person needs to comply or meet any other recommendations as may be recommended by the insurance carrier for the particular event being requested. Just in case someone comes in with a certain type of event, we could consult with our insurance carrier in case the carrier asks for something greater than what is in there. Ms. Adams stated currently the rules say that the applicant may be responsible for providing the District with appropriate certificates of insurance. The District reserves the right to determine the limits and coverages for insurance. Ms. Trucco added request for any additional documentation as additional assurances as may be requested by the insurance carrier for the specific event. Mr. Greenstein stated these are the minimum requirements. There could be additional requirements depending upon the event.

Ms. Davis stated she really likes what she has seen and where we've landed. Ms. Davis asked who the amenity manager is that is referred to in the document. Ms. Adams stated amenity manager is an overall term. It could be the amenity manager or their designee. It could be Alan Scheerer in the capacity of the field operations manager. It could be District manager or a member of our amenity access team from the District Management firm.

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Ms. Trucco stated that we need to make sure that we're treating all classes of users equally. If we are going to say, if you're this type of user then you're going to have a fee waiver, we need to make sure that we've got justification to do that by saying this entire class of user is distinguishable from a different class in a way that justifies the fee waiver. Mr. Greenstein stated they need to distinguish between an organization, a 501c3 charity, a tax-exempt organization from another otherwise private use by a resident.

Board discussion ensued on potential over use of the Seven Eagles pool by residents if there is no cost associated with renting the space. Board suggested that they provide renter applicants with maps of parking available to event attendees.

Ms. Adams asked if the Board wanted to limit the number of times an individual user can use Seven Eagles and does the Board want to limit the monthly number of times that the facility can be used for private purposes?

Ms. Trucco asked how often do you want to allow charitable organizations to have a fee waiver? She noted that she has seen once annually and asked if they are comfortable with that. The Board agreed they were amenable to that.

Ms. Trucco suggested in the paragraph that says security deposits and fees, change that by bumping up the defined event deposit to be those fees that are set forth in the table below. It's refundable as long as they didn't violate any of the rules and they didn't cause any damage, but it's a safeguard to protect the CDD.

Ms. Trucco stated in the paragraph with the fees for clubs and other organizations it says a setup or cleanup fee in an amount determined by the District may be charged as necessary and asked about the cleanup fee. She recommended that the scenarios be set forth in the rule and decided by the Board today and not be discretionary at a later date by District staff. She recommended that the events that are getting fee waivers as different classes of users should pay the same deposit and same setup.

Mr. Greenstein reminded the Board that those are up to administrative discretion. When someone files an application and they indicate they're going to have a game night here, and they're going to have 10, 15, or 25 people and we have chairs and tables in the closet, and they're going to set the tables and chairs up themselves, and at the end of the night, they're going to put it back in the closet and they're going to clean up anything, any mess they made. We're not going to shake people down for a security deposit.

On MOTION by Ms. Wispelwey seconded by Mr. Dryburgh with all in favor Resolution 2025-05 Adopting the Amended Special Events Policy was approved in substantial form subject to District Counsel review.

FIFTH ORDER OF BUSINESS**Consideration of Proposal for Painting
Heritage Crossings Pool Facilities**

Ms. Adams stated that Heritage Crossings Condominium Association is doing exterior painting of all of the condo facilities and the appurtenant Association buildings, such as the trash receptacle buildings. In the course of reviewing their project, they were wondering if the CDD might want to consider painting the pool facilities with the same paint color as what the condo association has chosen. Ms. Adams stated that the association reached out to Alan Scheerer and has been discussing this project with him. Mr. Scheerer allowed Stevens & Company to submit a proposal for painting the two CDD facilities for Board consideration. The total amount would be \$6,400 and they would match the condo buildings. Mr. Scheerer stated the proposal includes everything except the interior bathrooms. Mr. Greenstein stated he thinks the colors selected are excellent and he likes the way it looks.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Proposal for Painting Heritage Crossings Pool Facilities was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for the
Terraces Pool Resurfacing****A. Aqua Blue Pools****B. Spies Pools**

Ms. Adams stated that they received two proposals: one from Aqua Blue Pools and one from Spies Pools to resurface the terraces pool. Mr. Scheerer has been working with both service providers and gathered the quotes.

Mr. Scheerer stated that the proposals are pretty much the exact same. They offer the same one-year labor, five-year finish. If anything happens to the surface of the pool once it's been resurfaced, they will come back and redo that for free. He noted that there is a price difference between the Aqua Blue and the Spies Pools. The Aqua Blue price is \$81,995 for the pool and

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\$9,000 for the hot tub. The Spies Pools price is \$74,592. The hot tub is \$7,992. They both say it'll take an estimated three weeks. I can tell you from all the pools we've done recently, it's never been more than two weeks. He stated the reason why this is before the Board so early is because they like to get it on the schedule immediately after spring break and they can get the pool drained. It's going to be down for a couple weeks and they can get it back up before they hit the summer rush.

Mr. Scheerer stated that both proposals do include new Virginia Graeme Baker Act drain grades, which are required now. They're anti suction grades at the bottom of the pools to keep kids from getting trapped and they also include an upgrade to LED lighting.

Ms. Adams reminded Board members that this is a project that had been budgeted as part of their R&M projects for Fiscal Year 2025. The total amount from Aqua Blue is \$90,995. The total amount from Spies is \$82,584. The difference between the two is \$8,411.

Mr. Greenstein asked if staff had any experience with Aqua Blue and asked if there was any reason why they shouldn't go with the Spies proposal. Mr. Scheerer stated he has zero experience with Aqua Blue. They wanted to get at least two proposals; they tried to get three for this bid. He stated he is not opposed to approving the Spies quote. He stated that they've done the last couple pools here and they've done a fantastic job.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Spies Pools Proposal for the Terraces Pool Resurfacing was approved.
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SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Heritage
Crossing Ballroom Lighting Equipment**

- A. Barbizon**
- B. Solotech**

Ms. Adams stated they do have a lighting package at Heritage Crossings. However, it's from the original installation and it operates with floppy disks which are no longer available. She stated right now the lighting system is not working properly.

Mr. Scheerer stated there's two main components to what we have with this architectural lighting system. Component number one is the brains, it's the computer. It's everything that stores all the information. Then there's a very large, about four and a half foot tall lighting rack that has a breaker for each lighting component within this building. Mr. Scheerer stated that ETC is the company that they chose 20 years ago to install this system and we've worked really well with

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them troubleshooting up into the point where we can no longer reset the computer that's in the back room here. Mr. Scheerer stated that ETC recommended the Barbizon company. In the agenda package is a proposal from Barbizon and he reviewed the specifics in the quote. Mr. Scheerer stated it is not his recommendation that they do a tune up on a system that's been 20 plus years old. The total cost for them is around \$35,000.

Mr. Scheerer reviewed the Solotech quote, and he noted that they broke down every single component that they plan on dealing with within this particular system. The Solotech cost is \$34,246.67. However they have an additional labor charge of \$5,700. He stated that Solotech comes with a two-year warranty and the Barbizon comes with the upgrade package of a three-year warranty. Ms. Adams stated for financial information; the Board allocated \$45,000 dollars for this project as part of your R&M project list for Fiscal Year 2025.

Mr. Greenstein stated he would like to know if there is an alternative resolution to the lights being able to be turned on and off. Mr. Greenstein stated this was built and it was designed with commercial ballroom catering support, and he is not sure if this facility will still be used in the same way as it was in the past. Mr. Greenstein stated we want to modify the lighting package in this building with a simple solution that can hopefully be economical and functional at the same time. This matter was deferred in order for Mr. Scheerer to meet with an electrician and get additional lighting options.

EIGHTH ORDER OF BUSINESS**Consideration of Easement Agreement
with Tohopekaliga Water Authority**

Ms. Adams stated the next item is consideration of an easement agreement with the local water authority. She noted that they were contacted on January 13th by Toho staff. Toho realized that they didn't have a recorded easement in order to access their water meter. Ms. Adams noted that 99% of this easement is going over Reunion Resort golf property but a very tiny portion also impacts the CDD parcel. In abundance of caution, Toho is asking for an easement agreement between the District and the water authority.

Ms. Adams stated that Toho prepared the form of agreement that District counsel is reviewing. The Toho attorney put this agreement together but it's a standard form of agreement. She stated that they would be looking for approval in substantial form subject to District engineer and District counsel sign off.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Easement Agreement with Tohopekaliga Water Authority was approved in substantial form.

NINTH ORDER OF BUSINESS**Consideration of Scheduling Joint Workshops in March & June**

Ms. Adams stated they have certain projects that may benefit from having both Reunion East and Reunion West providing input at the same time. For example, in March, they will be having Board members reviewing the request for proposals for landscape services, which is a joint proposal between Reunion East and Reunion West CDD. There are other matters such as budgeting items, visioning of certain CDD amenities that are on the action items list. She noted that earlier that day, Reunion West had authorized scheduling a joint workshop between Reunion East and Reunion West on March 13th. One of the agenda items would be the review of the joint RFP for landscape services. If Board members are amenable, the suggested workshop time that Reunion West approved was 12:00 p.m. Once the workshop is done, Reunion East could address any time essential agenda items in your business meeting.

Mr. Greenstein stated they will be going over the landscape procurement process, projects in the R&M budget that are shared expense between Reunion East and Reunion West, communications that we can do jointly, and anything that requires coordination, we're going to go the workshop approach in order to try to have some efficiencies that way.

Ms. Adams stated that in particular interest to Reunion West Board, is reviewing the five-year outlook is for project costs based on our reserve study and based on input from field operations and other staff. They would be looking at a rough proposed annual R&M budget amount for Fiscal Years 2026 through 2030.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor Scheduling Joint Workshops in March and June was approved.

TENTH ORDER OF BUSINESS**Discussion on Amazon Delivery Procedures at Certain Entrance Gates**

Ms. Adams stated the next item is a very preliminary discussion matter. Staff was contacted by Amazon Delivery Services regarding the opportunity to have expedited and improved efficiency with Amazon deliveries. Ms. Adams stated if the Board wants staff to come back with

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a recommendation, if it makes sense at certain gates such as Excitement Drive, where there is no security attendant or at Carriage Point to consider the installation of Amazon equipment as depicted on page 74 and 75 of agenda. Ms. Adams stated that they would come back with a recommendation if the Board wanted to consider this at all.

Ms. Adams stated that District counsel would recommend a license agreement if the Board wanted to authorize the installation of equipment, the standard license agreement, such as what we use with the associations when there is equipment installed on CDD property. Board consensus to for staff to determine feasibility and come back with a recommendation.

ELEVENTH ORDER OF BUSINESS

**Review of Fiscal Year 2026 Replacement
and Maintenance Project List**

Ms. Adams stated one of the important numbers she and Mr. Scheerer are looking at is how much the Board wants to approve for the replacement and maintenance plan for the upcoming budget cycle. They did a preliminary project list. This list is based on recommendations from the reserve study as well as the actual field conditions as observed by Mr. Scheerer. Some of the projects are included based on direction from the Board for certain improvements at amenities. Ms. Adams reviewed the Fiscal Year 2026 preliminary project list and noted they have the overall estimated cost as well as what would be the cost share based on the number of platted lots.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Sunshine Law and Public Records Law

Ms. Trucco reviewed laws that apply to CDD Board of Supervisors. She noted that there's a helpful case that just recently came out, Paris vs. State, and that is attached to this memorandum. Judge Kinklin does a good job of providing a summary of the law and the extent of penalties that you can face if you are in violation of the Sunshine Law. Ms. Trucco stated that the case involves two city council members who were criminally convicted and sentenced to serve jail time for violating the Sunshine Law for holding a meeting with other council members without proper notice and without being open to the public. She strongly encouraged Board members to read through this opinion or at least the language that she highlighted there.

B. Engineer

i. Pavement Project Update

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Mr. Curley stated they have basically completed the pavement project. He noted that at the end of the project, there's going to be a punch list and some things are going to be deficient. He has compiled a list of those deficiencies. He stated that they are working on that right now to get those fixed. He stated that he will be back in the community at night to review the line work.

Mr. Greenstein stated that the Board members all agree that the work was not completed in a satisfactory manner. He noted the basic paving is good, but the humps created a lot of problems. Ms. Davis inquired how we were determining satisfaction in completion of each punch list item. It was determined that the verbal acknowledgement of the contractor stating completion and not a visual approval of engineer or CDD entity.

Ms. Adams stated that at the Reunion West meeting, there was consensus on the Board to direct the field operations staff to work with District engineer on the speed bump warning painting specifications and then to get a proposal from Fausnight, who is a very trusted vendor and who has come in as the low bidder on other projects for signage and painting. Mr. Greenstein stated that they are going to ask the contractor who did the signs to move the signs that are blocked. The rest of the signs are legally to spec, but they are unhappy with them. Mr. Greenstein is looking for a solution to improve the aesthetics of the signage posts.

C. Field Manager Updates

Mr. Scheerer stated that they replaced all the AC filters in the guard houses. We fixed the lights on the fountain and Patriots Landing. The pool lifts for Seven Eagles are being installed now. They went ahead and set the concrete forms today and it should be ready to go tomorrow or Monday. We're going to relocate the battery-operated lift to the Terraces pool. We've had some issues at the main gate to the resort, the glass is starting to fog up internally. They had Statewide Glass coming to measure that. We're going to replace the glass fields on the sliding glass doors. Mr. Greenstein was at the pool at Homestead recently and noticed that the pool lights were on during the day. We found that the time clock that operates that had malfunctioned; it was replaced. We've had an issue with the emergency phone that is at that pool at Homestead. We have a landline that goes to all the pools. I met with IT out there a couple days ago. We have no idea how they ran the landline or where they ran it. So, we may have to abandon the landline and go to the cellular based phone which they have out there temporarily. It's been removed since, but we're going to look to have them back next week to reevaluate it and hopefully install that. We do pay the Reunion

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Resort for the phone lines here that are in the name of the CDD. So we'll cancel that land line and just enter into an agreement.

Mr. Greenstein stated in the last month they've had large tractor trailers that have gone about 25% of the way into the circle and totally ripped up all the beautiful foliage that Yellowstone installs. Ms. Wispelwey stated it's the mulch guys. Mr. Scheerer advised that it's not just them.

Mr. Greenstein stated it has happened in the past. He asked if it is the fault of the operator, the driver to cause that damage? Is it negotiable? Is the roadway wide enough in that spot? Do we have to reduce the size of the circle to avoid this from happening? Are we paying every time that we have that damage done? Are we being billed?

Mr. Wittman stated it is minor expenses. It is an ongoing issue. I can tell you I've been here at Yellowstone for nine years and I've gone by that traffic circle and seen it damaged two dozen times at least.

Mr. Scheerer stated if they're coming in the main gate and they're going around the traffic circle to go to Reunion West, they should be coming in the West gate. But It's a constant battle. It's a beautiful traffic circle.

Mr. Greenstein stated at the Liberty Bluff gate the new sign is in and the lighting is going to be done. But a result of that right turn only lane, the modifications made by the county to widen, you can't read the front of the sign. You can but you can't really look where you're going. We've got to think about that sign, it has to either come back and I know we have the utility easement issue there. We may have to put some signage up on the right-hand side of the roadway when you're in the right lane that alerts you to the fact that it's a resident only gate. Alan, we will drive it, you'll look at it and you'll tell me what you think.

Mr. Scheerer stated not to belabor the point, there is a gas marker in the center of that median at the entrance off of Old Lake Wilson Road. We cannot impede anything six foot to the right or six foot to the left. I met with Yellowstone and we got the new sign in. The lights should be hopefully done today and then we want to add a little bit of landscape.

Mr. Greenstein stated in connection with Ms. Pappas about the sidewalks at Heritage Crossing, we can maybe have Alan work with Ms. Pappas to identify issues with the sidewalks and see what we can do.

Mr. Scheerer stated in Heritage Crossing, we don't own a lot of sidewalks. The majority of it is property of Heritage Crossing Association. Our pressure washer is still continuing to do the

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CDD common areas within here. And I plan to meet with him, go over Heritage Crossing so we can parse out the sections that are ours. But I understand they would like to do all the sidewalks in there.

Mr. Scheerer stated that he can get pricing from their contractor or she could get pricing from a contractor and parse out what they feel would be CDD based on something that's agreeable with that. Mr. Greenstein stated the trees around the pool at Heritage Crossings, that's golf course property.

D. District Manager's Report

i. Action Items List

Mr. Scheerer stated there are not a lot of items on the list at the moment. They are still holding a final payment to the fitness company because they've not delivered that last treadmill yet. All the electrical work at the two gates off of Spine Road is complete, except that they're waiting to get OUC out here to allow them to access the transformer in order to make the final connection to the transformer. Then they'll apply for the meter. In the interim, they are going to start setting equipment so you should start, start seeing pedestals, all the pads are poured, everything's moving right along. For the playground with Encore Reunion West, we have to get a site plan together, we just got the CAD drawing from Playtopia today and the engineer is going to put that site drawing together. Once we get that, we can get the ball rolling. In talking with Grace over at Encore Reunion West, they still haven't done anything with the agreement yet.

Ms. Adams stated the Board has reviewed the agreement. It's in the hands of the Reunion West Association attorney. The attorney has provided comments back to Association Board members and they're waiting to determine what comments they want to include in comments back to the District. Mr. Scheerer stated in the interim, they will continue to work with getting all the site plans and all the stuff that Playtopia needs.

ii. Approval of Check Register

Ms. Adams presented the Check Register from January 1 through January 31, 2025 and immediately following the summary is a detailed register. The total amount is \$540,310.07.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements which were included in the agenda package for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package for informational purposes. Ms. Adams noted that the last column on the right side has been updated to the current status.

E. Security Report

Mr. Vargas had nothing additional to report to the Board. Mr. Dryburgh and Ms. Davis stated that the contractors and others were parking on the wrong sides of the road making it difficult to pass. Ms. Davis inquired about two different Excitement Drive parking areas that need to be addressed for safety. Ms. Adams stated that it would be good to recirculate the Parking and Towing Policy to contractors again. Ms. Davis inquired about discrepancies in security enforcement. She suggested it would be good to see and understand the security policies to help residents and adherence.

THIRTEENTH ORDER OF BUSINESS**Other Business**

Mr. Greenstein asked how often they inspect the storm drains because lot of leaves are coming down now and they're right in front of the drains. He stated the landscape people should not be blowing them in into the drain. He asked how often they inspect to make sure that there's no blockages. Mr. Scheerer stated that recently they have had a lot of conversations with Pete and Yellowstone. They went out and bought a brand-new skag blower, and it's amazing. They've been using it for the first time this week. Mr. Scheerer stated that Yellowstone pulls the leaves out and they bag them up. Mr. Scheerer stated that every time they are mowing right now, all the CDD crews are looking at the storm drains, making sure they're free and unobstructed because that's something that we focus on as the owner of the stormwater area. He noted that the engineer does an annual check every year, and then CDD staff also does an annual check where they pop the tops and take a look inside and remove trash. That's once a year prior to hurricane season.

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Mr. Dryburgh stated that just because a contractor is contractor they still cannot park illegally and they are doing that. They need to be reminded perhaps a little more forcefully, they need to get more aggressive on getting them to move their cars. He stated that in some spots it's very difficult for a car to get through those turns when contractors are parked on both sides.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Meeting Date: March 13, 2025

The next meeting was scheduled for March 13, 2025.

SIXTEENTH ORDER OF BUSINESS Adjournment

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

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[Signature]
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Chairman/Vice Chairman