

**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, **March 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 Chairperson
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Also present were:

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

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 2:25 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. John De Groot of 7776 Somersworth Drive, lived in Reunion Village and noticed many areas on Somersworth and Reunion Drive, where the developer had not installed grass and asked if there was a Landscape Plan from the builder. In addition, there were mailboxes on Reunion Drive, but no place to pull over, especially in heavy traffic areas. Ms. Adams stated that these items would be addressed under Staff Reports, but a location was provided for a mailbox kiosk, which would be discussed under the Engineer's Report. However, Mr. De Groot was correct, in that there was no way for residents to get their mail, without stopping in the vicinity of an intersection. The Association typically owned the mailbox kiosks and asked for permission from the CDD to maintain mailboxes on a CDD tract. She was in communication with District Counsel regarding this parcel and the status of a License Agreement.
- Ms. Beverly Pappas of 7689 Heritage Crossing Way, Unit 301, requested No Smoking signs at the pool area, as eight golfers lit up cigars at the pool area. There was no current signage, but it was a no smoking community. Ms. Adams indicated that according to the District's policies, no smoking was permitted at any amenity. Ms. Pappas noted many problems with their dumpster, as vendors were using it and asked if the CDD could have a dumpster for vendors to use. Ms. Adams pointed out that residential garbage was not a CDD issue, as the CDD was responsible for the maintenance of infrastructure. However, the Association collected fees for trash disposal, as the dumpster did not belong to the CDD. Ms. Pappas was informed by Kingwood, that the dumpster was the CDD's. Ms. Adams explained that Kingwood Orlando Reunion Resort (KORR) rented a dumpster but no longer did so. Mr. Scheerer clarified that the CDD owned the dumpster enclosure. Mr. Greenstein pointed out that it was an HOA issue and the condo association needed to work with KORR or Artemis, to resolve the matter.
- Mr. Wade Hunter of 7413 Gathering Court, noted issues with the audio.

There being no further comments, Ms. Adams closed the public comment period.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February  
13, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 13, 2025 meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package. Ms. Davis provided corrections, which would be incorporated.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the Minutes of the February 13, 2025 Board of Supervisors Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Consideration of Speed Bump Warning  
Striping and Upgraded Sign Posts**

Ms. Adams presented a proposal from Fausnight for 11 speed warning striping locations and 11 signposts, but there were actually 12 locations and requested that the Board approve the proposal as amended, in a not-to-exceed amount of \$25,000.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the proposal for speed bump warning striping and upgraded sign posts in the amount of \$25,000 as amended, to include 12 locations was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Request for Proposals for  
Landscape Services**

Ms. Adams recalled that this item was discussed thoroughly at the workshop and was subject to finalization of the language on the criterion for pricing, to remove the formula and include the language that was discussed at the workshop.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Request for Proposal for landscape services in substantial form was approved.

Ms. Adams pointed out that there was also discussion regarding the establishment of an Evaluation Committee, which would include a Board Member from the Reunion East and West CDD, as well as staff from GMS, to evaluate and rank the proposals, based on the evaluation criteria that the Board approved. Ms. Trudy Hobbs would represent the Reunion East CDD Board.

On MOTION by Ms. Hobbs seconded by Ms. Davis with all in favor the appointment of Ms. Trudy Hobbs to the Landscape Evaluation Committee for the purpose of evaluating the submittals for landscape services was approved.

**SIXTH ORDER OF BUSINESS****Staff Reports****A. Attorney****i. Update on Request from Rowstar, LLC Related to Option and Access Easement Agreement for Access to Cell Tower**

Ms. Trucco recalled at a prior meeting, an agreement from the Board to grant an Option and Access Easement Agreement, to allow Rowstar to have an access easement over a portion of the CDD's tract. The CDD would have no control over Rowstar constructing a cell tower, as a cell tower was not being proposed to be built on CDD property. They continued to go through their due diligence process and there was request, to slightly change the location of the easement. A map was included in the agenda package from the Property Appraiser's website which highlighted the location of the road. They would come in through Osceola Polk Line Road, up Reunion Village Boulevard and stop at the end of the highlighted rectangle shape at Active Way and into the FDOT parcel. It would not affect the guard shack, but since they must go over the CDD property still, they proposed this alternative route, which Ms. Trucco did not object to. However, she recommended an access easement over Reunion Village Boulevard still be requested, despite it being a public roadway, as a precaution and then the access easement would include a slight portion of OS5, which was the diamond shaped parcel next to the FDOT parcel. They must go out with their surveyor and stake out this area still, to ensure that there was room for their car and equipment to get to the FDOT parcel, but wanted the Board to discuss it first before they incurred that additional cost. Staff agreed with the actual terms of the Option and Access Easement Agreement, in substantial form. There have been some calls, but Rowstar agreed to cover any attorney's fees. Ms. Trucco noted that full indemnification for damage caused by their use of CDD property was required.

On MOTION by Mr. Greenstein seconded by Ms. Davis with all in favor the request from Rowstar, LLC for the change in location, subject to District staff sign off was approved.

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**B. Engineer**

Regarding Mr. De Groot's concern on the mailbox location, Ms. Adams asked if the Board wanted the District Engineer to evaluate and bring back information for Board Member to consider and review. Mr. Curley reviewed the Property Appraiser's website and felt that they could add a pull off area and include three parallel spots, by either moving the mailboxes or pouring a new pad. Mr. Dryburgh asked who put the mailboxes there in the first place. Mr. Curley confirmed that the developer put them in. Mr. Dryburgh felt that any charges to change it, should be submitted to the developer to pay for it, as the CDD should not have to incur these expenses. Ms. Wispelwey questioned how many people had mailboxes in this location. Ms. Adams did not have this information, as the mailboxes were regulated by the US Postal Service. Mr. Greenstein felt that this was a warning and that the Board needed to review the mailbox situation for Reunion Village and inform the developer that they were deficient in their planning, as a mailbox should not be placed in an intersection, where there was nowhere to stop. Ms. Davis questioned where the developer received approval to install the mailbox. Ms. Adams was informed by Mr. Curley that it was the County. There was Board consensus for the District Engineer to research this matter and consider all alternatives and for staff to look into funding sources. Because the developer may need CDD property in order to complete the project, Mr. Greenstein wanted to look at all of the mailboxes. Ms. Wispelwey requested the percentage of mailbox use. Ms. Trucco would ask developer's counsel. Ms. Davis was curious to know if there were standards that Reunion put into place for the mailboxes. Mr. Greenstein recalled that there was no infrastructure discussion on the mailboxes. Ms. Trucco believed that it may have be specified in the parcel declaration and would review it. There was no objection from the Board for Ms. Trucco to further research this matter.

Regarding the public comment on uncompleted landscape installation, Ms. Adams was working with District Counsel, looking at the completion of the landscape installation on areas that were conveyed to the District. Ms. Trucco was continuing to follow up with the developer regarding the Completion Agreement and the conveyance of several items. Mr. Dryburgh asked if a plan was provided to the CDD. Ms. Trucco would work with staff on the tracts that they were referencing, as a post-closing agreement was signed, to complete landscaping within a certain amount of time on certain tracts. Ms. Wispelwey asked if Reunion Village had their own HOA. Ms. Adams confirmed that they were part of the Master Association. Mr. Greenstein wanted to address all of these issues, as the mailbox kiosks were HOA property. Ms. Adams pointed out that

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the only relationship that the District had to HOA mailboxes was to have a License Agreement, but currently, no such agreement was in place at Reunion Village. Ms. Wispelwey felt that they needed to provide a license to them, because the kiosk was dangerous. Ms. Trucco must look at the specifics of the parcel but believed that it was constructed and then the tract was conveyed to the CDD. If that was the case and if anything was wrong with the kiosk, it would be addressed through an agreement. Mr. Dryburgh pointed out any mailboxes in an intersection, should be addressed. Ms. Adams indicated that Mr. Scheerer identified two mailbox locations on District property that did not have License Agreements at Reunion Village, which were forwarded to District Counsel for further review.

**C. Field Manager Updates**

Mr. Scheerer reported that there were some A/C repairs in the guard houses and some gate repairs. The height bar at the main gate, which probably came loose during the last windstorm, was re-secured. He just received an email from the electrician on the light switches for Heritage Crossing. The new estimate was about \$37,000 and \$58,000 to convert the switches, because it was all low voltage lighting and they would have to rerun all the wires on the back panel throughout the entire wall. He was appreciative of Yellowstone cleaning up this mess at the dumpster enclosure. The pressure washing was almost complete. It also included the exterior of this building. Mr. Dryburgh asked if they pressure washed the sidewalk that they were talking about in Heritage Crossing, at last meeting. Mr. Scheerer confirmed that it was not pressure washed, but they would be back. He would get with Ms. Pappas about the sidewalks, as 98% belonged to the Condo Association, but the CDD owned a small sliver between the buildings, in order to get to the pool. He would pressure wash what the CDD owned, but not what the HOA owned, but could provide a price from their vendor, for the HOA to pay for their portion. Ms. Wispelwey felt it was a good way to do it. Mr. Greenstein pointed out in Reunion Village, opposite the hospital entrance on the Healing Way, sign posts were knocked over. Mr. Scheerer would look into it. They were preparing for budget season. The Request for Proposal (RFP) for landscape services, would take time to prepare and appreciated all of Ms. Adams's effort.

**D. District Manager's Report****i. Approval of Check Register**

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Ms. Adams presented the Check Register from February 1, 2025 through February 28, 2025 in the amount of \$292,569.26, which was included in the agenda package, along with a detailed check run.

Mr. Dryburgh MOVED to approve the February Check Register and Ms. Hobbs seconded the motion

Ms. Wispelwey pointed out that one of her checks was sent out of State. Ms. Adams explained that was properly addressed to Ms. Wispelwey, but was delivered to Olympia, Washington. According to the GMS accountant, this was the most misdirected USPS mail that they had ever seen.

On VOICE VOTE with all in favor the February Check Register was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through January 31, 2025, which were included in the agenda package. They were for informational purposes and there was nothing to bring to the Board's attention.

**E. Security Report**

Ms. Adams provided under separate cover, the January Security Reports from Reunion Security and the Reunion West POA. No Board action was required and the report was for informational purposes. Mr. Victor Vargas, Director of Reunion Security, was present, who noted that everything was going well.

**SEVENTH ORDER OF BUSINESS****Other Business**

Mr. Greenstein updated the Board on a discussion that occurred at the Reunion West CDD meeting, when one of the Board Members asked if it was possible for the Reunion East and Reunion West CDDs to merge to one CDD, for the sake of efficiency and cost savings. The reason why this issue came about, was because each Board separately, would basically review the same agenda, due to financial considerations, the 57%/43% split in costs, to avoid redundancy and one CDD being secondary in the discussion. When this idea was first discussed years ago, the Reunion

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West CDD Board, had not filled all of their seats by public election, as his seat was still a landowner's seat for another two years. Therefore, Mr. Greenstein wanted to discuss the concept of unification in the future, as there were pros and cons. It was feasible, but there were many steps and it was a fairly lengthy process. Ms. Davis was present years ago, when this was discussed, but it goes back to their vision and mission, which they needed to define, as it was advantageous to have multiple seats versus just five. Ms. Wispelwey wondered over many years, if they could merge, as it would provide them with more voices in the community. Ms. Davis felt that there were things they could do administratively, to rid themselves of the redundancy, like having a joint workshop every month or every other month or whenever there were issues that both Boards were discussing, so that 10 Board Members would discuss the issue at the same time. Mr. Dryburgh felt that having two Boards provided for a stronger approach to managing two distinctly different areas. They may have similar issues, but the west side was larger and had more short-term rental properties than the east side and having two Boards provided for a better dispersion of people.

**EIGHTH ORDER OF BUSINESS****Supervisor's Requests****A. Discussion of "No Parking" Sign Installation Along Excitement Drive**

Ms. Adams reported that Ms. Davis wanted to consider the process for installing additional No Parking Zones on Excitement Drive and was aware that the No Parking Rules were adopted by a public hearing and amended and restated by a public hearing. Therefore, if the Board wanted for staff to take action on this item, a resolution would be provided to the Board next month, to set the public hearing, which would be held 60 days later, to allow adequate time for the public hearing notice. The CDD was required to run two notices, 28 and 29 days. Ms. Davis noted two areas on Excitement Drive where there were safety issues. Coming off of old Lake Wilson Road and turning onto Excitement Drive, on the right-hand side in front of the terraces, there was multiple parking, but people were constantly going back and forth, waiting for someone to leave. The other place was along the long stretch of Excitement Drive before Gathering Drive and the new speed hump, where people were continuing to park and unloading. There were parking spaces behind all of the homes in the Terraces, but they were parking in front of their houses, where contractors were parking. Ms. Wispelwey agreed, but as people were coming into the community, construction vehicles were permanently or semi-permanently parked on the left-hand side.

Mr. Greenstein was frustrated by the fact that this subject should be discussed at a public hearing, as it did not allow for administrative discretion and doing things on a temporary basis.



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Ms. Trucco pointed out that there was discretion under the current rules and questioned the nature of the request. Ms. Adams stated the request was for additional tow away zones at two locations on Excitement Drive. Ms. Davis clarified that it was a safety issue and wanted additional No Parking signs, as there was only parking on one side and people were parking on both sides, blocking a two-lane road. Ms. Trucco indicated that she must look at the Parking and Towing Rules, to determine if there was a provision to enforce it. However, if there was a violation of the rule that was adopted, no additional signage was necessary. Mr. Dryburgh pointed out that part of the problem was that there were many violations from people building their garages out without a permit and parking their cars on the street, instead of their garage. Mr. Greenstein indicated that there was not much more that they could do, because there was already No Parking permitted on one side of the street and questioned the width of the roadway on Excitement Drive from Gathering Drive to Radiant Street, as it was already tight when cars were going down the street. Ms. Wispelwey suggested allowing 10-minute parking or including striping. Mr. Greenstein proposed that it be evaluated and doing something on a temporary basis, such as alternate side of the street parking, until the public hearing was held, as there needed to be flexibility. Discussion ensued and there was Board consensus for staff to review the existing parking rules, to see if there was a provision for issuing parking warnings for violations and if not, a resolution would be provided at the next meeting to set a public hearing.

**B. Discussion of Changing Pool Operating Hours**

Ms. Adams received a request from Ms. Davis to change the pool operating hours. However, in order to change or modify the current Facility Use and Amenity Recreational Policies, which provide guidelines for opening and closing hours for the amenities, it must be at a duly noticed Board of Supervisors meeting. Therefore, if the Board Members wanted to change their operating hours, it could be included on next month's agenda. Ms. Davis proposed changing the current pool operating hours to 7:00 a.m. or earlier, as people were wanting to go swimming before work. Ms. Adams clarified that the State of Florida required a pool permit for public pools, which defined the hours of operation from either dawn to dusk or nighttime, based on lighting conditions. Mr. Scheerer confirmed that the all CDD pools were permitted for night swimming through the Health Department and the current hours in the amenity policy were 8:00 a.m. to 11:00 p.m. Ms. Davis questioned whether lights were on at pool. Mr. Scheerer confirmed that the lights in the

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water were on, with the exception of the Homestead pool, as they were waiting for a contractor and the lights were set to go off at 11:00 p.m. The lights at the Seven Eagles pool were on all night. Ms. Adams would include this item on next month's agenda and provide a copy of the Amenity Policies.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date: April 10, 2025**

The next meeting was scheduled for April 10, 2025.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

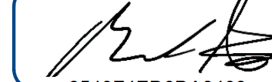
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*Tricia Adams*

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