

**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, **April 10, 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
Trudy Hobbs
John Dryburgh
June Wispelwey
Diane Davis

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

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

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

The following is a summary of the discussions and actions taken at the April 10, 2025, Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:03 p.m. and called the roll. All Supervisors were present.

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SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Ms. Beverly Pappas of 7689 Heritage Crossing Way, Unit 301, thanked everyone for getting rid of the raccoons, but wondered about the No Smoking signs at the pool. Mr. Scheerer apologized for not ordering them and would order them and install them soon. Ms. Pappas questioned why there was a big truck on the property and what they were going to do about it. Ms. Wispelwey believed that it was for the Passover supplies. According to Mr. Scheerer, they were on the property early this morning. Ms. Pappas asked if there were more provisions for trash, as they were in a crisis. Mr. Scheerer confirmed that the CDD did not have any trash receptacles. Mr. Greenstein pointed out that this was a Master Association issue. Ms. Pappas indicated that several residents witnessed a large group of people coming to the pool in a van, staying at the pool all afternoon, taking a shower, going into the bathroom to brush their teeth and change their clothes, before getting into their van and leaving. Mr. Scheerer stated this was the first he heard of it. Mr. Greenstein hoped that they could increase roving patrols, diplomatically ask if the people using the pool were residents and initiate the non-resident access user fee. If they were non-residents, they should be trespassing. Ms. Pappas noticed this week, that the gate did not completely close. Mr. Scheerer was informed by security about it and was having someone come out this afternoon to readjust it. Mr. Dryburgh requested that the residents call security when the people in the van were at the pool. Ms. Francine Barnes of Heritage Crossing Way, Unit 201, reported that her mailbox was broken and was informed that the HOA took the mail kiosks over. Mr. Greenstein pointed out that there was always a relationship between the HOA and the postal service, when getting residents keys for boxes, which changed over the years, depending on the Postmaster. It was not a CDD matter and residents needed to speak to the HOA.

Mr. John De Groot of 7776 Somersworth Drive, lived in Reunion Village and voiced concern about the condition of Reunion Village, as they were right off the Expressway and the first thing that people see as they were driving by, were broken fences, garbage along the fence line and torn screens. He encouraged the Board to drive through Reunion Village, to see the condition of it and put pressure on the builder to do something about it. Two months ago, he asked for a Landscape Plan, as there was natural landscaping, weeds and sand, which did not provide a good impression. Mr. Dryburgh pointed out that the CDD did not have the ability to put pressure on builders and this was the responsibility of the Master Association and suggested that Mr. De Groot speak with Mr. John Kingsley. Mr. Greenstein indicated that anything that the CDD was

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responsible for, would be maintained according to the plan and offered to speak to the Master Association about the trash and beautifying this area as much as possible during construction. Mr. Scheerer would provide Mr. De Groot with the landscape plans for the undeveloped areas.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the March 13,
2025, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 13, 2025, meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package. There were no corrections.

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

FOURTH ORDER OF BUSINESS**Review of Current Parking Rules and
Parking Maps**

Ms. Adams presented a copy of the current Parking Rules and parking maps, which were included in the agenda package. The information is presented because of discussion at the last meeting regarding the free flow of traffic on Excitement Drive, as the Board wanted to consider eliminating parking on both sides of the roadway. Ms. Davis wanted to discuss roadway options for safety and consistency on Parking Zones, particularly two on Excitement Drive. One of the safety concerns is from the “S” curve to Gathering Drive, especially near the speed table. The second safety concern is from Euston to Old Lake Wilson exit. Ms. Davis requested a No Parking Zone on both sides of Excitement Drive, between Gathering Drive and Radiant Street, as people were parking on the street instead of their garages or behind their homes and loading and unloading, causing traffic issues. Mr. Greenstein pointed out that past Radiant Street was already a No Parking Zone. Ms. Wispelwey recalled saying at the last meeting, that owners had more than two cars and having two cars in the back, was not sufficient, but having a car in front of the speed bump, was a hazard. Ms. Hobbs was not in favor of prohibiting parking on Excitement Drive, as most people converted their garages into an extra room and this street was wider than most of their streets and was not any more dangerous than any other street. Ms. Wispelwey noted one area that was dangerous, was the bend on Gathering Drive. Mr. Dryburgh voiced concern about people

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parking near the speed bump, because it was not wide enough and suggested a No Parking Zone from and across the speed bump towards The Grand and designating the other side No Parking.

Mr. Greenstein pointed out that they were looking at the maps to determine if changes needed to be made and if so, they needed to proceed to schedule a public hearing. Ms. Davis wanted to discuss changes before involving the public. Ms. Wispelwey pointed out if they made changes to one area, they needed to make changes to another and did not want to open a can of worms. Ms. Hobbs assumed that Ms. Davis was referring to the S-Bend, which was already designated No Parking. Ms. Adams reported that the Board could schedule a public hearing at any meeting and this item was listed on the agenda at the request of Ms. Davis, but if the Board was not ready to schedule it today or wanted to have additional time to contemplate amending the Parking Rules, the Board could do so. However, if the Board wanted to schedule a public hearing, Ms. Adams wanted enough time to understand the changes that the Board wanted to make on the parking maps and working with the District Engineer on the diagrams. In addition, the Board may want to consider that the District Engineer may have a recommendation for the distance from the speed hump that would be safe, whether 10 or 15 feet. Mr. Greenstein felt that it should be parallel to the warning markings and equal distance to the other side. Ms. Davis suggested designating the opposite side of Excitement Drive from the parallel parking in front of homes, as No Parking. Mr. Dryburgh had a hard time with this one, as it was taking parking away from people who wanted to park in front of their homes.

Mr. Greenstein felt that some of the problems were behavioral, because even when parking was allowed on one side, cars could not go through at the same time, but according to etiquette, if a car was going down the street, the other driver must yield. The CDD could not fix that behavior but could allow one side of the street for parking. Mr. Greenstein indicated to implement additional signage or No Parking on the opposite side of the street, they must have a public hearing but understood why Ms. Davis was proposing it. Ms. Wispelwey felt that they were not being consistent. Ms. Adams stated if the Board wanted to schedule a public hearing, it required a 28- and 29-day notice. Mr. Dryburgh was not ready to schedule a public hearing and preferred to walk the areas for further evaluation. Mr. Greenstein agreed but was frustrated that they had to have public hearings for what he considered to be an administrative matter. Mr. Davis pointed out that these were main thoroughfares, and they could not regulate people's driving behaviors, but Excitement Drive between Gathering Drive and Radiant Drive and the Liberty Bluff area could be

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made safer. There was Board consensus to defer this item until the next meeting, so that Board Members could independently walk the areas of concern for further evaluation.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-06
Setting a Public Hearing to Amend and
Restate the Parking Rules**

This item was deferred.

SIXTH ORDER OF BUSINESS**Consideration of Reunion East and
Reunion West Amenity Policies – Pool
Operating Hours**

Ms. Adams pointed out that unlike the Parking Rules, the Board had the ability to change or update the Amenity Policies, at any duly noticed Board of Supervisors meeting. Included in the agenda package, were the current Amenity Policies, which were last amended on January 9, 2025. This item was placed on the agenda, based on discussion at last month's meeting regarding the pool hours and since the pools were permitted for night swimming and patrons and guests had the ability to access them earlier or later than the current amenity hours, Ms. Davis wanted to consider changing the time, extending the pool hours from 6:00 a.m. to 11:00 p.m. to accommodate early swimmers and those who work. The current process was that the access control was unlocked or made available when the pools opened and then locked when the pools were closed. Ms. Adams indicated that currently the pools were open from 8:00 a.m. to 11:00 p.m., but generally, lap pools were open from 6:00 a.m. to 11:00 p.m. Ms. Davis thought it would be appreciated even if the time change only included the lap pools at Seven Eagles and The Terraces. Mr. Dryburgh preferred that all pools be open from 6:00 a.m. to 11:00 p.m. Mr. Scheerer did not have a problem with this, as it would not impede pool service, but the deck lights would have to be turned on, if it was not light out and he may need time to find a multiple programmable lighting timer, versus a one-event timer that turned on at 7:00 p.m. and off at 11:00 p.m. If the Board agreed to change the hours of the pools from 8:00 a.m. to 11:00 p.m. to 6:00 a.m. to 11:00 p.m., they would update the policy today and allow the Field Operations Manager time to implement it before the notification to property owners. Mr. Dryburgh requested a No Smoking sign to address Ms. Pappas' issue. Mr. Greenstein pointed out that Mr. Scheerer was ordering the sign, and the policy change could be made now, with an implementation date of within 30 or 50 days.

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On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor changing the pool operating hours in the Reunion East and Reunion West Amenity Policies to open at 6:00 a.m. and close at 11:00 p.m. was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Natural Gas Supply
Agreement with Gas South**

Mr. Scheerer recalled that the District entered into an agreement with Gas South several years ago, as they provided a lower price for gas of 7 cents, versus paying TECO Gas \$1.50. This was for the renewal of the agreement from the prior year for three years instead of one year. Mr. Dryburgh asked if it less expensive than solar. Mr. Scheerer confirmed that it was less expensive and more effective. All the pools that they managed had a heater on it, except for the kiddie pool and Heritage Crossing Pool A. Ms. Adams pointed out that any agreements were subject to legal review.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Natural Gas Supply Agreement with Gas South, subject to review by District Counsel was approved.

EIGHTH ORDER OF BUSINESS

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

- A. Barbizon**
- B. Solotech**
- C. Terry's Electric**

Ms. Adams reported that the Heritage Crossings ballroom had an architectural lighting system that controlled the lights throughout the facility, to be able to have certain lights remain on or to dim them. Since there were some technology updates that were required, the Board previously reviewed proposals from Barbizon and Solotech. As a result of that review, Board Members inquired whether there was a cost-effective way turn the lights off and on without the architectural lighting system operation. Based on that request, the Field Operations Manager reached out to Terry's Electric, who provided a proposal, which was included in the agenda package. Mr. Scheerer recalled at the last meeting, recommending that the Board approve the proposal from Barbizon to upgrade everything, but continue to use the lighting control systems. As a follow up, they were asked for a cost to convert the architectural lighting control system to light switches.

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Terry's Electric provided a proposal of \$58,596 to covert to the switches, as opposed to the \$36,500 that Barbizon proposed, to run all new wires. However, because it was controlled from a master panel, which was all low voltage wiring, they needed to upgrade it, because they could not use low voltage wiring on a 120-volt circuit.

Ms. Wispelwey asked if there was a way to turn the lights off. Mr. Scheerer stated to do so, they have to turn all of them on and off manually from the master control system. Mr. Dryburgh asked if the \$36,500 upgrade was to turn everything on and off. Mr. Scheerer reported that it would go back to the normal functionality. If this room was ever utilized the way that this Board and the residents would like to see it used, there was a better chance of modifying their lighting for each event and the benefit of the architectural lighting was much easier than using a light switch, as the conversion cost was \$20,000 to \$30,000 more. Mr. Greenstein was informed by Mr. Scheerer that all of the high voltage was controlled by a rack in the back and in the room, was all low voltage lighting. Ms. Wispelwey did not want to spend this money, but they had to, because for \$36,500, they must run it from the outside 18 times per year, in order to make the money back for a \$2,000 rental, but if the facility was sold, the question was whether someone would purchase it without upgrading it. Mr. Greenstein asked if they ever turn the lights off. Mr. Scheerer confirmed that they had not shut the lights off since the system went down and they were upgrading the entire lighting rack and not just the dimmer control system. Mr. Greenstein just wanted something simple to turn the power on and off. Ms. Wispelwey questioned the recommendation. Mr. Scheerer recommended that the Board approve the proposal with Barbizon for the original architectural lighting.

Ms. Wispelwey MOVED to approve the proposal with Barbizon for the Heritage Crossing ballroom lighting equipment in the amount of \$36,500 and Mr. Dryburgh seconded the motion
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Mr. Greenstein recalled that the proposal from Solotech separated the installation cost. Mr. Scheerer reported that this was an all-inclusive proposal. Ms. Davis pointed out that the proposal did not include any permits. Mr. Scheerer stated that permits were not necessary as it was not a new installation. Mr. Dryburgh questioned what the \$36,500 covered. Mr. Scheerer indicated that it covered the upgrades on the dimmer rack. Ms. Adams confirmed that \$45,000 was set aside on the Capital Project List for this project.

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On VOICE VOTE with all in favor the proposal with Barbizon for the Heritage Crossing ballroom lighting equipment in the amount of \$36,500 was approved.

Ms. Adams recalled discussion last month regarding the mailbox kiosks at Reunion Village. District Counsel would be reporting on it under their Staff Report, as she completed some work on the matter. Communication was also attached to the back of the Action Items List. There were a couple of key issues; one of which was having the proper License Agreements in place with the Association, in cases where there was an Association mailbox installed on CDD property. The other issue was the Board exploring the concept of parking improvements in the vicinity of Reunion Village and Spine Road, which would be reported on by the District Engineer.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco reported hearing from the Osceola County Sheriff's Office, regarding the Acknowledgement and Consent of the CDD of the County's jurisdiction over the roadways that the CDD owned and maintained. They responded that they understood this to mean jurisdiction for paid detailed services only, but she clarified that the purpose of the Acknowledgement and Consent, was to acknowledge and consent to the County's continued jurisdiction for general traffic enforcement services over the CDD roadways, which residents paid for through their taxes. She would continue to update the Board. She reported that she reached out to one of the developer's lawyers about the mailbox kiosk discussed at the last board meeting and the response was included in the agenda package. GMS offered to assist her with identifying the location of the mailbox kiosks. Ms. Adams indicated that they had previously provided the parcel ID numbers. Ms. Trucco would follow up with the Association but recommended that the License Agreement be revisited and tightened for all of the current mailbox kiosks, so that there is one License Agreement that references the HOA maintenance and operation of the kiosks. As far as modifications, the actual mailbox kiosk that was referenced at the last meeting, was installed in June of 2022 and the deed was provided to the CDD in November of 2022. If they wanted to modify or move it, they must coordinate with USPS. Mr. Dryburgh asked if she coordinated with the post office to move it back. Ms. Trucco indicated she had not reached out to USPS, believed the Board expressed an interest

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in moving it away from the street and as a precautionary measure, it did not hurt to speak to USPS and the Master Association about it.

Ms. Trucco reported based on the response from the developer representative, it sounded like this particular mailbox kiosk may be currently operated and maintained by the HOA. Mr. Greenstein felt for what they were trying to accomplish and for Mr. De Groot and the other Reunion Village residents, the Board needed to state what they envisioned for this area, whether or not to move the mailbox kiosk. For the parking and pickup of mail in a safe manner, the mailbox must be moved back, so there could be parking spaces. Ms. Wispelwey pointed out that the current placement was dangerous. Mr. Greenstein agreed that it was an irresponsible design and placement of a mail facility, as it was in the middle of an intersection. Ms. Hobbs asked if there were other pieces of CDD property that the mailbox kiosk could be moved to. Ms. Adams recalled the Engineer saying that rather than looking at having the mailbox kiosk in the intersection, it could possibly be moved back further to see if any other locations were feasible, including where the other mailbox kiosk was and just having one mailbox kiosk area for all of Reunion Village, but this would take some time, as there must be coordination with USPS. Ms. Davis noted the Reunion Village mail kiosk access could consider keeping the kiosk in place with a drive-thru road on the backside of the mail kiosk and add a few parking spaces for mail service only. Mr. Curley noted there was an appropriate amount of CDD property on the other side of the mail kiosk and this could be a possible option. This would continue to be tracked on the Action Items List.

B. Engineer

Mr. Curley reported that the paving project was close to completion. The vendor was onsite on Monday and yesterday, restriping the areas that he pointed out to them on a map. They restriped most if not all of the job and would spend this week or next week to ensure that it looked good. Ms. Hobbs indicated that the warning bars needed to be restriped. Ms. Wispelwey noted that two markings were missing on Excitement Drive. Mr. Scheerer would report on the speed bump warning markings during his Field Manager's Report. Mr. Scheerer would meet with Mr. Curley after the meeting regarding the mailbox situation, pulling the plan on where the kiosks were placed.

C. Field Manager Updates

Mr. Scheerer reported that markings were missing on Excitement Drive, and two hash marks were missing on the safety lines leading up to a speed table. He contacted Fausnight and

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they planned to come back on April 28th. They would coordinate with Mr. Vargas and his team, to get the residents to not park there. All of the posts were updated to the 3-inch powder coated black, which look good. There were a couple of areas where they had to be moved in front of the speed tables. Where the hashmarks begin, was where the speed hump signs were relocated. Even though they were not right on top the hump, because of the many trees in those areas, they were right at the beginning of the advanced warning markings. The job turned out well. Regarding the raccoons that Ms. Pappas addressed, a couple of raccoons were in back of the community, stealing someone's air pods and using the kiddie pool as a restroom. Commando Pest Control was hired and caught three the first night. Today Mr. Vargas informed him of a fourth raccoon and four traps were set at the Heritage Crossing Pool, behind Buildings C and D. They would be in the community for a week until Saturday. The HOA should probably invest in some traps to get the raccoons out of the community, as there were some on Grand Traverse Parkway, running across the parking lot towards the mailboxes. There was some A/C filter work in this building, sidewalk grinding and pool heater repair at Heritage Crossing Pool A. Hopefully, they would not need the heaters much longer, but they were starting to clean up the heater enclosures from Magnolia leaves.

Mr. Scheerer reported that the Terraces Pool would be closed on Monday for the resurfacing. Advanced notices were sent out and notices would be placed on the entry gate and on both Men's and Women's Restrooms, in advance of the work on Monday. It would be closed until May 3rd. During that time, additional maintenance work would be performed, such as cleaning up some old equipment and cleaning the enclosures to create more space. The sliding glass door on the main guardhouse was repaired and cup replacement was added to the janitorial contract for Seven Eagles, as patrons preferred to use the water dispenser. Mr. Hobbs reported that there were several areas where people could obtain dog waste bags, in Patriots Landing around the pond. Mr. Scheerer indicated that the waste bags were managed by the HOA, but it would be discussed further under Supervisor's Requests. Ms. Hobbs was asking because one of the posts did not have the disposal bins and people were leaving bags at the bottom of the post. Ms. Davis was concerned about adding any dog waste stations and noted that The Terraces removed all 3 of their dog waste stations. Ms. Davis felt they were unsightly, smelly, and attracted wild animals, noting they start to overflow within days as guests used them as a regular trash bin. Ms. Pappas had a question about the root cuttings, which she would discuss with Mr. Scheerer offline and bright lights at Seven Eagles at night. Mr. Scheerer stated they planned to modify the hours at the pool to close at

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11:00 p.m. and open at 6:00 a.m. He had information about the oak tree roots, which he was discussing with Ms. Adams before it was circulated.

D. District Manager's Report

Ms. Adams reported that the Request for Proposal (RFP) for landscape and irrigation maintenance services for Reunion East and Reunion West, was issued. It was provided to 12 different vendors. Subsequent to the issuance of the RFP, one addendum was issued, and one additional addendum was expected to be issued. Proposals were due at the end of April and there was a date and time in the Orlando office when sealed bids would be opened. The Board designated Ms. Hobbs, to be part of the Landscape Proposal Evaluation Committee and a meeting was scheduled in May. The Committee would have several weeks to work with those proposals. One landscape proposal evaluation meeting was scheduled and if needed, another meeting was scheduled and noticed in accordance with Florida Statutes. After proposals were received, they would be provided to all Board Members for review. The Board would not be deciding on vendor ranking until the June meeting, at which time, there would be another joint workshop. Both Boards would discuss the proposals at the joint workshop and then separately the Boards would take action in their respective meetings. Ms. Hobbs questioned when the proposers were required to provide their proposals. Ms. Adams indicated it was on April 28th at 11:00 a.m.

i. Action Items

Ms. Adams presented the Action Items List, which was included in the agenda package and reported on the following:

1. Access to Reunion Village/Davenport Creek Bridge: In Process. Wiring completed in March. Meter application and installation pending as of April 3, 2025.
2. Pavement Management & Traffic Calming: Discussed
3. RFID & Transponder at Reunion Village Gate: No change.
4. Determine Best Use of The Stables Parcel: Ms. Trucco followed up with Bond Counsel and was waiting for their report.

Ms. Wispelwey pointed out that the Board had been waiting for this for a long time and felt that they should have at least provided a timeframe. Ms. Trucco indicated that the engagement letter was signed, but had not received a time estimate and would follow up. Mr. Dryburgh questioned gate charges of \$1,500 and \$1,100. Ms. Adams recalled that they were for repairs at

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the Reunion West gate. Mr. Scheerer explained that it was for motors that needed to be replaced. Ms. Davis praised Mr. Scheerer for doing a good job on the entrance sign. Mr. Scheerer had not seen it yet, but there was some new landscaping. Ms. Wispelwey pointed out that the landscaping looked great. Mr. Greenstein noticed that the lighting was working on one side. Mr. Scheerer indicated that he was still fighting with the gas company on running a permanent wire through there. A resident suggested that they investigate solar, but it may not accomplish what they needed, because it was a large sign. The plan was to run a 120-volt circuit through there, but they may have to go back to the over the top one that they manufactured on the original sign, in order to get direct lighting. The choice was to have low voltage or no voltage.

Mr. Greenstein pointed out that it was operating the way he expected it to, as there was a strip on each side, but a day or two later, it was only working on the left side. However, people who drive in that area, were not reading the sign, but because it was so far forward, due to the widening of the road, no one could read the sign without hitting the curb and as a result, there was discussion about installing a smaller sign in that right lane. Mr. Scheerer must go through the gas company to do so, because when Yellowstone was installing the plants, they needed to be onsite, to ensure that they were in an approved location. Mr. Greenstein pointed out that it was not an urgency, but it was nice to have for people to see. Mr. Scheerer suggested placing letters on the post indicating that it was a resident only gate. Mr. Greenstein felt that it was a great idea to have something on the post facing traffic. Mr. Dryburgh noted coming out of the Sinclair Gate, the pavement markings were wearing away. Mr. Scheerer would look at them and let Mr. Staley know, as it was on the west side of the community.

5. KORR Petition to Consider Property Conveyance from District to KORR: No change. It was still on hold.
6. Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower: No change.
7. Review Property Ownership in Accordance with Development Plan: In Process.
8. Mailbox Kiosk License Agreement or Addendum: In Process. The License Agreements were for the new areas of development, to ensure that the proper agreements were in place.
9. Mailbox Painting Modification: In Process.

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Ms. Adams reported that Items 8 and 9 were added to the Action Items List, based on discussion at the last meeting and would be tracked on the Action Items List, until those items were completed.

10. Reunion East Rentals at the HCCC: In Process. BOS requested that Ms. Adams work with Ms. Wispelwey on this matter, due to her background with Special Event Management.

Ms. Adams reported that she met with Mr. Paul Barnett, the new Reunion Resort Rental and Marketing Manager, who was collaborative and open to working together with the CDD. He was eager to rent The Cove, to the extent that the CDD wanted it to be rented. They were also potentially interested in assisting in marketing the Heritage Crossing Community Center (HCCC). However, Reunion Resort was no longer interested in booking weddings, as their emphasis was on corporate and golf events. She asked Mr. Barnett about the CDD's ability to piggyback on their marketing and to add HCCC as a potential rental venue and they were determining internally if that met their prospectus and the branding that they were trying to achieve. She further inquired whether they had any professional photographs of events that had taken place at the HCCC, which Mr. Barnett believed that they did and were searching for them, so that the CDD could develop their own flyer to promote use of the HCCC.

Ms. Adams had communication with an event planner in Winter Park, who had recently seen the facility and specialized in weddings. Because, if Reunion Resort was not in the position to market the facility an event planner may assist with this role. This individual did not want to utilize the space for weddings, but she did have an associate who specialized in educational types of events. Internally, she was looking at with the District management team, how to interface with prospective renters and schedule times when the facility could be shown and the booking of the facility, as well as interfacing with custodial and security services, once the facility was reserved. Ms. Davis recalled that there was designated parking in Heritage Crossing that was not included in the policy. Ms. Adams confirmed that it was CDD parking. Ms. Davis further indicated an issue with resident parking at The Cove and the Kingwood parking lot and was curious where this designated parking was, as Seven Eagles parking was restrictive. Ms. Adams indicated that the parking was designed to accommodate guests of the Amenity Center but was not owned by the CDD. Overflow parking for events being held at The Cove is the side parking lot by Reunion Grand. The amenity parking at Seven Eagles was included in the overall parking plan.

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Mr. Greenstein reported speaking with representatives from Seven Eagles Condo Association and mentioned that there was a need for restriping and repainting of the designated parking spots that belonged to resident only parking, which were along the outer perimeter closest to the building. However, parking spaces around the perimeter of Linear Park on the inside of the horseshoe, were open to anyone to park, including the people who visit The Cove. Mr. Dryburgh asked if the parking immediately to the right of Seven Eagles that was employee and event parking, was open parking or controlled by Reunion. Ms. Adams confirmed that it was controlled by Kingwood Orlando Reunion Resort (KORR). Mr. Scheerer indicated that the backside of the building, the open space in the middle, belonged to KORR. However, the dumpster enclosure belonged to Seven Eagles. Mr. Greenstein pointed out that it was a matter of how far people had to walk, but residential parking must be clearly marked, as there were complaints that people were parking in resident spots. Therefore, the entire parking lot must be restriped. Ms. Davis thanked whoever resolved the issues with the cell tower. Ms. Trucco reported that she communicated to Rowstar the Board's approval of the alternative route and believed they were in the process of additional diligence, such as ordering of title work. The preference would be for the first route, as the second route was going over sidewalk area. She also mentioned to them about the issue brought up at the last Board meeting about contacting the CDD prior to use, so that Mr. Scheerer or security services could take a photograph of the area, to keep track of any damage. She would update the Board on the progress. Ms. Davis appreciated it.

ii. Approval of Check Register

Ms. Adams presented the Check Register from March 1, 2025, through March 31, 2025, in the amount of \$1,326,127, which was included in the agenda package, along with a detailed check run. This month, the first portion of the milling and resurfacing hit the Repair and Maintenance (R&M) Fund. There were also invoices for annual projects, such as the pressure washing.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 2025, which were included in the agenda package. They were for informational purposes. Total

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expenditures for the prorated year to date was \$1.8 million, which was on par with spending prorated year to date.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. It included the proposed Project List for FY 2025 for informational purposes.

E. Security Report

Mr. Victor Vargas, Director of Reunion Security, was present, who did not have anything to report to the Board, but they were getting ready for the Easter and Passover holidays. Ms. Pappas pointed out that Mr. Vargas had helpful and positive staff and appreciated the job that they were doing. Ms. Davis noted there was no long-term parking at the condos and asked if there was any designated long-term parking anywhere. Mr. Vargas confirmed that there was no specific area for long-term parking, although sometimes the HOA would give permission to a specific owner for long-term parking. Ms. Adams pointed out that although it was great to ask questions about parking on private lots, this was not a CDD matter. Mr. Dryburgh was impressed with security staff, as one walked up and down their streets introducing themselves. Ms. Adams agreed with the comments, as Mr. Vargas was very responsive and extremely helpful to her and Mr. Scheerer.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests****A. Discussion of Reunion Village Mailbox Locations**

Ms. Adams indicated that this item was discussed and would continue to be tracked.

B. Discussion of Dog Waste Disposal Bags

Ms. Adams recalled that dog waste disposal bags was requested at the last meeting to be included on this agenda. Mr. Greenstein explained that the Board identified the possibility of having dog waste disposal bags in Linear Park, but did not know if someone from Seven Eagles mentioned that there were unkempt areas. Linear Park was the only area where there could be dog waste stations, which was CDD property. Everything else was HOA property. This item had never

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been mentioned before, as most residents who lived in Homestead or Liberty Bluff were aware that they needed to bring their own supplies to Linear Park and take it home to dispose of, but it was something that they could look into. Ms. Adams pointed out that it was a good time to have this discussion, because next month was discussion of the budget. Mr. Greenstein questioned the cost for a station and how many were needed. Mr. Scheerer indicated that the cost was \$300 each. Ms. Hobbs stated there was a cost to refill the bags every so often. Mr. Greenstein preferred that Mr. Scheerer provide the proposed locations for the dog waste stations. Mr. Scheerer indicated every swimming pool could accommodate a dog waste station. Mr. Dryburgh felt that the CDD and residents should not be in the business of dealing with the expense of including dog waste stations, as most residents bring their own bags. Mr. Greenstein requested a cost, and that field staff provide the proposed locations.

C. Discussion of Paving Company Work Completion/CDD Payment

Mr. Greenstein reported that the paving update was provided by Mr. Curley, which was wrapping up. Ms. Adams confirmed that the retainage had not been requested yet and assumed that it would not be requested until the vendor was completed with the punch list.

TWELFTH ORDER OF BUSINESS**Next Meeting Date: May 8, 2025**

Ms. Adams stated that the next meeting was scheduled for May 8, 2025.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Hobbs seconded by Ms. Davis with all in favor the meeting was adjourned at 3:02 p.m.

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman