

*Reunion East
Community Development District
&
Reunion West
Community Development District*

Joint Meeting Agenda

September 11, 2025

AGENDA

Reunion East and Reunion West

Community Development Districts

219 E. Livingston Street, Orlando FL, 32801

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

September 4, 2025

Joint Board of Supervisors Meeting
Reunion East & Reunion West Community Development Districts

Dear Board Members:

The joint meeting of the Board of Supervisors of the Reunion East Community Development District and the Reunion West Community Development District will be held **Thursday, September 11, 2025 at 9:30 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
 - A. Reunion East CDD
 - B. Reunion West CDD
2. Public Comment Period
3. Approval of Minutes of the August 14, 2025 Board of Supervisors Meeting
 - A. Reunion East CDD
 - B. Reunion West CDD
4. Consideration of Fiscal Year 2026 Contract Renewals
 - A. Reunion East CDD
 - i. Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc.
 - ii. Custodial Services Agreement with PG Service Group LLC
 - B. Reunion West CDD
 - i. Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc.
5. Approval of Fiscal Year 2026 Meeting Schedule
 - A. Reunion East CDD
 - B. Reunion West CDD
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Action Items

- ii. Approval of Check Register
 - a. Reunion East CDD
 - b. Reunion West CDD
 - iii. Replacement and Maintenance Plan
- E. Security Report
- 7. Other Business
- 8. Supervisor's Requests
 - A. Reunion East CDD
 - B. Reunion West CDD
- 9. Next Meeting Date: October 9, 2025
- 10. Adjournment
 - A. Reunion East CDD
 - B. Reunion West CDD

Sincerely,

Tricia L. Adams
District Manager

MINUTES

SECTION A

**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, **August 14, 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
Victor Vargas
Residents

District Manager
District Counsel
District Engineer
Field Manager
Reunion Security

The following is a summary of the discussions and actions taken at the August 14, 2025, Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:01 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period, noting that any comments related to the budget, could be held until the public hearing for the budget.

Resident Joe Lopez did not like what was going on at the small post office across the street from where he lived, as a great deal of trash was being accumulated, which was attracting raccoons. If there was a smaller trash can inside, it may reduce the amount of trash in the area. Ms. Adams indicated that this was an Association issue, and this meeting was for the Reunion East CDD, which did not own certain common areas. The area that Mr. Lopez was referring to, was a common area owned by the Heritage Crossing Condo Association. Ms. Adams spoke to a Board Member on the Condo Association, and they would be reaching out to the Community Association Manager (CAM). Resident Jill Mulhere of 1211 Radiant Street asked if security takes down the license plate of a temporary tag, as there was a recent theft on Radiant Street. Mr. Victor Vargas of Reunion Security indicated that they review the driver's license of vehicles that go through the gate.

Resident Byron Allen of 7653 Heritage Crossing Way, a neighbor of Mr. Lopez and the President of the Heritage Crossing Condo Association, pointed out that he just sent an email to the CAM, asking who was responsible for all the mailbox kiosks, as this kiosk was not managed by the Heritage Crossing Condo Association. Their understanding was that it was the responsibility of the Reunion East CDD. In addition, he requested that the Reunion East CDD schedule a public hearing for resealing of the main road in and out of Heritage Crossing, which was owned by the Reunion East CDD, as it was showing wear. Ms. Adams would follow up with Mr. Allen outside of the meeting but noted that the Association was paying for trash services at the mailbox kiosk. Mr. Dryburgh understood that the CDD was not responsible for repaving Heritage Crossings. Ms. Adams confirmed that the main road was the responsibility of the Reunion East CDD, but the parking spaces were maintained by the Heritage Crossing Condo Association. Mr. Greenstein noted if this was the case, they could discuss with the Heritage Crossing Condo Association, doing a project that covered all areas, with the CDD paying their proportionate share. Mr. Allen clarified that their request was for the main road throughout the community, but the Heritage Crossing Condo Association would love the opportunity to work with the CDD. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 10, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes of the July 10, 2025, meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package. Non-

substantive corrections were received from Ms. Wispelwey, Ms. Davis and Mr. Greenstein, which would be incorporated.

Mr. Dryburgh MOVED to the approve the Minutes of the July 10, 2025, Board of Supervisors Meeting as amended, and Ms. Hobbs seconded the motion

Ms. Adams read the board member corrections: Ms. Davis recalled on Page 4 of 17, that cars block off these spaces and not rentals. There were four allotted spaces. Each household property had two different parking spaces outside of each house. The CDD was responsible for roadway infrastructure and safety. On Page 15 of 17, Ms. Davis asked if they could chlorinate the fountain, which would be a change from putting in chlorine tablets. There was also a clarifying statement regarding Mr. Greenstein recalling the refurbishment of Fountain #2 and a clarification of the road location on Gathering Drive from Sparkling Court on Page 4 of 17. On Page 5 of 17, there was a clarification of the location for Gathering Drive, and that Gathering Drive was narrow and then expanded, regarding the discussion about the golf academy parking. There was a clarification that the R&M Fund for Fiscal Year 2026 was \$400,000. On Page 7 of 17, there was a clarification that the roof was the Heritage Crossings Community Center (HCCC) roof. On Page 10 of 17, there was a clarification that the Fausnight centerline striping proposal was for Reunion West.

On VOICE VOTE with all in favor the Minutes of the July 10, 2025, Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Ms. Hobbs seconded by Ms. Davis with all in favor the public hearings on the adoption of the Fiscal Year 2026 budget and imposition of special assessments were opened.

A. Consideration of Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2025-08, Adopting the Fiscal Year (FY) 2026 Budget, for the period starting October 1, 2025, and ending September 30, 2026. It memorializes that the

Board met prior to June 15th and approved a Proposed Budget, which was provided to Osceola County and posted on the CDD website. The Board set the public hearing for today, which was noticed in accordance with Florida Statutes. Approval of this resolution adopts the FY 2026 budget, appropriates funds for the General and Debt Service Funds and allows for budget amendments, if needed, in the upcoming fiscal year. Attached to the resolution as Exhibit A, was the Proposed Budget for FY 2026. A mailed notice was sent to every property owner, as the Proposed Budget that the Board approved, contemplated an increase. As a result of the mailed notice, staff received phone calls and an electronic mailed message to the District Manager's Office, requesting copies of the Proposed Budget and inquiring about certain line items within the budget. Ms. Adams noted total proposed *Revenues* of \$2,379,718. The District was proposing that most of the revenue would come from special assessments on the Osceola County Tax Bill, for the CDD operation and maintenance (O&M) fees, with a proposed amount of \$2,325,718. The budget also recognized *Interest Earnings* as well as a small amount of *Rental Income*.

Ms. Adams noted for *Administrative* portion, the costs to operate the District, the total proposed expenses for FY 2026 was \$262,653. Under the *Maintenance* expenses, to maintain property owned by the District, she noted items that changed since the Proposed Budget was approved. AT the time of the Proposed Budget, there was a placeholder for *Landscape Services*, which was estimated higher than the contract being awarded. As a result of project being awarded to Yellowstone, starting on October 1, 2025, the amount was decreased by \$188,000, allowing for the savings to be utilized for a transfer out to the Repairs and Maintenance (R&M) Fund. There was also an increase for *Pool & Fountain Maintenance* of \$219,450, based on expenses through June 30th. The amount budgeted for the current year was \$205,000, but the actual spending amount was \$228,000. It included the pool cleaning service and chemicals, as well as other maintenance and repairs. The Board was interested in lowering the assessment from the amount in the mailed notice. As a result, in July, the Board reviewed a revised Proposed Budget, showing a lower 12% assessment increase. The table for shared maintenance costs, was due to an Interlocal Agreement between the Reunion East CDD and Reunion West CDD for reciprocal amenity access and a shared cost for maintenance of the amenities and common areas at Reunion. For FY 2026, this CDD was paying 57% of the costs and Reunion West was paying 43%. There were 3,379 units in the Reunion East CDD, including commercial, single-family and multi-family units, as well as golf units. The gross amount per unit for the commercial was proposed to be \$475.46, \$713.18 for

the multi-family units, \$950.91 for the single-family and \$475.46 for the golf units. These were annual amounts that would be included on the non-ad valorem section of the property Tax Bill. Mr. Greenstein pointed out that debt service was added to the tax bill on top of these amounts.

Ms. Adams reported that the remainder of the budget had a detailed narrative and utility charts, which could be used as a resource to better understand each line item. There was also a page on the R&M Fund, showing the monies designated for the District's infrastructure, such as roof replacement, road milling and resurfacing, and pool resurfacing. This money was built up over the years, to save for the future infrastructure replacement. There was a proposed *Transfer In* of \$188,100, which was commensurate with the *Transfer Out* from the General Fund. The last few pages included the Debt Service Fund. In addition to paying the maintenance fees, each property owner in the District, was obligated to pay debt service fees, which were imposed at the time that the bonds were issued. They were included in the non-ad valorem section of the Tax Bill. Property owners could either pay bond debt off in a lump sum or make annual payments on their property Tax Bill. For the Series 2015 debt, there were interest and principal payments that were scheduled, based on the Amortization Schedules. This debt was due to retire in 2033. After the Board adopted the budget, it would be funded through Resolution 2025-09, imposing the maintenance fee and authorizing the collection of the maintenance and debt service fees in the non-ad valorem section of the property Tax Bill. Approval of this resolution authorized the collection of the debt service fees and the imposition and collection of the maintenance fees, in accordance with the budget. Attached to this resolution, was a copy of the adopted budget and the Tax Roll, showing each parcel and the debt service associated with each parcel.

Ms. Adams opened the floor to public comments. Resident Jon DeGroot of 7776 Somersworth Drive, did not think it was fair that someone who owned a \$400,000 home, paid as much assessment as someone who owned a million-dollar home and felt that there should be a tiered system. Ms. Adams explained that there were two sections of the property Tax Bill, the ad valorem section and the non-ad valorem section. The ad valorem taxes go with the value of the property, versus non-ad valorem fees, which were a flat fee, based on the benefit that the property received from the construction and maintenance of the CDD property. The benefit received was comprising the CDD maintenance fee was not attached to the value of the home. Resident Teresa McClung of 7604 Sandy Ridge Drive agreed with Mr. DeGroot but questioned some of the benefits that residents in the single-family homes received that the larger homes were not. Ms. Adams

confirmed that they received the same benefit for the gates, roads, stormwater system, security to enforce CDD Parking Rules, to make the roads safer and to have the free flow of traffic, access to CDD amenity centers, etc. Ms. Trucco explained that there was an Assessment Methodology and an analysis completed at one point regarding the proportion of benefits and assessments, which is sometimes tied to the bonds that were issued. However, the Board, at their discretion, could revisit it if the Board deemed it necessary. Ms. McClung questioned how many years ago the report was completed. Ms. Adams would provide this information. Ms. Hobbs recalled that each property had an assessment assigned when the bond was issued, but each parcel would have a certain assessment attached to it. The larger houses were paying more in terms of the bond, as a home across three lots, would pay three assessments, because they occupied more land. Ms. Adams confirmed that Equivalent Assessment Unit (EAU) was the methodology that was used, based on the benefit that they received. Mr. Greenstein appreciated Mr. DeGroot's point as it was well taken.

Resident questioned the benefits that residents received. Ms. Adams indicated that residents could access all CDD amenities and utilized entrance gates, roads, streetlights, stormwater systems and other infrastructure, as part of the Reunion community. The Resident noted that the biggest problem was who to contact, as the benefits were not clear to her. Ms. Adams directed the resident to her Association Manager further questions regarding the private property, as the CDD handled the infrastructure, roads, and stormwater system. Mr. Greenstein suggested that the resident stay for the rest of the meeting.

Resident Byron Allen of 7653 Heritage Crossing Way appreciated Ms. Adams providing him with the budget prior to the meeting but felt that a 32% increase on O&M was excessive. In addition, there was an increase for security and asked it was for the gatehouse, the *Landscape Contingency* was almost double, increasing 50% from \$28,500 to \$71,000 and streetlights increased 30% to \$35,000. There was a brand-new line item, Amenity Management Services, whereby \$5,472 was budgeted, but there was no history or explanation. Lastly, maintenance increased from \$2,000 to \$15,000. Ms. Adams confirmed that she provided Mr. Allen with the Proposed Budget that was approved in June, showing the 32% increase and with the budget that the Board was working on in July, where the proposed assessment was lowered down to 12%. The Board was now looking at an assessment that was lower than the mailed notice. The District has not had an assessment increase since 2020, but because of the increased expenses, the assessment needed to be increased.

Ms. Adams explained that the *Landscape Contingency* was increased, as there were sections of Reunion that were over 20 years old. This amount would be to replace and redesign landscaping that was at the end of its useful life. *Streetlights* increased due to property that was conveyed to the CDD for maintenance. There was a line item for Amenity Management, to have better communication with stakeholders this past year and establishing a new electronic mail messaging system, starting October 1st. In addition, the District had a Management Service Agreement (MSA) for the HCCC; however, the vendor was no longer providing this service, and a new vendor was engaged. Mr. Greenstein pointed out that the actual proposed increase for O&M was 12% and their Tax Bill for the CDD was lower today, versus several years ago. Ms. Adams indicated that the amount for the year for a single-family home, was \$105 or less than \$10 per month difference between last fiscal year and the upcoming fiscal year. Mr. Greenstein felt that it was a modest increase monthly, far less than any other entity. Ms. Adams pointed out that the Board was sensitive to controlling costs and keeping the assessment as reasonable as possible. Regarding security, the CDD paid for security services for staffing the entrance gates and remote security services at Reunion, Carriage Point and Encore in Reunion West. It also included patrol of the District's amenity centers and enforcement of the District's Parking and Towing Rules.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the public hearings on the adoption of the Fiscal Year 2026 budget and imposition of special assessments were closed.

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor Resolution 2025-08 Adopting the Proposed Fiscal Year 2026 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-10
Resetting Public Hearing to Amend and
Restate the Parking Rules**

Ms. Adams presented Resolution 2025-10 Resetting Public Hearing to Amend and Restate the Parking Rules, which was included in the agenda package. This was the result of a new law that went into effect on July 1st, as a result of the last Legislative Session, which affected the notice requirements for public hearings, as there was required language that needed to be in the notice and the number of days the notice was required to be published, had been extended from 29 and 28 days to 35 and 28 days. As a result, the public hearing to amend and restate the parking rules, had to be reset for either the October meeting date or until after the joint meeting. The purpose of amending and restating the Parking Rules, was to improve the parking on Excitement Drive and some of the other No Parking Zones around the speed humps and the last two phases of Reunion Village. Ms. Trucco was available on October 9th. Ms. Hobbs was amenable to holding the public hearing in October.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2025-10 Resetting the Public Hearing to October 9, 2025, at 1:00 p.m. to Amend and Restate the Parking Rules was adopted.
--

SIXTH ORDER OF BUSINESS

**Consideration of Fausnight Proposal for
Centerline Striping on Excitement Drive**

Mr. Scheerer presented a proposal from Fausnight, for centerline striping starting at Radiant Street and stopping at the last S-curve past Titian Court, around 7636 Excitement Drive. Originally, they were looking at a centerline stripe to Titian Court and some skips from Titian Court to 7636 Excitement Drive, but since that time, he met with Ms. Davis, who requested some solid centerline striping to 7636 Excitement Drive, as there was parallel parking on either side of the road. There were the following three options: Option 1: 6-inch thermoplastic double yellow line with raised pavement markings (RPMs) from Radiant Street to 7636 Excitement Drive, Option 2: 6-inch single yellow line with centerline 10-30 skips all the way down and Option 3: 6-inch double solid yellow line from Radiant Street to Titian Court and 10-30 skips to 7636 Excitement Drive. Mr. Dryburgh recalled that the concern was people were not clear on which side of the road they should be on and whether there was a single or double line, it would identify where the center

of the vehicle should go. Mr. Scheerer pointed out depending on the size of the vehicle, there would be some overlapping. Having the centerline skip, would allow vehicles to get around traffic. Therefore, he recommended centerline striping all the way down to 7636 Excitement Drive.

Mr. Dryburgh was in favor of the single yellow option for \$3,200, as he could not see someone trying to pass on those S-curves or speeding, as there were so many restrictions and a single yellow line would meet the requirement of having people know which side of the road to stay on. Ms. Wispelwey felt that there needed to be skips or a double line. Mr. Scheerer pointed out that there would be a double yellow line to Titian Court and then it would skip. Mr. Curley indicated that there was no single yellow line, according to the Manual on Uniform Traffic Control Devices (MUTCD) and there must be a double line. Ms. Hobbs was in favor of having a double yellow line up to a certain point and then having the skips. Ms. Davis felt that it was a small amount for safety. Mr. Dryburgh was in favor of Option 1. Mr. Greenstein noted dissimilar situations on the west side, but as far as the guidelines, they could only have a double line. Mr. Scheerer recalled that the Reunion West CDD Board approved a complex proposal, as there was roadway parking, which made a difference in the decision making. It did not impact this scenario. Mr. Greenstein requested that the work be performed at the same time. Mr. Scheerer was holding off on holding an onsite meeting, so that residents would know what the plan was and meet with the contractor, once the option was determined. However, to save on mobilization costs, the work would be performed at the same time. Mr. Greenstein preferred Option 1, to have a double yellow line and skips, to have cost savings.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor Option 1 of the Fausnight proposal for centerline striping on Excitement Drive in the amount of \$4,800 was approved.

SEVENTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Ms. Adams reported that in the 2024 Florida Legislative Session, there was a new law that affected Special Districts, requiring Special Districts to adopt annual goals and objectives prior to October 1st and after the end of the fiscal year, report on how well the District met those goals and objectives. The proposed rules and objectives for FY 2026, along with an annual reporting form, were included in the agenda package, which would be posted on the CDD website. GMS identified

the areas of required statutory compliance, which were community communication and engagement, infrastructure and facilities maintenance, financial transparency and accountability. They looked for ways to meet those goals as efficiently as possible, by having goals that the District was already engaged in, as part of routine business. The goals and objectives that were proposed for FY 2026, were the same as the prior year, which met the statutory obligation. Ms. Davis recalled discussing how this was an initial footprint and how to shape this going forward. Regarding Goal 1.2, Ms. Davis asked if there was a way to ensure that residents were notified about their meetings, as they met monthly, which surprised many residents. Ms. Adams recalled that the Board recently approved the implementation of electronic mail messaging and once they controlled that, they could see how many people received it and opened the message.

With Goal 2.2, Ms. Davis pointed out that there was an annual assessment of infrastructure and was wondering if it could be two times per year or quarterly or have more detailed reporting. Ms. Adams indicated that this goal was mainly assigned to the District Engineer, but Mr. Scheerer performed field inspections on a weekly, if not more regular basis. This was a contracted service that the District paid for, versus the District Engineer, who had billable hours, as there would be the expense to have the District Engineer come out and be engaged in field inspections on a quarterly or semi-annual basis. Ms. Hobbs pointed out if there was a need for an inspection, they could go ahead and do it. Mr. Dryburgh suggested that Mr. Scheerer report monthly, that he performed a walk through and everything was in excellent shape. Mr. Greenstein recalled that when he was involved with the Federal Government, they had to establish reporting requirements and goals and objectives. At the Reunion West CDD Board meeting, held prior to this meeting, the Board discussed holding at least six meetings per year, versus 12 meetings and therefore, this CDD's goals and objectives should be uniform. Ms. Adams recalled that Goal 3.3 was changed, to have no material weaknesses in the Annual Financial Audit, but that was not the case in this CDD.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the District's goals and objectives for FY 2026 were approved as amended, changing Goal 1.1, to six meetings per year.
--

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Ms. Adams pointed out that after the fiscal year, on September 30th, staff would verify whether the District met the goals and objectives for FY 2025 and the Chair would execute the final form of the report.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the goals and objectives for Fiscal Year 2025 and authorization for the Chair to execute were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco did not have any updates, as nothing had come across her desk since the last meeting, but as far as the Stables, Mr. Curley and Mr. Scheerer reviewed records and Mr. Curley was confident on an amount expended on the Stables, however, they were missing the documentation that bond counsel requested and therefore, she believed it was in the best interest of the CDD to request whatever documents the bond trustee had related to the requisitions for the Stables, as there was a risk to the CDD if the number was incorrect. She requested GMS' help in contacting the trustee to access requisitions. Ms. Trucco received an update on the Option and Easement Agreement for the cell tower. As a reminder, it was noted that the CDD did not have the authority to authorize Rowstar to do anything regarding the cell tower, as the CDD doesn't have authority to grant that and Rowstar only had asked for access on property that the CDD owned. The Board would recall that there was an issue where the CDD needed to propose alternative access than the original route, which Rowstar was fine with, but it did require them to get a brand-new survey of the alternate route. They completed that survey and returned it to Ms. Trucco since the last meeting, as well as proposed language for the Option and Easement Agreement. In turn, she provided feedback on what she would like to see in the language, which was their standard language and was in the process of finalizing it, but if there was something that she did not agree on, she would bring it back to the Board per the Board's prior direction to her. She provided her comments to Rowstar's attorney and was hopeful that they would be comfortable with it and forwarded the surveys to Mr. Curley and Mr. Scheerer, to ensure that they had no objection. Once everything was finalized, the CDD would receive \$10,000 and Rowstar would then have to get Florida Department of Transportation (FDOT) approval. If Rowstar exercised their option under that agreement, the CDD would then receive \$95,000.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

Ms. Adams presented a letter from Boyd Civil Engineering, which was included in the agenda package. Each year, this report was presented to the Trustee, asserting that the District's infrastructure was in good condition and there was adequate funding and insurance to maintain said infrastructure. It was required to be presented to the Trustee by July 1st of each calendar year.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Annual Engineer's Report was accepted.

Mr. Curley had no report for the Board.

C. Field Manager Updates

D. District Manager's Report

i. Action Items

Ms. Adams presented the Action Items List, which was included in the agenda package and reported that GMS started a soft implementation for the electronic mail messaging system, but services would not start until October 1st. They expected to have the soft start early in September. The applications for amenity access cards, had been revised. It now included the collection of email addresses. In the future, Ms. Adams would request email addresses on the sign-in sheet at every CDD Board meeting. Regarding determining the feasibility of the association tree planting guidelines, Ms. Adams spoke with the Master Association Manager, Mr. John Kingsley, to set up a meeting with Ms. Davis with the goal being to protect the sidewalk and right of way infrastructure from damage due to tree roots. Regarding the mailbox parking modification, there were two tentative plans on the relocation or re-design of the mailbox kiosk, which she submitted to USPS, to find out what type of consent was needed, but had not yet heard back from USPS. She also reached out to the developer for Reunion Village, to obtain the name of the firm that did the installation if the mailbox kiosk. Then it would be the engineer's responsibility to determine the design, based on Board feedback, and permitting requirements.

Mr. Scheerer reported that they were still in a holding position for the meter at the Spine Road gate and ownership of the Reunion Village gate, so that they could get internet. There was a leak in the ceiling at the Reunion Village guardhouse. It turned out that the air conditioner for this guardhouse was in the attic. The drain pan clogged up and needed to be cleaned. The contractor

repaired the ceiling and cleared the roof drains on this building, as well as the roof drains on Seven Eagles. The ballroom lighting was near completion, and they now had independent control of every fixture in the ballroom. He was able to get a sneak preview yesterday on some of the work that was done. A tentative meeting was scheduled for next Friday, between him and security, Ms. Adams and amenity staff at the Resort, to go through the operation of the system. There was some mismatched lighting, which would be resolved. They were going to recommend an audio-visual company, as there were some audio-visual aids that were not being used in this facility, such as screens and speakers that drop down out of the ceiling, due to not having the books or information on how it was wired and how to best use it. There were some water pressure issues at the Carriage Pointe pool and The Terraces bathrooms, mainly the Ladies Room and thanked Yellowstone and their irrigation team for helping to expose the piping at The Terraces. A valve was buried 8 inches below grade at the Carriage Pointe pool, but it was easy to replace, and the Ladies Room was now fully operational. The Terraces pool as of yesterday, still had some issues, but the pressure was increased enough to where the restrooms were operating properly. However, he only had one set of blueprints for The Terraces, which was totally wrong and reached out to Lynn Scott Plumbing and Edwards Construction, who built these facilities.

Mr. Scheerer reported that some of the hot tubs were being closed in the east, to perform a sanitization program. They would turn the therapy timer on, bypass it so it runs continuously for 24 hours and increase the chlorine by 10 parts per million. Then they would drain everything and re-establish and balance the chemicals. They did this on a consistent basis, to clean out any impurities in the pipes. In addition, they would acid wash the surface and deep clean all the tiles. Mr. Greenstein questioned how often they do that. Mr. Scheerer confirmed that they do this once a quarter. Soon, Mr. Scheerer would be bringing some of the 2026 projects in September or the first of October. Regarding the *Landscape Contingency*, there were landscape upgrades for Seven Eagle Linear Park and Carriage Pointe. The big project was for the fountain at Linear Park. There was reclaimed water, but they could not add chlorine. Ms. Hobbs commented that the other fountain looks good. Mr. Dryburgh asked if there were any changes on Old Lake Wilson Road widening. Mr. Scheerer stated that there was a great deal of surveying taking place. There were some trees outside of Reunion Village in a right-of-way that the CDD maintained, that Duke Energy wanted to remove. He had no choice but to say yes. Outside of Seven Eagles, parallel to Old Lake Wilson Road, there were old Loropetalum plants. They have not removed them because

they do not want people driving through that area, but after they see the final plan for the road widening, this would come back to the Board. Ms. Wispelwey asked if they were having problems with the speed detectors, as a few were not working. Mr. Scheerer recalled that the Board authorized him to purchase new ones and once they stopped working, he would replace them.

ii Approval of Check Register

Ms. Adams presented the Check Register from July 1, 2025, through July 31, 2025, in the amount of \$357,233.26, which was included in the agenda package, along with a detailed check run.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2025, which were included in the agenda package. No Board action was required, as this was for informational purposes and included the Combined Balance Sheet. The District was running a little under for Administrative expenses and slightly over for Field but was on par overall for prorated spending and actuals. The District was also fully collected on their assessments for FY 2025.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package.

i. Approval of Fiscal Year 2026 Meeting Dates

Ms. Adams presented the Fiscal Year 2026 meeting schedule, which was consistent with the prior year's meeting schedule, on the second Thursday of each month at 1:00 p.m. at the HCCC. However, when Reunion West looked at their meeting schedule, they decided to wait to adopt it, until there was discussion by this Board. Once it was approved, it could be amended at any duly noticed Board meeting, or the Board could table it until the September meeting. Ms. Wispelwey preferred to adopt the meeting schedule and change if needed. Mr. Greenstein felt in the spirit of administrative convenience; they should hold off until September. Ms. Adams would place this item on the next agenda.

E. Security Report

Ms. Adams reported that the July Security Reports from Reunion Security, were provided to the Board under separate cover. No Board action was required and was for informational purposes. Mr. Victor Vargas of Reunion Security was present to answer any questions.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

A. Acceptance of Resignation of John Dryburgh, Seat #4

Ms. Adams presented a resignation letter from Mr. Dryburgh, which was included in the agenda package. He was resigning from Seat 4, which had a term expiring in November of 2028. Once the Board accepted the resignation, the Board would declare the seat vacant and then can appoint a qualified elector to serve in this seat. Sometimes Boards noticed the vacancy to the community and interested candidates would submit a Letter of Interest or resume, for consideration at a future meeting. Mr. Greenstein recalled when this process occurred, they put the word out to allow people to submit their interest in serving on the Board. This process was used when Ms. Davis was appointed to the Board. *There was Board consensus for Ms. Adams to send out the notice and include this item on the agenda for the October meeting.* Mr. Greenstein thanked Mr. Dryburgh for his service, on behalf of the Board and wished him well.

On MOTION by Ms. Wispelwey seconded by Ms. Hobbs with all in favor the resignation of Mr. John Dryburgh from Seat 4 effective immediately was approved.

ELEVENTH ORDER OF BUSINESS

**Next Meeting Date: September 11, 2025 –
Joint Meeting at 9:30 a.m.**

Ms. Adams stated that the next meeting was scheduled for September 11, 2025, at 9:30 a.m. at this location, which was a joint meeting.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **August 14, 2025** at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley
Sharon Harley
Mark Greenstein
Michael Barry

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
James Curley
Alan Scheerer
Victor Vargas
Grace Montanez
Residents

District Manager
District Counsel
District Engineer
Field Manager
Reunion Security
Reunion West POA

The following is a summary of the discussions and actions taken at the August 14, 2025 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:03 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 10,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 10, 2025 Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. Mr. Staley noted on Page 4, Ms. Harley voiced concern about the big lot on the corner of Loxahatchee Court and Muirfield Loop, which did not make sense, as Loxahatchee Court and Muirfield Loop did not intersect. Ms. Harley clarified that it was the large house on Whitemarsh Way and Golden Bear Drive.

On MOTION by Ms. Harley seconded by Mr. Barry with all in favor the Minutes of the July 10, 2025 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the public hearings on the adoption of the Fiscal Year 2026 budget and imposition of special assessments were opened.
--

A. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2025-07, Adopting the Fiscal Year (FY) 2026 Budget, for the period starting October 1, 2025 and ending September 30, 2026. It memorializes that the Board approved a Proposed Budget and provided it to Osceola County and included it on the Reunion West CDD website, in advance of today's public hearing and the hearing was noticed in accordance with Florida Statutes. The resolution appropriated funds into the General and Debt Service Funds and included amendment provisions, if the budget needed to be amended in the upcoming fiscal year. Attached to the resolution as Exhibit A, was the Proposed Budget for FY 2026. There was an assessment of \$2,052,353 on the Tax Bill. *Interest* and *Rental Income* were being recognized as additional revenue. There were total proposed *Revenues* of \$2,082,067. Since the Proposed Budget was approved, there were no substantive changes to the *Administrative* portion, the costs to operate the District. However, actuals were updated, based on financials through the end of June 2025. Total *Administrative* costs were \$244,036. Under the *Maintenance* expenses, at the time that the Proposed Budget was approved, there was a placeholder for

Landscape Services, because the Board had not awarded the project to Yellowstone and a higher amount of \$517,372, was noted in the proposed budget. However, as a result of the bidding process and the selection of Yellowstone, the amount was decreased to \$438,600. There was an increase for *Pool & Fountain Maintenance*, as for the current year, \$155,000 was budgeted, but they were tracking to spend closer to \$173,000. It included all of the pool cleaning service and chemicals, as well as pool repairs. The total *Operations and Maintenance (O&M)* Budget was proposed to be \$1,454,731. Mr. Staley questioned why the *Pool & Fountain Maintenance* did not increase. Ms. Adams explained that the original Proposed Budget had a lower amount and it was increased to \$165,550 in the budget presented today.

Ms. Adams indicated as a result of reduced expense for *Landscaping*, the *Transfer Out* was able to be increased slightly to \$383,300. The purpose of the *Transfer Out*, was to fund the *Repair & Maintenance (R&M)* Fund, in order to save for future infrastructure replacement, such as roads and stormwater systems. Costs were shared between Reunion West and Reunion East, based on an Interlocal Agreement and the number of platted lots. There was no anticipation to change the percentages in the future, unless some area was replatted. An Assessment Table was included in the budget. There were multi-family homes in Reunion West, as well as single-family homes and golf course property that was being assessed its fair share of maintenance expenses. The proposed amount for FY 2026 for a multi-family home was \$865.49, versus \$1,153.99 for a single-family home. The golf course property paid \$577 per unit. Mr. Staley questioned the logic behind the Equivalent Assessment Unit (EAU), as a single-family unit had an EAU of 2 units, versus a multi-family unit, which had an EAU of 1.5 units. Ms. Adams explained when the project was developed, an Assessment Methodology was created, which looked at the infrastructure that would be constructed by the CDD, as well as the product types and the benefit that they would receive. The standard EAU of 2 was set for single family homes and other product types that had more or less benefit have a proportionate ERU. It would be unusual for the assessment methodology for maintenance fees to change, but if it did, there would need to be a study. Mr. Staley pointed out that the benefit residents receive were for streetlights, roads and sewers. However, the Reunion West CDD had 25 golf EAUs versus the 3 units that the Reunion East CDD had. Mr. Staley noted that he was just making an observation, as he felt that the EAU should be based on the number of people using the facilities.

Ms. Adams explained that the remainder of the budget had a detailed narrative and charts, which could be used as a resource. There was also a page on the R&M Fund, showing the *Transfer In* of \$283,300, which was commensurate with the *Transfer Out* from the General Fund. There was also a note on proposed R&M project expenses, based on the project list that the Board reviewed earlier this year. The budget also included the Debt Service Fund, starting with Series 2015. Each property owner in the District, was obligated to pay debt service fees. They could either pay it off in a lump sum or make annual payments on their property Tax Bill. It was not something that the Board could increase or reduce, as these amounts were imposed at the time that the bond was issued. Mr. Staley pointed out that the assessment was the same for all product types, as the developer wanted all homeowners to have the same debt service. However, the Series 2022 debt, had a lower debt service assessment, as it was older debt. Ms. Adams indicated that each debt service had an Amortization Schedule attached to it, defining the interest and principal payments. After the Board adopted the budget, it would be funded through Resolution 2025-08, imposing the maintenance fee and authorizing the collection of the maintenance and debt service fees in the non-ad valorem section of the property Tax Bill. There were no questions or comments from the public.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the public hearings on the adoption of the Fiscal Year 2026 budget and imposition of special assessments were closed.
--

Mr. Staley asked after if GMS staff received any questions or comments after the notice was sent to all taxpayers about the increase in assessments. Ms. Adams confirmed that they received no questions or comments from property owners within the Reunion West CDD.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor Resolution 2025-07 Adopting the Proposed Fiscal Year 2026 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Fausnight Proposal for Road Striping on Whitemarsh Way

Ms. Adams recalled that this item was a carryover from last month's meeting, as it was brought to District staff's attention at several meetings and in between meetings, that there were frustrations with the amount of available parking on Whitemarsh Way. The Parking Rules have been enforced, but there have been neighbor-to-neighbor conflicts over street parking. As a result, Mr. Staley was asked to act as a mediator and met with neighbors at White Marsh Way. At last month's meeting, he provided a list of potential improvements for the area, including the implementation of parking striping and refreshing the stop bars and crosswalks. The parking striping plan identified an engineered number of linear feet, where a vehicle could park and a map of how that would be laid out was provided for Board review. The Board ultimately approved several of the Whitemarsh Way parking improvements, including authorizing a striping plan. As a result, Mr. Curley and Mr. Scheerer met with Mr. Witcher. Mr. Scheerer indicated that in the agenda package, there was a cost estimate for three additional stop bars that were not identified originally, one at Palmilla Court and Muirfield Loop and two at the roundabout. There was also another crosswalk. The proposal was for seven thermoplastic stop bars, three thermoplastic crosswalks, some double yellow lines with raised pavement markings (RPMs) on Whitemarsh Way and 10' and 30' gap skips. There were also 560 linear feet of yellow curb painting and 12 parking stalls. The total amount was \$9,400. Maps were provided following the proposal, which were provided by Mr. Curley and Fausnight.

Mr. Staley explained that the reason this was brought back before the Board, was because after the Reunion West CDD meeting, he attended the Reunion East CDD meeting and learned from Fausnight, that they could not put the parking markings, opposite a yellow solid line. As a result, they needed the 10'-30' skips. In addition, when Mr. Scheerer performed his review, other areas needed to be addressed. On the first Muirfield Loop turning from Whitemarsh Way, there would be yellow striping extending from Whitemarsh Way, around the corner to Muirfield Loop and wanted to ensure that the curb extended all the way to the end of CDD property. Mr. Scheerer confirmed that it would go all the way up to the property line, but not past it and would ensure that

there was a pre-construction meeting with the contractor, so that everything was laid out correctly, before the painting commenced. In addition, security would ensure that no vehicles were in the way of the striping for the parking spaces. Ms. Adams pointed out that there would have to be advanced notice, to inform residents of when this work was scheduled, so that they could remove their vehicles by a certain time or the vehicle would be subject to immediate tow. Mr. Staley indicated that the second turn onto Muirfield Loop, did not have any yellow curbs, as he did not see the need for them. Mr. Barry recalled on Muirfield Loop, there was a golf cart path along the castle house, where there was an abrupt drop off, which jolted golf carts and asked if it could be smoothed out. Mr. Scheerer would investigate it. If it needed attention, they could put something hollow underneath it, so that the water could get to the storm drain. Mr. Greenstein asked that any improvements are permanently installed and aesthetically pleasing.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Fausnight proposal for road striping on Whitemarsh Way in the amount of \$9,400 was approved.

Mr. Staley questioned when the work could be completed. Mr. Scheerer would find out, but it depends on when security and Mr. Curley were available, to ensure that everything was laid out properly. Ms. Adams pointed out it would be subject to weather permitting the work being performed.

SIXTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Ms. Adams reported that in the 2024 Legislative Session, there was a new law that affected Special Districts, requiring Special Districts to adopt goals and objectives prior to October 1st and after the end of the fiscal year, report on those goals and objectives. The proposed rules and objectives for FY 2026, along with an annual reporting form, were included in the agenda package, which would be posted on the CDD website. GMS identified the areas of required statutory compliance, which were community communication and engagement, infrastructure and facilities management, financial transparency and accountability and looked for ways to meet those goals as efficiently as possible. The goals and objectives that were proposed for FY 2026, were the same as the prior year, which met the statutory obligation. Mr. Staley pointed out that they were not

major goals and objectives, other than meeting the Statute, such as holding three meetings per year, which they met and suggested that there would be six or nine meetings per year, versus three. Mr. Greenstein was amenable to changing it to six meetings per year. Ms. Adams would make this change and pointed out during the 2025 Legislative Session, there was an effort to repeal the law, but ultimately it failed. Mr. Staley recalled having for goal 3.3., having no material weaknesses in the Annual Financial Audit. Ms. Adams would make this change.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the District's goals and objectives for FY 2026 were approved as amended, changing the number of meetings to six per year and including no deficiencies in internal control consider to be material weaknesses in the Annual Financial Audit.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Ms. Adams pointed out that after the fiscal year, on September 30th, staff would check whether the District met the goals and objectives for FY 2025 and the Chair would execute the final form of the report.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the goals and objectives for Fiscal Year 2025 and authorization for the Chair to execute were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that there were no updates since the last Board meeting regarding the litigation matter, but she spoke with the litigation team and submitted their update to the Board via email. The developer signed the conveyance documents for the pending conveyances, which was one item that she sought but their attorney chose to perform more due diligence before signing-off. Mr. Curley and Mr. Boyd provided her with the certificate signed. She would follow up with the developer's attorney to confirm sign-off. Mr. Staley questioned the status of the Stables analysis. Ms. Trucco indicated that Mr. Curley and Mr. Scheerer spent a great deal of time trying to find documentation that Bond Counsel requested. It appears Mr. Curley was comfortable with the approximate value of what was spent on the Stables, however Bond Counsel requested the

documentation to back up the requisitions. Therefore, she believed it was in the best interest of the CDD to reach out to the Trustee to see if the Trustee had the requisitions that were submitted for the Stables, as there were penalties involved if the information provided was incorrect. They were in the process of doing so with the assistance of GMS. She also noted for the Board that this was a Reunion East CDD matter. Mr. Staley pointed out that although it was a Reunion East CDD matter, the Reunion West CDD was paying 43% of the expenses. Ms. Trucco understood. Mr. Greenstein was confident that there would be a reconciliation. Mr. Curley confirmed that there was a paper trail but had not located the documents yet. Ms. Trucco noted that they were doing the best that they could but noted the search involved 20-year-old records.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

Ms. Adams presented a letter from Boyd Civil Engineering, which was included in the agenda package, certifying for the Trustee, that the District's infrastructure was in good condition and there was adequate funding and insurance to maintain them. This was a requirement of the Trust Indenture, to provide such a letter by July 1st of each year.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Annual Engineer's Report was accepted.
--

Mr. Staley questioned what was involved in certifying that the District's infrastructure was in good condition. Mr. Curley indicated that if nothing was overflowing or there were no major stormwater accidents, it could be assumed that everything was running properly. They could get a camera inside of the infrastructure and inspect it, but this was expensive. Ms. Adams pointed out that if the Board wanted a more extensive inspection of the District's stormwater system, she could request a work authorization from Boyd Civil Engineering. Mr. Curley pointed out that they could do additional work, but at this point, nothing was clogged and overgrown. Ms. Adams noted all of the District ponds had maintenance contracts. Mr. Greenstein recalled discussions in the past about stormwater management, based upon post storm activity, to ensure that landscape debris did not get pushed into the stormwater structures, but asked if there was any requirement to perform any periodic reviews. Ms. Adams indicated that the permits from the Water Management District required inspections at certain intervals. Mr. Greenstein recalled areas around Osceola and

Kissimmee that flooded for the first time, causing evacuations. Ms. Adams confirmed that the District's stormwater system was functioning 100%, but if there was a rain event exceeding the capacity it was built for, such as a 100- or 500-year rain event, there could be flooding, even with a functioning stormwater system.

C. Field Manager Updates

Mr. Scheerer reported that 14 alligator warning signs were added around the Golden Bear pond. They also ordered some No Fishing signs, due to recent activity. They would be doing the same for the other wet ponds on the east end, along Grand Traverse Parkway, as well as one for Palmilla Court, which would be addressed with the Reunion East CDD Board. They reinstalled some flex stakes, coming in off of Sinclair Road, which they would continue to monitor, as was becoming more of a weekly maintenance issue. There were some issues with the air conditioner at the Encore Reunion West gate. The A/C technician was out a couple of times, due to some internal damage that was causing the unit to leak. They would probably have to change the unit out. It was a wall unit and not a residential grade air conditioner, with a giant condenser and evaporator. They would work on that as quickly as possible. Mr. Scheerer was meeting periodically with Yellowstone and driving around the Encore West community, as the landscaper was changing on September 30th. Creative North has been very cooperative, answering questions. They would try to meet one or two times prior to that change, to ensure that everyone understood the layout, all of the responsibilities and where the irrigation system was located. Mr. Staley pointed out how good the community looked. Ms. Harley asked if Creative North would still be in Bears Den. Mr. Scheerer indicated that they were currently in Bears Den but were doing a great deal of work in Reunion Village; however, not much was going on right now.

Mr. Staley asked if there was a stronger adhesive for the flex stakes. Mr. Scheerer confirmed that they were using a commercial adhesive. There was not a roadway in Central Florida that did not have the same problem. FDOT just replaced 100 of them from the Florida Turnpike on to 429. The only other thing that they could do, would be to anchor them, but this was not a good option, as they were dealing with asphalt. People needed to pay attention when they were driving. Mr. Greenstein asked if the signage for the split was moved up. Mr. Scheerer confirmed that he moved it to the crosswalk. Mr. Greenstein indicated that there was another post, which belonged to Encore and suggested moving the current sign, because if Encore did not have use for

the post, they would not care if the CDD used it. Mr. Staley felt that was a good point, as the sign closest to the gatehouse, was too far and should be relocated close to the corner. Mr. Barry agreed. Mr. Scheerer would put the sign where the Board wanted to and remove the empty signpost. Mr. Staley recalled communication on social media about the alligator on the Golden Bear pond, indicating that it was at least 6 feet long. He asked Mr. Scheerer what they should do and Mr. Scheerer recommended removing the alligator. They were now in the process of relocating it. Ms. Adams recalled that there was a Statewide nuisance alligator program run by the State of Florida and the Florida Fish and Wildlife Conservation Commission (FWC), where they designate a trapper to remove the alligator. After speaking with Mr. Scheerer, Mr. Staley found another post on social media about people feeding the alligator. Ms. Adams indicated that this was illegal and should be handled by law enforcement.

Mr. Staley noted that there was further concern about mosquitoes, which the CDD did not do anything about. Mr. Scheerer confirmed that the CDD performed no midge or mosquito control, but Osceola County had a mosquito program, where they would come out and spray. However, when homes were being built on Golden Bear, the HOA was asked about midges. At that time, the Association, entered into an agreement with Clarke, to come out and spray, but this may or may not be occurring, because he had not seen Clarke and the CDD had no contracts for that service. Ms. Adams reiterated if people were complaining about mosquitoes, they should call Osceola County Mosquito Control. Ms. Harley recalled that an ordinance was passed regarding bear hunting, which should make residents happy, as they were complaining about the bears. Ms. Adams indicated that residents could not just shoot them and residents had to follow State Law. Mr. Scheerer noted that Osceola County was not an area that people were permitted to hunt bears. A map was posted on the FWC website.

D. District Manager's Report

i. Action Items

Mr. Scheerer did not have anything to report on the Action Items List for the West side and just addressed the Whitemarsh Way parking improvements. He just received a phone call from Fausnight's manager and would set up the pre-construction meeting, in order to implement the striping. The only item on the east side, was the Reunion Village ownership issue and the last meter being installed at the Spine Road gate. Mr. Staley asked if Mr. Scheerer wanted to do the striping for the east and west at the same time. Mr. Scheerer confirmed that he planned for it all to

be done at the same time, which would be discussed at the Reunion East CDD meeting. There was an additional request related to the Excitement Drive S-curves. Mr. Greenstein asked if there was consensus on the double line versus a single yellow line, as discussed at the end of the Reunion East CDD meeting. Mr. Scheerer indicated that three options would be provided to the Reunion East CDD Board. Mr. Curley pointed out that the double line comes straight from the Manual on Uniform Traffic Control Devices (MUTCD). Ms. Adams reported that the only other item on the Action Items List, was implementing the electronic mail messaging system, which the Board approved at the July meeting and would start on October 1st. However, GMS started a soft implementation, and information would be provided early in September. In addition, the amenity access card insurance forms were updated, which property owners would sign, in order to receive their access gate card. It was modified to include email addresses and an acknowledgement of public records.

ii. Approval of Check Register

Ms. Adams presented the Check Register from July 1, 2025 through July 31, 2025 in the amount of \$375,064.75, which was included in the agenda package, along with a detailed check run.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the July Check Register was approved.
--

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2025, which were included in the agenda package. No Board action was required, as this was for informational purposes and included the Combined Balance Sheet. The actuals in the budget were updated through the end of June. The District was fully collected on their assessments and was on par with their spending. Mr. Staley expected the District to be in the negative on legal fees. Ms. Adams pointed out that the month-to-month financials, were helpful identifying what payments were made, to the extent that invoices were processed, but they were still receiving legal invoices from June. Mr. Staley questioned the accrual at the end of the year for large items. Ms. Adams would noted it was not unusual to have journal entries after the end of the fiscal year.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. It was updated each month. The lighting system was installed at the Heritage Crossings Community Center (HCCC). Mr. Scheerer was coordinating a training session with some Reunion Resort staff, aiding with facility rentals and explaining the lighting. Mr. Scheerer indicated that with the new system, the difference was between night and day. They were learning a great deal and felt that anyone using this facility would be extremely happy. Mr. Greenstein pointed out that for their marketing plan, they should utilize the lighting. Mr. Scheerer noted there was some audio equipment that was complex to operate and would be working through some of those issues. Ms. Adams indicated in addition to the lighting; the radar display speed signs were scheduled for installation soon. Mr. Scheerer pointed out that he had not received them yet and may need to look at another vendor. Mr. Greenstein recalled that they had been dealing with this vendor since the beginning. Mr. Scheerer did not know what was happening with them, as the ones for Encore Reunion West, had a quick turnaround, but with these signs, there was one shipping delay after another.

v. Approval of Fiscal Year 2026 Meeting Dates

Ms. Adams presented the Fiscal Year 2026 meeting schedule, which was consistent with the prior year's meeting schedule, on the second Thursday of each month at 11:00 a.m. at the HCCC. However, the Board was also considering Joint meetings and preferred to hold the meetings earlier. When discussing with the Reunion East CDD Board, at least three Board Members had standing commitments on Thursday morning and preferred seeing how September goes and looking at other days, rather than scheduling joint meetings for the entire fiscal year. Mr. Staley asked if the Board had to approve it now. Mr. Greenstein indicated it could be changed at any time. Ms. Adams pointed out that the benefit of adopting something now, was so they had something tentatively planned for noticing purposes, but it can be changed at any duly noticed Board meeting. However, she wanted to have an understanding of when the Board wanted to meet, as they were required to notice it, seven days in advance, but it needed to be submitted to the newspaper, 11 or more days in advance to meet publication deadlines. Mr. Staley felt that it was easier approving the meeting schedule now and at the September meeting, amending it. Mr. Greenstein hoped that the efficiencies of having joint meetings, would be realized at the September meeting and questioned the benefit of holding off until the September meeting. Ms. Adams had no

preference, but the Board needed to have a decision made by September of what was going to happen in October. Mr. Greenstein preferred to wait to approve it until September. Ms. Adams would include it on the next agenda and leave the time blank. Mr. Staley was in favor of having joint meetings, as they would have more input and a global view of Reunion.

vi. Security Report

Ms. Adams reported that the July Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required. Mr. Victor Vargas of Reunion Security and Ms. Grace Montanez of the Reunion West POA were present to answer any questions. Mr. Staley reported that he was working with Mr. Vargas on several items, one of which was the behavior of the property management company, as there was a complaint that an individual at the property management company, was abusing the Parking Rules. According to Mr. Vargas, between 10% to 15% or 20% of the violations were by the property management company, which was significant and wanted to send a reminder to them, with a summary of the Parking Rules. Ms. Adams would send the reminder letter. Mr. Staley pointed out another issue, which was abandoned vehicles or inoperable vehicles. They did not want people to move their vehicle every five days, but Mr. Vargas questioned what moving the vehicle meant. As far as Mr. Staley was concerned, if it only moved 1 inch, it was considered to be moved and not abandoned, as it had the ability to move. All they could do, was to use a standard approach, to try to identify vehicles that were inoperable. Mr. Vargas indicated that they would monitor it, to see if the vehicle moved in any way. Mr. Staley pointed out that they were only concerned about abandoned vehicles, not vehicles that have not moved.

Mr. Greenstein recalled when they were developing the Parking Rules, they differentiated between a vehicle that was in the open that looked normal, versus one that was stored and had a cover over it. Owners could not have a vehicle with a cover on it, in front of their house and they were talking about vehicles that potentially were inoperable. Mr. Staley pointed out if a vehicle had no engine, but was in good condition, it was parked and someone moved it 6 inches, every five days, he was not going to waste any time on it. Mr. Greenstein indicated that it was an unenforceable condition. Mr. Staley noted if someone was pushing the car, that was evidence and at that point, Mr. Vargas could do something, but his team would not be sitting out there with binoculars, waiting for someone to move their vehicle. Mr. Greenstein hoped there was not a high

volume of these situations. Mr. Staley pointed out that one owner vehemently insisted that they move their vehicle and they needed to trust him. It was something that they had to deal with and he and Mr. Vargas were dealing with it professionally and swiftly. The last item was that Mr. Staley was asked if the CDD had fining ability for traffic or parking violations. The CDD had no fining authority and the HOA had limited fining authority. Ms. Adams confirmed that the CDD could enforce parking violations with towing. Mr. Greenstein recalled that only law enforcement officers could issue citations with fines.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date: September 11, 2025

Ms. Adams stated that the next meeting was scheduled for September 11, 2025 at 9:30 a.m. at this location, which was a joint meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

SECTION I



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: February 10, 2025

Name Reunion East CDD
Address 1408 Hamlin Ave, Unit E
City St Cloud, FL 34771
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Reunion East CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Eleven (11) Stormwater Retention Ponds Associated with Reunion Village &
One (1) Stormwater Retention Pond Associated with Patriots Landing
Reunion, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emerged vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,363.00	Due	monthly as billed x 12.
Total Annual Cost	\$16,356.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 2/10/2025

Accepted

Date:

AAM

Customer

SECTION II



September 4th, 2025

RE:

Reunion East Community Development District
Adjustments to Our Service Rates

Dear Alan Scheerer,

I hope this message finds you well. We sincerely appreciate the trust you've placed in our services and the opportunity to collaborate with you. As we continue to strive for excellence and maintain the highest standards in our industry, I wanted to inform you about an upcoming change in our rates.

In recent times, the Consumer Price Index (CPI) for our industry has seen a noticeable increase. This metric reflects the cost of living and inflation, which in turn affect the operational expenses required to maintain the quality and efficiency of our services. For this specific account, the supplies we are required to provide have placed an additional financial burden, as their costs have risen significantly. At the same time, the continued increase in labor expenses has further added to the overall impact. While we have made every effort to absorb these rising costs, it has become necessary to make adjustments to our rates in order to sustain the exceptional level of service you have come to expect from us.

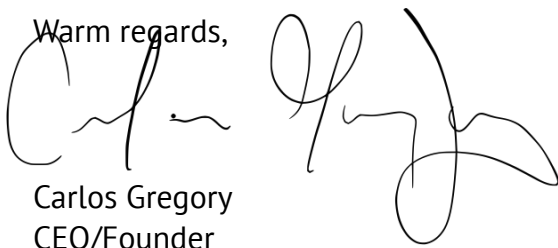
Effective January 1, 2026, we will be implementing a moderate adjustment to our rates in the amount of **\$2,867.00 per month**, to reflect the current economic landscape accurately. We believe this decision is necessary to continue delivering the value and results you deserve.

Please understand that this decision has not been taken lightly, and we remain committed to delivering the same level of dedication, professionalism, and attention to detail that you have come to associate with our company.

We value your partnership and are more than happy to discuss any questions or concerns you may have about this rate adjustment. Our goal is to ensure transparency and open communication throughout this process.

Thank you once again for entrusting us with your business. We look forward to our continued collaboration and the opportunity to exceed your expectations.

Warm regards,



Carlos Gregory
CEO/Founder



SERVICE GROUP
REALTY & PROPERTY SERVICES

www.pgservicegroup.com

TABLE OF CONTENTS

Customer Service Agreement_____	3
Service Agreement _____	8
Scope of Work_____	10
Map_____	16
Current Uniform Standard_____	17

Customer Service Agreement

Terms of Service

Herein and after for the purposes of this agreement, PG Service Group LLC will be referred to as Company, and Reunion East CDD will be referred to as Customer.

1. **Services:** Customer grants to the company and its agents the exclusive right to furnish and the Company shall furnish services as described on the addendum (services). As may be more fully described in the scope of work and terms of service provided by the company to the Customer, as may be amended from time to time as agreed by both parties (terms of service).
2. **Term:** The term of this agreement will be Thirty-Six (36) months from the Effective Date (Term). The parties will seek to renew this agreement thereafter for a Thirty-Six (36) month period (Renewal Term) at least Sixty (90) days prior to the end of the initial term. If the parties do not agree in writing to a renewal this agreement will convert to a month to month agreement.
3. **Customer Requirements:** In addition to other obligations of the Customer described herein shall ensure compliance with the terms of service and Customer shall provide adequate access, notice and communication to enable the Company to provide the services described in the addendum and scope of work.
4. **Services Guarantee:** If the Customer believes the Company has failed to perform the Services as described in this Agreement, the terms of service and the scope of work; the Customer may provide the Company in writing with a 'right to cure' notice to which the Company has 30 days' notice to cure such claim. If the Company fails in its obligations and the right to cure, the Customer may terminate this agreement in accordance to the following:
 - If the Customer has given one (1) reasonable 'right to cure' request to the Company within a calendar year anytime over the initial three (3) year period which remain unrectified, then the Customer has the option to terminate the agreement with 30 days written notice. The Customer agrees to make payment of all open invoices.
 - If the Customer serves the 30 days notice to terminate the agreement, the Company MUST provide the Customer the same removal service during that 30-day notice period as per Addendum 1 in the agreement. If the Company fails to provide such service during that 30-day notice period, then the agreement is

terminated the day the Company fails to provide such service and the Customer only pays up to the day the Company provided the service.

5. **Charges; Payments; Adjustments:** Customer shall pay for the Services to Company provided under this agreement within 30 days of date of the Company invoice billed for each month, Company agrees to send invoice five days prior to the invoice being due. In example; Company shall deliver to Customer on July 25th the invoice for August 1st with a due date of August 1st and late on August 30th , thereby providing Customer with approximately 35 days to process the payment. Customer shall pay a service charge on all past due amounts accruing from the date of the invoice at eighteen (18%) percent per annum (i.e., 1.5% per month), or if less the maximum amount allowed by Law. Company has the right to increase the charges to account for any increase in disposal, fuel, transportation or change in terms of service, or composition of the waste materials and other increased costs due to uncontrollable circumstances, including, without limitation, changes in Federal, State or Local Laws or regulations, imposition of taxes, fees or surcharges and Acts of God such as Floods, fires, hurricanes, etc. Company may also increase charges on an annual basis to reflect increases in the consumer price index for the municipal or regional area in which the service address is located. Any increases will be communicated to Customer prior to September 30th for the following calendar year. Increase in charges require the consent of the Customer which may be evidenced in writing within 30 days of receipt by Company of the notice of the increase. If Company and Customer cannot agree to the proposed increase in writing, Customer has the right to terminate the agreement, provided a 30 day written notice is given. Notwithstanding the aforementioned Customer has the right to withdraw any proposed increase if an agreement is not met.
6. **Service Freeze due to non-payment:** Should Customer become delinquent for 60 days from the invoice date, Company has the right to freeze services until such time as Customer has become current with all outstanding payments. Customer shall continue to be responsible for monthly payments that come due during Service Freeze periods.
7. **Changes:** Any changes in the regular services or terms of service as provided in this Agreement and any discounts, reductions or other decreases in charges or the services provided for which the Customer is obligated must be agreed to in writing by the Company. Additional Charges may apply to any changes in the Regular Services to be provided.
8. **Equipment Access/Storage:** All equipment furnished by the Company shall remain the property of the Company; however, Customer shall have care and custody of the equipment left at the Customers location. The Customer will not bear risk of loss for any loss, damage, or theft of equipment while at the Customers location. Customer shall not use, load, move or alter equipment. At the end of this agreement, the Customer shall

return all equipment belonging to the Company in the condition provided, normal wear and tear accepted. Customer shall pay, if charged by Company, any additional fee for any service modifications caused by or resulting from Customer's failure to provide access as described herein. Company shall not be responsible for damage to the Customers property, including pavement, subsurface, curbing, stairways or hallways or other damage or wear and tear, resulting from the Company's provision of services herein unless damage is caused by negligence from Company or its employees. The Customer understand the Company is providing its services and pricing based on the ability to mobilize from "on-site" and shall provide one or multiple enclosed locations for Company to store equipment on-site within six (6) months from the first day of service.

9. Communication: Customer shall identify one main point of contact for the Company to communicate with regarding this agreement and the operations of Company. Customer agrees to actively and with urgency enforce any and all rules related to the improper disposal of trash or improper use of receptacles by its residents, guests, vendors, or employees. Company agrees to swiftly provide information regarding offenders of trash related rules. Company also agrees to check-in daily with Customer, meet weekly, no less then monthly to discuss upcoming activities with Customer and support Customer in the planning and needs of the services provided by Company. Notwithstanding the foregoing, Customer's unavailability to meet with Company, assuming reasonable date/times are offered by the Company, shall not constitute a default on behalf of Company.

10. Customer Default:

- Non-Payment: In the event that the Customer fails to make payment for services rendered by Company within the agreed-upon terms as specified in this Agreement, the Customer shall be considered in default.
- Late Payment: If the Customer consistently makes late payments beyond the specified grace period, the Customer shall be deemed to be in default.
- Failure to Cooperate: If the Customer does not provide the necessary information, access, or cooperation essential for Company to fulfill its obligations under this Agreement, the Customer shall be considered in default.
- Scope Changes: Any significant changes to the scope of work or requirements that are made by the Customer without the prior written consent of Company and without appropriate adjustments to compensation may be deemed a default by the Customer.
- Violation of Terms: Any breach of material terms and conditions of this Agreement by the Customer, including but not limited to confidentiality, non-compete, or non-disclosure provisions, shall constitute a default.

Consequences of Default:

- Termination: In the event of a default by the Customer, the Service Provider reserves the right to terminate this Agreement provided a sixty (60) day written notice to Customer. Termination shall not relieve the Customer's obligation to pay any outstanding amounts due under this Agreement.
- Financial Penalties: Late payment penalties and interest charges, as specified in this Agreement, shall apply to overdue payments.
- Notice and Cure Period: Prior to taking any actions under this Customer Default Clause, the Service Provider shall provide written notice to the Customer specifying the nature of the default. The Customer shall have a thirty (30) day cure period to remedy the default.

11. Indemnity: The Company agrees to indemnify, defend and save Customer harmless from and against any and all liabilities which Customer may be responsible for or pay out as a result of bodily injuries (including death), property damage, or any violation or alleged violation of law, to the extent caused by any negligent act, negligent omission, or willful misconduct of the Company or its employees, which occurs during the collection of, transportation of Customer's Waste Materials after the date of this Agreement, provided that the Company's indemnification obligation will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save the Company harmless from and against any and all liability which the Company may be responsible for or pay out as a result of bodily injuries (including death), property damage, or any violation or alleged violation of the law, to the extent caused by Customers breach of this Agreement or by any negligent act, negligent omission, or willful misconduct of the customer or its employees, agents or contractors in the performance of this Agreement or Customers use, operation or possession of any equipment furnished by the Company. Neither party shall be liable to the other for consequential, incidental, or punitive damages arising out of the performance of this Agreement.

12. Miscellaneous. (a) Except for the obligation to make payments hereunder, neither party shall be in default for its failure to perform or delay in performance caused by events beyond its reasonable control including, but not limited to, strikes, riots, imposition of laws or governmental orders, fires, acts of God, and inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of parties hereto and their respective successors and assigns. (c) This Agreement represents the entire agreement between the parties and supersedes any and all other agreements, whether written or oral, that may exist between the parties. (d) This Agreement shall be constructed in accordance with the laws of the state in which the Services are provided. (e) All written notifications required or permitted by this Agreement shall be by certified mail, return receipt requested. A written notice shall be deemed given upon receipt. (f) if any provision of this Agreement is declared invalid or unenforceable, then such

provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event the Company successfully enforces its rights against Customer hereunder, the Customer shall be required to pay the Company's reasonable attorneys' fees and court costs. (h) Company has the right to delegate, assign, and / or subcontract the performance of all or any portion of the Agreement to a third party but the Company takes full responsibility for any third parties' actions and performance under this agreement.

INTENTIONALLY LEFT BLANK

Service Agreement

Services and Terms of Service:

- **Customer:** Reunion East CDD
- **Location:** 1338 Seven Eagles Ct, Kissimmee, FL 34747, United States
- **Contact:** Tricia Adams. Alan Scheerer
- **Telephone:** 407-398-2890
- **Email:** ascheerer@gmscfl.com , tadams@gmscfl.com
- **Billing address if different from above:** _____
- **Effective Date:** January 1st, 2026
- **Services:** Custodial/Janitorial Service
- **Service Areas:** The following pool structures, pool deck areas, structures and gazebos will be included in this scope:
 - Homestead Pool, Wading Pool, and Spa
 - Heritage Crossings – Pool A and Pool B, Wading Pool and Spa
 - Carriage Pointe – Pool and Spa
 - The Terraces Pool, Spa Gazebos and PavilionThe following amenity will be included with this scope.
 - Seven Eagles – Pool & Spa, Bocce Court, Fitness CentersThe following amenity center will be included with this scope.
 - Heritage Crossing Community Center – Ballroom A and Ballroom B

INTENTIONALLY LEFT BLANK

Pricing:

Pool Amenities Monthly Fee	\$3,795/month
Seven Eagles Monthly Fee	\$9,475/month
Heritage Crossing Community Center Monthly Fee	\$1,080/month
Heritage Crossings Ballroom One Time Post Event Cleaning Fee	\$300
Set Up of Ballroom Tables and Chairs Per Diagram	\$300

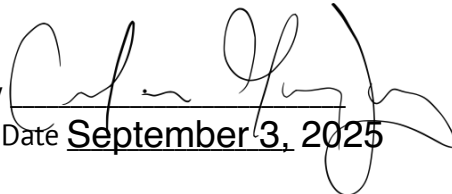
All Services Billing Frequency: Monthly due on the 1st of each month, net 30 day terms. Invoices will be delivered 5 days prior.

Customer Authorized Signatory: _____

Print _____ Date _____

Company authorized signatory

Print Carlos Gregory Date September 3, 2025



Scope of Work

Scope of Cleaning Services – Homestead, Heritage Crossings, Carriage Pointe, and The Terraces

Once a day cleaning service to the pool house structure and adjacent pool deck as designated below: The time frame for the work should be morning between the hours of (8:00 am to 11:00 am) seven days a week.

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the above services included.

Pool House Structure:

Daily inspections of each pool house structure noted above including all covered or uncovered entry areas and other common areas within and adjacent to the structure. Any unsafe or hazardous conditions found to exist anywhere on the premises should be reported immediately to the Field Operations Manager or his/her designee.

All Rooms:

Windowsills, baseboards, cobwebs and interior windows cleaned on a regular basis. Fingerprints washed from walls and switch plates. Doors and door frames will be dusted and cleaned on a regular basis.

NO CLEANING WITH WATER HOSE WILL BE PERFORMED.

Any faucets, water fountains, or other fixtures or basins (sinks) within the rooms will be cleaned and polished on a regular basis.

All floors within the structure and entry and immediate surrounding area will be swept and/or vacuumed and cleaned appropriately to remove all dirt and debris from flooring and wet mopped (post "wet floor" signage).

This will be done in a daily basis.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to the Field Operations Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

All garbage cans or other waste containers within the structure and on the pool deck will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises or as directed by the Field Services Manager. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Covered Entries:

Covered Entry between pool structures and at main entries will be cleaned on a regular basis to remove dirt, dust, cobwebs and any other debris from the surface areas in an appropriate manner. At least daily, this area should be completely hosed to remove the debris.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement required will be reported to District Manager or his/her designee.

Restrooms:

Toilets, sinks, and any other fixture in these rooms will be scrubbed and cleaned. Mirrors and faucets will be cleaned and polished.

All counters and cabinets will be cleaned and polished.

Windowsills, baseboards, cobwebs and interior windows will be cleaned on a regular basis. Fingerprints washed from walls and switch plates and doors. Doors and door frames will be dusted and cleaned on a regular basis.

All garbage cans or other waste containers will be emptied, and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. Any and all debris will be removed from this area. All floors will be swept or vacuumed to remove all dirt and debris and wet mopped (post "wet floor" signage). Paper hand towel and soap dispensers will be filled. Toilet Paper dispenser will be filled and extra roll(s) will be placed in the facility. Any additional paper goods required will be filled appropriately. All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to Field Operations Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

Pool Deck and Furniture:

Pool deck will be sweep, vacuum, or hosed to remove all dirt and debris each morning. Any obvious deck stains will be addressed appropriately to be removed.

All pool furniture including chairs, tables, and umbrellas will be cleaned and hosed to remove all dirt and debris including deep clean to remove mold and mildew, if needed. All umbrellas should be closed when storms approach.

The furniture will be checked for any damages and all tables and chairs will be arranged daily. Any damages will be reported to Field Operations or his/her designee.

All garbage cans or other waste containers on the pool deck will be cleaned and emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Terraces Pool, Fountain and Gazebo Facility

Clean park benches in courtyard area with appropriate cleaner.

Clean deck area around fountain (not fountain). Same procedures as pool deck noted above.

Remove trash/debris from courtyard area and surrounding landscaped areas.

Clean Gazebo area. Hose deck and exterior of building. Clean benches. Cleaning of ceilings to include all fans, light fixtures of any debris. Spray cleaning with water hose is strictly prohibited. This could cause damage. Any repairs for such damages will be the responsibility and expense of the Company. Clean Gazebo (entertainment area). Hose deck and exterior of building. Cleaning of ceilings to include fans, light fixtures of any debris.

Spray cleaning with water hose is strictly prohibited. This could cause damage. Any repairs for such damages will be the responsibility and expense of the Company.

Remove trash from these areas and replace can liners. Clean Outdoor Grills as needed.

Report any unsafe or hazardous conditions to Field Operations Manager or his/her designee. Report any maintenance items to the Field Operations Manager or his/her designee.

Scope of Cleaning Services - Seven Eagles Facility

Company will provide cleaning and pool attendant service to the Seven Eagles recreational center eight hours daily seven days a week.

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the above services will be provided by the Company.

Services will include daily inspections of Seven Eagles recreational center including all covered or uncovered entry areas and other common areas within and adjacent to the center. Any unsafe conditions or property damage found to exist anywhere on the premises should be reported immediately to the Field Operations Manager or his/her designee. Any equipment found to be not working properly or missing should be reported immediately to the Field Operations Manager or his/her designee.

Recreational Facilities:

- Continuously pick up trash from Seven Eagles recreational facilities.
- Cobwebbing interior and exterior spaces will be done daily.
- All indoor windowsills, baseboards, mirrors, and interior windows will be cleaned on a regular basis but not less than once a week.
- All fitness equipment will be cleaned and sanitized daily.

- Fitness equipment will continuously be placed in the proper location and/ or returned to the proper settings.
- Fingerprints cleaned from walls and switch plates daily.
- Doors and door frames will be dusted and cleaned daily.
- Faucets, water fountains, or other fixtures or basins (sinks) within the rooms will be cleaned and polished daily.
- All floors within the structure and entry and immediate surrounding area will be swept and/or vacuumed and cleaned appropriately to remove all dirt and debris from flooring and wet mopped daily.
- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to District Manager or his/her designee.
- Light Covers should be removed on a weekly basis and debris removed and inside of cover cleaned.
- All garbage cans or other waste containers within the structure and on the pool deck will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Covered Entries:

- Covered Entry between pool structures and recreational facilities will be cleaned on a regular basis to remove dirt, dust, cobwebs and any other debris from the surface areas in an appropriate manner. At least once daily, this area should be completely hosed to remove the debris.
- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement required will be reported to District Manager or his/her designee.

Restrooms:

- Toilets, sinks, and any other fixture in these rooms will be scrubbed and cleaned daily.
- Mirrors and faucets will be cleaned and polished daily.
- All counters and cabinets will be cleaned and polished daily.
- Windowsills, baseboards, cobwebs and interior windows will be cleaned on a regular basis but not less than once a week.
- Fingerprints washed from walls and switch plates and doors daily.
- Doors and door frames will be dusted and cleaned daily.

- All garbage cans or other waste containers will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises.
- All floors will be swept or vacuumed to remove all dirt and debris and wet mopped.
- Paper hand towel and Soap dispensers will be filled. Toilet Paper dispenser will be filled and 1 extra toilet tissue will be placed in the facility.
- Any additional paper goods required will be filled appropriately.
- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to District Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

Pool Deck and Furniture:

- Pool deck will be sweep, vacuum, or hosed to remove all dirt and debris each morning. Any obvious deck stains will be addressed appropriate to be removed.
- All pool furniture including chairs, tables, and umbrellas will be cleaned and hosed to remove all dirt and debris including deep clean to remove mold and mildew, if needed. The furniture will be checked for any damages and all tables and chairs will be arranged at least twice daily. Umbrellas should be lowered prior to any approaching storms.
- Any damages will be reported to District Manager or his/her designee.
- All garbage cans or other waste containers on the pool deck will be cleaned and emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.
- Company will be responsible for charging and changing out the battery on handicap lift.

Scope of Cleaning Services - Heritage Crossing Community Center

Twice Weekly Cleaning or as directed by Field Services Manager

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the above services will be provided by the Company.

Services will include twice weekly inspections of Heritage Crossings Community Center including all covered or uncovered entry areas. Any unsafe conditions or property damage found to exist anywhere on the premises should be reported immediately to the Field Operations Manager or his/her designee. Any equipment found to be not working properly or missing should be reported immediately to the Field Operations Manager or his/her designee.

All Rooms:

Windowsills, baseboards, cobwebs and interior windows will be cleaned on a regular basis. Fingerprints washed from walls and switch plates. Doors and door frames will be dusted and

cleaned on a regular basis. Any repairs for such damages will be the responsibility and expense of the Company.

All tiled and carpeted floors within the structure and entry and immediate surrounding area will be swept and/or vacuumed and cleaned appropriately to remove all dirt and debris from flooring and wet mopped (post "wet floor" signage). This should be done at least twice per week or as scheduled by Field Operations Manager.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to the Field Operations Manager or his/her designee. Light Covers (except the ceiling chandeliers) should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

All garbage cans or other waste containers within the structure will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises or as directed by the Field Services Manager. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Covered Entries:

Covered Entry between pool structures and at main entries will be cleaned on a regular basis to remove dirt, dust, cobwebs and any other debris from the surface areas in an appropriate manner. At least twice weekly, this area should be completely hosed to remove the debris.

All light fixtures should be cleaned, inside and outside of glass doors and other glass cleaned, checked and any light bulb replacement required will be reported to Field Services Manager or his/her designee.

Restrooms:

Toilets, sinks, and any other fixture in these rooms will be scrubbed and cleaned.

- Mirrors and faucets will be cleaned and polished.
- All counters and cabinets will be cleaned and polished.
- Windowsills, baseboards, cobwebs and interior windows.
- Fingerprints washed from walls and switch plates and doors.
- Doors and door frames will be dusted and cleaned.
- All garbage cans or other waste containers will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises.
- All floors will be swept or vacuumed to remove all dirt and debris and wet mopped.
- Paper hand towel and Soap dispensers will be filled. Toilet Paper dispenser will be filled and extra toilet tissue will be placed in the facility.
- Any additional paper goods required will be filled appropriately.

- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to Field Services Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

Monthly Service Review and Reporting:

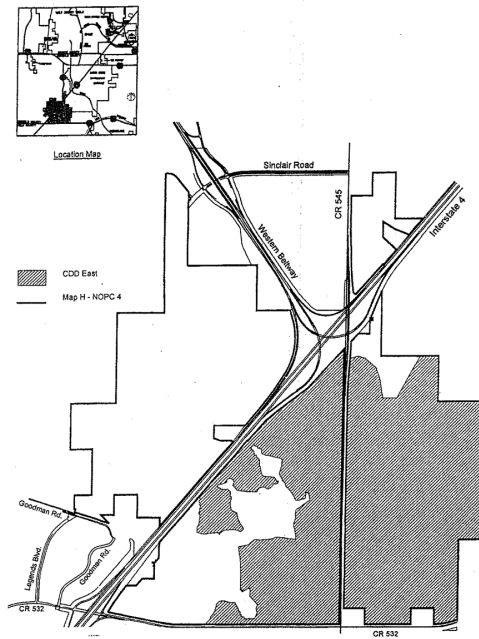
PG Service Group shall conduct a monthly meeting with a designated representative from Reunion East CDD (e.g., CAM, maintenance personnel, board members, or other relevant parties) to review service performance, address any concerns, and make necessary adjustments to ensure continued satisfaction and adherence to expected service levels.

Additionally, PG Service Group will maintain and present detailed reports including, but not limited to, the number of services provided, number of complaints received, frequency of compactor pulls, bulk items picked up photos, and other relevant operational metrics. These reports will be utilized to support informed decision-making and provide clear insights into service effectiveness for the overall benefit of the community.

PG Tracking App:

Service confirmation may be provided through our mobile application, accessible to authorized property personnel. The application allows real-time verification of completed cleaning and the location of service teams.

Map Legend:



Reunion East Community Development District

Current Uniform Standard:



SECTION B

SECTION I



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: February 10, 2025

Name Reunion West CDD
Address 1408 Hamlin Ave
City St Cloud, FL 34771
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Reunion West CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) Stormwater Retention Pond along Grand Traverse &
One (1) Stormwater Retention Pond Associated with Reunion West CDD
Reunion, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emersed vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$383.00	Due	monthly as billed x 12.
Total Annual Cost	\$4,596.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 2/10/2025

Accepted

Date:

AAM

Customer

SECTION 5

SECTION A

NOTICE OF MEETING DATES REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2026** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407)841-5524, during normal business hours, or by visiting the District's website at <https://reunioneastcdd.com>.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams
Governmental Management Services – Central Florida, LLC
District Manager

SECTION B

NOTICE OF MEETING DATES REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Reunion West Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2026** at **11:00 am at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407)841-5524, during normal business hours, or by visiting the District's website at <https://reunionwestcdd.com>.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 6

SECTION D

SECTION I

Reunion East Action Items				
Meeting Assigned	Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/ Davenport Creek Bridge	Curley/Scheerer	In Process	<p>Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Permitting with Osceola County issued for construction. Permit for electrical work issued. Directional bore completed. Contractor on site December 2024. Infrastructure gates and equipment installed. Wiring completed March 2025.</p> <p>One Meter installed at west gate as of 06.26.2025. One meter pending for east gate.</p>
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	In Process	<p>Approved 07.13.2023; RFID/prox card reader installed. Transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.</p>

6/8/23	Determine Best Use of The Stables Parcel	Trucco	In Process	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis is pending. Agreement executed.
10/12/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	In Process	Developer funding agreement approved. Offer reviewed 09.12.2024 and BOS delegated further communication to the Chair. New offer approved 11.14.2024. Agreement pending finalization as of 01.09.2025. Alternative access approved by BOS 03.13.2025
3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	In Process	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.

3/13/25	Mailbox Parking Modification	Adams/Curley	In Process	<p>Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer.</p> <p>Determining if Parking Improvements are feasible with USPS.</p>
3/13/25	Reunion East Rentals - Heritage Crossings Community Center	Adams	In Process	<p>District Manager met with Reunion Resort rental Director of Sales and Marketing 03.31.2025. Marketing materials pending.</p> <p>Consideration of agreement for Rental Management approved 07.10.2025 and is effective 10.01.2025.</p>

7/10/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Meet with Master Association and ARB to determine feasibility of requiring tree guards and limiting tree selection for replacement trees.
7/10/25	Implement Electronic Mail Messaging	Adams	In Process	Agreement approved 07.10.2025 with services starting 10.01.2025. Soft start in process.

Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project			South Old Lake Wilson Road improvement (CR 532 intersection to Assembly Ct) expedited due to I-4 planned improvements. Impact to CDD property being evaluated. North Old Lake Wilson Road improvements to be facilitated by FDOT.
7/10/25	Whitemarsh Way Parking Improvements	Scheerer/Curley	In Process	Whitemarsh Way Parking space painting, centerline striping, crosswalk striping, stop bar striping approved 07.10.2025 and scheduled 09.04.2025. Whitemarsh Way review parking map for correctness - no parking on right side

7/10/25	Implement Electronic Mail Messaging	Adams	In Process	Agreement approved 07.10.2025 with services starting 10.01.2025. Soft start in process.
---------	---	-------	-------------------	---

SECTION II

SECTION a

Reunion East

Community Development District

Summary of Invoices

August 01, 2025 - August 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	8/6/25	6569-6576	\$ 38,136.10
	8/13/25	6577-6581	14,166.95
	8/20/25	6582-6590	88,699.28
	8/27/25	6591-6595	10,100.20
			<hr/>
			\$ 151,102.53
R&M Fund			
	8/27/25	297-298	\$ 8,625.00
			<hr/>
			\$ 8,625.00
Payroll			
	<u>August 2025</u>		
	Diane Davis	50830	\$ 184.70
	John Dryburgh	50831	184.70
	June Wispelwey	50832	184.70
	Mark Greenstein	50833	184.70
	Trudy Hobbs	50834	184.70
			<hr/>
			\$ 923.50
TOTAL			\$ 160,651.03

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/25 1012244	202508 300-13100-10100		*	3,655.00	
		POOL MAINTENANCE AUG25					
		ROBERTS POOL SERVICE AND REPAIR INC					8,500.00 006573
8/06/25 00060		7/12/25 319328	202507 320-53800-46200	SE-BCKFLW PREV/PVC FITTING	*	239.88	
		7/12/25 319328	202507 300-13100-10100	SE-BCKFLW PREV/PVC FITTING	*	180.97	
		7/21/25 319557	202507 320-53800-46200	HOME-220GL BLCH/4GL DGRSR	*	390.34	
		7/21/25 319557	202507 300-13100-10100	HOME-220GL BLCH/4GL DGRSR	*	294.46	
		7/28/25 318061	202507 320-53800-46200	HC-QTRLY SAFETY INSPECTN	*	276.17	
		7/28/25 318061	202507 300-13100-10100	HC-QTRLY SAFETY INSPECTN	*	208.33	
		7/28/25 319787	202507 320-53800-46200	SE-RPL FEATURE PUMP/FOUNT	*	657.78	
		7/28/25 319787	202507 300-13100-10100	SE-RPL FEATURE PUMP/FOUNT	*	496.22	
		7/28/25 319791	202507 320-53800-46200	CP-280GL BLEACH/15GL ACID	*	606.45	
		7/28/25 319791	202507 300-13100-10100	CP-280GL BLEACH/15GL ACID	*	457.50	
		7/28/25 319793	202507 320-53800-46200	SE-200GL BLEACH/15GL ACID	*	495.90	
		7/28/25 319793	202507 300-13100-10100	SE-200GL BLEACH/15GL ACID	*	374.10	
		SPIES POOL LLC					4,678.10 006574
8/06/25 00188		7/31/25 6964840	202507 320-53800-47700	CP-DING UP/TRACE WATER LN	*	362.92	
		7/31/25 6964840	202507 300-13100-10100	CP-DING UP/TRACE WATER LN	*	273.78	
		WIND RIVER ENVIRONMENTAL LLC					636.70 006575
8/06/25 00030		8/01/25 966923	202507 320-53800-46500	SE-DRN PIPE FIT/PVC FITTN	*	168.15	
		8/01/25 966923	202507 300-13100-10100	SE-DRN PIPE FIT/PVC FITTN	*	126.85	
		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC					295.00 006576
8/13/25 00129		8/09/25 5903	202508 320-53800-57400	RETEXT CEILING/RPL LIGHT	*	413.25	
		8/09/25 5903	202508 300-13100-10100	RETEXT CEILING/RPL LIGHT	*	311.75	
		REUE REUNION EAST TVISCARRA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/09/25 5905	202508 320-53800-57400		*	265.05	
			REINST WARN SIGN/RPL BOLT				
		8/09/25 5905	202508 300-13100-10100		*	199.95	
			REINST WARN SIGN/RPL BOLT				
		8/09/25 5906	202507 320-53800-46200		*	105.45	
			RPL BRKN FURN & UMBRELLAS				
		8/09/25 5906	202507 300-13100-10100		*	79.55	
			RPL BRKN FURN & UMBRELLAS				
				BERRY CONSTRUCTION INC.			1,375.00 006577
8/13/25 00049		8/01/25 657	202508 320-53800-12000		*	3,838.58	
			FIELD MANAGEMENT AUG25				
		8/01/25 658	202508 310-51300-34000		*	4,414.50	
			MANAGEMENT FEES AUG25				
		8/01/25 658	202508 310-51300-35200		*	105.00	
			WEBSITE ADMIN AUG25				
		8/01/25 658	202508 310-51300-35100		*	157.50	
			INFORMATION TECH AUG25				
		8/01/25 658	202508 310-51300-31300		*	875.00	
			DISSEMINATION SVCS AUG25				
		8/01/25 658	202508 310-51300-51000		*	.84	
			OFFICE SUPPLIES AUG25				
		8/01/25 658	202508 310-51300-42000		*	19.40	
			POSTAGE AUG25				
		8/01/25 658	202508 310-51300-42500		*	.75	
			COPIES AUG25				
				GOVERNMENTAL MANAGEMENT SERVICES			9,411.57 006578
8/13/25 00079		8/07/25 11210383	202508 330-53800-47900		*	79.63	
			HCCC-QTRLY TERMITE AUG25				
		8/07/25 11210383	202508 300-13100-10100		*	60.07	
			HCCC-QTRLY TERMITE AUG25				
				HOMETEAM PEST DEFENSE			139.70 006579
8/13/25 00142		7/29/25 IVU00180	202507 320-53800-47800		*	228.00	
			HC-SEMI ANN SPRNK INSPCT				
		7/29/25 IVU00180	202507 300-13100-10100		*	172.00	
			HC-SEMI ANN SPRNK INSPCT				
		7/29/25 IVU00180	202507 320-53800-47800		*	228.00	
			STAB-SEMI ANN SPRNK INSPC				
		7/29/25 IVU00180	202507 300-13100-10100		*	172.00	
			STAB-SEMI ANN SPRNK INSPC				
		7/29/25 IVU00180	202507 320-53800-47800		*	658.35	
			CLEAN/REINSTL TEST VALVE				
		7/29/25 IVU00180	202507 300-13100-10100		*	496.65	
			CLEAN/REINSTL TEST VALVE				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/30/25	IVU00180 202507 320-53800-47800 SE-ANN FIRE ALRM&SPRK INS		*	123.12	
		7/30/25	IVU00180 202507 300-13100-10100 SE-ANN FIRE ALRM&SPRK INS		*	92.88	
				UNITED FIRE PROTECTION, INC.			2,171.00 006580
8/13/25	00188	8/05/25	6970318 202508 320-53800-47700 RESTR WATER PRES/BATHROOM		*	609.72	
		8/05/25	6970318 202508 300-13100-10100 RESTR WATER PRES/BATHROOM		*	459.96	
				WIND RIVER ENVIRONMENTAL LLC			1,069.68 006581
8/20/25	00074	8/15/25	230399 202508 320-53800-47000 AQUATIC PLANT MGMT AUG25		*	754.11	
		8/15/25	230399 202508 300-13100-10100 AQUATIC PLANT MGMT AUG25		*	568.89	
				APPLIED AQUATIC MANAGEMENT, INC.			1,323.00 006582
8/20/25	00129	8/16/25	5908 202508 320-53800-53200 VILLAGE-REPAIR STOP SIGN		*	219.45	
		8/16/25	5908 202508 300-13100-10100 VILLAGE-REPAIR STOP SIGN		*	165.55	
		8/16/25	5909 202508 320-53800-57400 RPR/INST.OVERHEAD SIGN		*	262.20	
		8/16/25	5909 202508 300-13100-10100 RPR/INST.OVERHEAD SIGN		*	197.80	
				BERRY CONSTRUCTION INC.			845.00 006583
8/20/25	00134	8/18/25	4477 202507 310-51300-31100 STABLES DOC REV/MTG/RSRCH		*	3,482.30	
				BOYD CIVIL ENGINEERING INC			3,482.30 006584
8/20/25	00186	8/01/25	758518 202508 300-15500-10000 ALARM MONITOR SVC SEP25		*	767.19	
		8/01/25	758518 202508 300-13100-10100 ALARM MONITOR SVC SEP25		*	578.75	
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,345.94 006585
8/20/25	00119	7/14/25	142637 202506 310-51300-31500 FIRE SAFETY/TOW RULE/AUDI		*	3,437.18	
		7/14/25	142638 202506 310-51300-31500 PARCEL 163/RWH RELOCATE		*	552.00	
		7/14/25	142639 202506 310-51300-31500 CELL TOWER PLAN/BRD FDBCK		*	125.00	
		8/12/25	143018 202507 310-51300-31500 MTG/TWA ACCESS EASE/LIC.		*	3,068.68	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
		8/12/25	143019	202507	310	-51300	-31500			*	318.00		
			TEMP.CONST.EASE/FDOT/PRCL										
			LATHAM LUNA EDEN & BEAUDINE LLP										7,500.86 006586
8/20/25	00060	7/24/25	318062	202507	320	-53800	-46200			*	850.58		
			HC B-TREAT BIOFILM/FILTER										
		7/24/25	318062	202507	300	-13100	-10100			*	641.67		
			HC B-TREAT BIOFILM/FILTER										
		8/11/25	320282	202508	320	-53800	-46200			*	501.46		
			HC B-280GAL BLCH/4GAL DEG										
		8/11/25	320282	202508	300	-13100	-10100			*	378.29		
			HC B-280GAL BLCH/4GAL DEG										
		8/11/25	320283	202508	320	-53800	-46200			*	503.20		
			HC A-260GAL BLCH/4GAL DEG										
		8/11/25	320283	202508	300	-13100	-10100			*	379.60		
			HC A-260GAL BLCH/4GAL DEG										
		8/11/25	320284	202508	320	-53800	-46200			*	463.30		
			TER-180GAL BLCH/30GAL SA.										
		8/11/25	320284	202508	300	-13100	-10100			*	349.50		
			TER-180GAL BLCH/30GAL SA.										
		8/11/25	320285	202508	320	-53800	-46200			*	377.80		
			HS-180GAL BLCH/15GAL SA.										
		8/11/25	320285	202508	300	-13100	-10100			*	285.00		
			HS-180GAL BLCH/15GAL SA.										
		8/11/25	320288	202508	320	-53800	-46200			*	652.08		
			SE-320GAL BLCH/45GAL SA.										
		8/11/25	320288	202508	300	-13100	-10100			*	491.92		
			SE-320GAL BLCH/45GAL SA.										
			SPIES POOL LLC										5,874.40 006587
8/20/25	00002	7/24/25	12147461	202507	310	-51300	-48000			*	155.67		
			PARKING/TOW RULES 08/14										
		7/24/25	12147461	202507	310	-51300	-48000			*	384.43		
			PUB.HEAR RULE DVLP 08/14										
		7/24/25	12147461	202507	310	-51300	-48000			*	1,388.00		
			FY26 BDGT/MTG 08/14/25										
		7/24/25	12147461	202507	310	-51300	-48000			*	1,388.00		
			FY26 BDGT/MTG 08/14/25										
			TRIBUNE PUBLISHING COMPANY LLC DBA										3,316.10 006588
8/20/25	00070	8/12/25	81372	202508	320	-53800	-47700			*	1,280.22		
			INST.ERN2-W/CAT5R/PTS&-E										
		8/12/25	81372	202508	300	-13100	-10100			*	965.78		
			INST.ERN2-W/CAT5R/PTS&-E										
			TERRY'S ELECTRIC INC										2,246.00 006589
			REUE REUNION EAST TVISCARRA										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/20/25	00030	8/01/25 959091	202508 320-53800-47300 LANDSCAPE MAINT AUG25		*	29,023.29	
		8/01/25 959091	202508 300-13100-10100 LANDSCAPE MAINT AUG25		*	21,894.76	
		8/01/25 959091	202508 320-53800-47300 LANDSCAPE MNT PH1-5 AUG25		*	7,235.94	
		8/01/25 959091	202508 300-13100-10100 LANDSCAPE MNT PH1-5 AUG25		*	5,458.69	
		8/01/25 959091	202508 320-53800-47300 STABLE/POND/REC CTR AUG25		*	1,456.92	
		8/01/25 959091	202508 300-13100-10100 STABLE/POND/REC CTR AUG25		*	1,099.08	
		8/01/25 959091	202508 320-53800-47300 W/O REMAINING PHASE AUG25		*	1,939.71-	
		8/01/25 959091	202508 300-13100-10100 W/O REMAINING PHASE AUG25		*	1,463.29-	
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC							62,765.68 006590
8/27/25	00129	8/23/25 5915	202508 320-53800-46200 FURN.20 UMBRELLA/REPLACE		*	2,565.00	
		8/23/25 5915	202508 300-13100-10100 FURN.20 UMBRELLA/REPLACE		*	1,935.00	
		8/23/25 5916	202508 320-53800-46200 RPLC 10 UMBRELLA-HC A/B/SE		*	390.45	
		8/23/25 5916	202508 300-13100-10100 RPLC 10 UMBRELLA-HC A/B/SE		*	294.55	
		8/23/25 5918	202508 320-53800-57400 RPLC CEILING TILES-GRDHSE		*	418.95	
		8/23/25 5918	202508 300-13100-10100 RPLC CEILING TILES-GRDHSE		*	316.05	
		8/23/25 5919	202508 320-53800-47700 SE-RPR DOOR ARM RST/PAINT		*	304.95	
		8/23/25 5919	202508 300-13100-10100 SE-RPR DOOR ARM RST/PAINT		*	230.05	
BERRY CONSTRUCTION INC.							6,455.00 006591
8/27/25	00106	4/24/25 332-6161	202508 320-53800-53200 14-NUMBER 6 POOL SIGNS		*	17.96	
		4/24/25 332-6161	202508 300-13100-10100 14-NUMBER 6 POOL SIGNS		*	13.54	
FASTSIGNS SOUTH ORLANDO							31.50 006592
8/27/25	00176	8/14/25 30220	202508 320-53800-48200 SE-PREVENTATIVE MNT AUG25		*	185.25	
		8/14/25 30220	202508 300-13100-10100 SE-PREVENTATIVE MNT AUG25		*	139.75	
FITNESS SERVICES OF FLORIDA INC							325.00 006593
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/27/25	00042	1/20/25 2948311	202501 320-53800-47700	SVC CALL-HS-NO PWR OUTLET	*	142.50	
		1/20/25 2948311	202501 300-13100-10100	SVC CALL-HS-NO PWR OUTLET	*	107.50	
KINGS III OF AMERICA, INC.							250.00 006594
8/27/25	00060	8/05/25 320069	202508 320-53800-46200	SE-DRN FNT/CHLORINE WASH	*	349.84	
		8/05/25 320069	202508 300-13100-10100	SE-DRN FNT/CHLORINE WASH	*	263.91	
		8/08/25 320070	202508 320-53800-46200	HS-INST.SHEPARD HOOK/POLE	*	213.18	
		8/08/25 320070	202508 300-13100-10100	HS-INST.SHEPARD HOOK/POLE	*	160.82	
		8/11/25 320271	202508 320-53800-46200	SE-RPR POPOFF/RETURN GRTE	*	297.54	
		8/11/25 320271	202508 300-13100-10100	SE-RPR POPOFF/RETURN GRTE	*	224.46	
		8/11/25 320272	202508 320-53800-46200	HS-RPLC DIFFUSER-SPA PUMP	*	162.42	
		8/11/25 320272	202508 300-13100-10100	HS-RPLC DIFFUSER-SPA PUMP	*	122.53	
		8/11/25 320274	202508 320-53800-46200	HS-INST.UNITHERM GOVERNOR	*	709.08	
		8/11/25 320274	202508 300-13100-10100	HS-INST.UNITHERM GOVERNOR	*	534.92	
SPIES POOL LLC							3,038.70 006595
TOTAL FOR BANK A						151,102.53	
TOTAL FOR REGISTER						151,102.53	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/27/25	00044	8/18/25	BSE03933 202508 330-53800-65000 PAY 3-TRAINING ON 8/22/25		*	4,161.00	
		8/18/25	BSE03933 202508 300-13100-10100 PAY 3-TRAINING ON 8/22/25		*	3,139.00	
BARBIZON CHARLOTTE, INC DBA							7,300.00 000297
8/27/25	00001	8/23/25	5917 202508 320-53800-53000 GATHERING CT-47 CONC.GRND		*	755.25	
		8/23/25	5917 202508 300-13100-10100 GATHERING CT-47 CONC.GRND		*	569.75	
BERRY CONSTRUCTION INC.							1,325.00 000298
TOTAL FOR BANK C						8,625.00	
TOTAL FOR REGISTER						8,625.00	

SECTION b

Reunion West

Community Development District

Summary of Invoices

August 01, 2025 - August 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	8/6/25	2577-2578	\$ 17,408.33
	8/12/25	2579-2581	\$ 9,414.24
	8/13/25	2582	\$ 73,792.37
	8/21/25	2583-2588	\$ 21,280.25
	8/27/25	2589	\$ 990.69
			<hr/>
			\$ 122,885.88
R&M Fund			
	8/13/25	71	\$ 70,657.63
			<hr/>
			\$ 70,657.63
Payroll			
	<u>August 2025</u>		
	Graham Staley	50694	\$ 184.70
	Mark Greenstein	50695	\$ 184.70
	Michael Barry	50696	\$ 184.70
	Sharon Harley	50697	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 194,282.31

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/06/25	00066	8/01/25	RWCDD08M 202508 300-13100-10100 LANDSCAPE MAINT AUG25		*	8,626.00	
		8/01/25	RWCDD08M 202508 320-53800-47300 LANDSCAPE MAINT AUG25		*	6,507.33	
CREATIVE NORTH INC							15,133.33 002577
8/06/25	00069	8/01/25	5978446 202508 300-13100-10100 SECURITY COST SHARE AUG25		*	1,296.75	
		8/01/25	5978446 202508 320-53800-34500 SECURITY COST SHARE AUG25		*	978.25	
REUNION WEST PROPERTY OWNERS INC							2,275.00 002578
8/12/25	00066	7/31/25	RWCDD075 202507 300-13100-10100 3-6" POPUPS/1-6" ROTOR		*	144.17	
		7/31/25	RWCDD075 202507 320-53800-46500 3-6" POPUPS/1-6" ROTOR		*	108.76	
		7/31/25	RWCDD075 202507 300-13100-10100 8-6" RAIN BIRD POPUPS		*	250.74	
		7/31/25	RWCDD075 202507 320-53800-46500 8-6" RAIN BIRD POPUPS		*	189.16	
CREATIVE NORTH INC							692.83 002579
8/12/25	00067	8/07/25	14810710 202508 300-13100-10100 DRAIN LINE CLOGGED/CLEAND		*	136.87	
		8/07/25	14810710 202508 320-53800-57400 DRAIN LINE CLOGGED/CLEAND		*	103.26	
FRANK'S AIR CONDITIONING, INC.							240.13 002580
8/12/25	00020	8/01/25	621 202508 320-53800-12000 FIELD MANAGEMENT AUG25		*	2,895.75	
		8/01/25	622 202508 310-51300-34000 MANAGEMENT FEES AUG25		*	4,414.42	
		8/01/25	622 202508 310-51300-35200 WEBSITE ADMIN AUG25		*	105.00	
		8/01/25	622 202508 310-51300-35100 INFORMATION TECH AUG25		*	157.50	
		8/01/25	622 202508 310-51300-31300 DISSEMINATION SVCS AUG25		*	875.00	
		8/01/25	622 202508 310-51300-51000 OFFICE SUPPLIES AUG25		*	.36	
		8/01/25	622 202508 310-51300-42000 POSTAGE AUG25		*	33.25	
GOVERNMENTAL MANAGEMENT SERVICES							8,481.28 002581
8/13/25	00029	8/13/25	08132025 202508 300-20700-10100 EXP DUE TO RE THRU JUN25		*	103,539.21	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/13/25 08132025	202508 300-13100-10100		*	29,746.84-	
		EXP DUE FRM RE THRU JUN25					
				REUNION EAST CDD			73,792.37 002582
8/21/25 00035		7/15/25 229742	202507 300-13100-10100		*	212.04	
		AQUATIC PLANT MGMT JUL25					
		7/15/25 229742	202507 320-53800-47000		*	159.96	
		AQUATIC PLANT MGMT JUL25					
		8/15/25 230400	202508 300-13100-10100		*	212.04	
		AQUATIC PLANT MGMT AUG25					
		8/15/25 230400	202508 320-53800-47000		*	159.96	
		AQUATIC PLANT MGMT AUG25					
				APPLIED AQUATIC MANAGEMENT, INC.			744.00 002583
8/21/25 00051		8/18/25 4476	202508 310-51300-31100		*	1,754.80	
		WHITEMARSH PRK AREA/MAPS					
				BOYD CIVIL ENGINEERING INC			1,754.80 002584
8/21/25 00053		8/16/25 5907	202508 300-13100-10100		*	675.45	
		INST.SIGNS AROUND POND					
		8/16/25 5907	202508 320-53800-53200		*	509.55	
		INST.SIGNS AROUND POND					
				BERRY CONSTRUCTION INC.			1,185.00 002585
8/21/25 00066		7/31/25 RWCH0757	202507 300-13100-10100		*	56.48	
		RPR 12" POP UP SPRINKLER					
		7/31/25 RWCH0757	202507 320-53800-46500		*	42.61	
		RPR 12" POP UP SPRINKLER					
				CREATIVE NORTH INC			99.09 002586
8/21/25 00043		6/09/25 140862	202505 310-51300-31500		*	9,380.00	
		COUNTERCLAIM/LIT.PRIVILGE					
		7/14/25 142641	202506 310-51300-31500		*	1,828.18	
		MTG/FY24 AUDIT/RESPONSE					
		7/14/25 142642	202506 310-51300-31500		*	335.00	
		FDOT/PARCEL 155/IRRIG.PIP					
		7/21/25 142687	202506 310-51300-31500		*	140.00	
		TRIAL ORDER/DOCKET/DEADLN					
		8/12/25 143020	202507 310-51300-31500		*	2,662.68	
		MTG/TOW RULES/REQ#9/YLWST					
		8/12/25 143021	202507 310-51300-31500		*	100.50	
		FDOT FOR 1 PARCEL/REV.MAP					
		8/12/25 143022	202507 310-51300-31500		*	275.00	
		STATUS OF CASE/TIMELINE					
				LATHAM LUNA EDEN & BEAUDINE LLP			14,721.36 002587
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/21/25	00005	7/24/25 12146903	202507 310-51300-48000 FY26 BDGT/ENFORCE 8/14/25		*	1,388.00	
		7/24/25 12146903	202507 310-51300-48000 FY26 BDGT/ENFORCE 8/14/25		*	1,388.00	
ORLANDO SENTINEL							2,776.00 002588
8/27/25	00069	7/31/25 RW202507	202507 300-13100-10100 MTHLY GATE REPAIRS JUL25		*	448.98	
		7/31/25 RW202507	202507 320-53800-34500 MTHLY GATE REPAIRS JUL25		*	338.71	
		7/31/25 RW202507	202506 300-13100-10100 MTHLY GATE REPAIRS JUN25		*	115.71	
		7/31/25 RW202507	202506 320-53800-34500 MTHLY GATE REPAIRS JUN25		*	87.29	
REUNION WEST PROPERTY OWNERS INC							990.69 002589
TOTAL FOR BANK A						122,885.88	
TOTAL FOR REGISTER						122,885.88	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/13/25	00001	8/13/25 08132025	202508 300-20700-10100	R&M EXP DUE TO RE JUN25	*	72,911.98	
		8/13/25 08132025	202508 300-13100-10100	R&M EXP DUE FRM RE JUN25	*	2,254.35-	
REUNION EAST CDD							70,657.63 000071
TOTAL FOR BANK C						70,657.63	
TOTAL FOR REGISTER						70,657.63	

REUW REUNION WEST TVISCARRA

SECTION III

Reunion East and West R&M				
FY2026 Project List	Estimated Cost	RE 57%	RW 43%	Month
Seven Eagles Fountain Refurbishment/Linear Park	\$ 72,100.00	\$ 41,097.00	\$ 31,003.00	October
Seven Eagles, Restrooms Counters, Tile, Paint	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	February
Stormwater Catch Basins - Drain Inlet	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	March
Stormwater Concrete Curbs and Gutters	\$ 70,000.00	\$ 39,900.00	\$ 30,100.00	March
Concrete Sidewalks	\$ 75,000.00	\$ 42,750.00	\$ 32,250.00	TBD
ROW Paver Crosswalks Spine & Tradition	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	March
Pool Equipment Allowance	\$ 46,371.00	\$ 26,431.47	\$ 19,939.53	TBD
ADA Pool Lift Terraces (2)	\$ 30,900.00	\$ 17,613.00	\$ 13,287.00	October
Pool Furniture Allowance	\$ 15,000.00	\$ 8,550.00	\$ 6,450.00	TBD
HVAC Replacement Allowance	\$ 25,000.00	\$ 14,250.00	\$ 10,750.00	TBD
Signage Replacement Allowance	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	TBD
Heritage Crossings Furniture	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	October
Contingency	\$ 100,000.00	\$ 57,000.00	\$ 43,000.00	
Projects deferred from 2025 project list subject to being added to 2026 project list		\$ -	\$ -	
Access Control System at Reunion Village Gate	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	In process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	\$ 116,850.00	\$ 88,150.00	In process
Reunion Village No Parking Signs Phase 4 & 5	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	
Totals	\$ 919,371.00	\$ 524,041.47	\$ 395,329.53	