

**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, **October 9, 2025** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary
John Magnusson	Incoming Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the October 9, 2025 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:09 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS**Public Comment Period**

Ms. Adams opened the public comment period. Resident (Mr. Black) was attending the meeting for the first time, in person and requested that the Board consider investing in some additional audio-visual components for those attending via Zoom. There being no further comments, Ms. Adams closed the public comment period.

- **Public Hearing to Amend and Restate Parking Rules** (*Item 4*)

- A. **Open Public Hearing**

Ms. Adams received a request from the Chairman to hold the public hearing to amend and restate the Parking Rules, ahead of organizational matters. There was no objection from the Board.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the public hearing to amend and restate the Parking Rules was opened.

- B. **Public Comment**

Ms. Adams recalled that the Board met and approved the scheduling of a rule hearing for this meeting, which was properly noticed in accordance with Florida Statutes. The draft of the Parking Rules, had been reviewed by the Board. The only change to the narrative section, was to update the narrative to restrict parking around speed humps. In the Parking Rules, the most salient changes, were to have additional No Parking zones on Excitement Way. The Board was also being asked to consider updating the Parking Rules for Phases 4 and 5 in Reunion Village. Mr. Scheerer recognized that there were tight lots and the way that the driveways were staggered, there was no way to park on one side of the public roadway, without restricting neighbors getting in and out of their driveway on the opposite side of the street. However, the District Engineer was able to scrutinize the area and identified places where public parking on the roadway could be considered by the Board. There were no public comments.

On MOTION by Ms. Davis seconded by Ms. Wispelwey with all in favor the public hearing to amend and restate the Parking Rules were closed.

C. Consideration of Resolution 2026-02 Adopting the Amended and Restated Parking Rules

Ms. Adams presented Resolution 2026-02, Adopting the Amended and Restated Parking Rules, which was included in the agenda package. Attached as an exhibit, were the proposed Parking Rules. The only change was highlighted on Page 24, Section 5.3.8, *“Speed bumps have been installed throughout the community as traffic calming measures to enhance roadway safety for residents and pedestrians. Speed humps are marked with standard warning striping, to ensure visibility, emergency access and the effectiveness of traffic calming features. Parking is strictly prohibited within 20 feet of any speed hump in either direction. Vehicles found in violation are subject to towing. No vehicle, trailer or object shall obstruct or impede visibility or access to speed humps, warning signage or painted roadway markings. Obstructing vehicles and trailers are subject to towing.”* The Parking Rules were attached to the resolution, as well as the parking maps. It now included detail for Section 1.06 or Map #6, which was Reunion Village, Phases 4 and 5. Mr. Curley pointed out that there was parallel parking on Excitement Drive, on the opposite side of the roadway. Ms. Adams indicated that the map on Page 30 of the agenda package, included the revisions that were discussed. The Board previously reviewed the maps and feedback was provided to the District Engineer. Mr. Curley noted that 1.06, showed how tight the parking was. Ms. Davis asked if they were deleting all of the area on the side of Excitement Drive. Mr. Scheerer explained that the map on Page 30, was coming in off Old Lake Wilson Road, but the map that was labeled 1.01, was Gathering Drive to the S-curves. They could consider parallel on-street parking for 1.06.. Ms. Davis requested signage. Ms. Wispelwey agreed, as it would be a nightmare if there was not signage.

Ms. Adams pointed out that the Parking Rules were subject to District Counsel sign off, to ensure that there were no statutory changes. Ms. Trucco suggested having a disclaimer of warranty such as parking at own risk and the District was not responsible for any damages, for incidents that occur while vehicles were parked within the boundary of the District. *There was Board consensus to include this language.* Ms. Wispelwey noted that there was one speed hump on Excitement Drive where there was parking. There was no parking within 20 feet of the speed hump, which did not make sense, because there was parking right next to it. Ms. Adams would include the language, *“Except in designated off-street parking spaces, vehicles were strictly prohibited . . .”* Mr. Greenstein questioned how they would communicate the most recent changes. Ms. Adams indicated that a few administrative steps needed to be taken. First, signs had to be adjusted to be

**Reunion East CDD
Regular Meeting****October 9, 2025
Page 4 of 7**

in accordance with the amended Parking Rules. Sometimes signs had be taken away and sometimes they needed to be added; however, this takes time. There may be a proposal for signage, depending on the amount of monies that needed to be expended. After the parking signs matched the rules, staff would notify the Association, so they could inform their towing provider and they would contact Reunion Security. There would also have to be some updating or amending the Towing Enforcement Agreements. Then residents would be notified of the change, through the Association electronic mail messaging system, as well as through the CDD messaging system. The other agreement that needed to be updated, was the Towing Enforcement Agreement with Bolton's Towing. Residents would not be notified until everything was in place. Mr. Greenstein wanted to ensure that they catch all of the changes that were made and security was fully aware of where these areas were. Mr. Victor Vargas of Reunion Security confirmed that within the first three days, everyone was on notice.

Ms. Adams recalled that the first time they implemented rules, they may have done a mailed notice. It was not required but was done as a courtesy. However, at this time, the method was primarily electronic mail. The towing enforcement through Reunion Security, was a notification system, but the District provided parking violation notices to vehicles that were improperly parked. In addition, Reunion Security was good about trying to make contact with vehicle owners that improperly parked their vehicle. Ms. Adams indicated that the purpose of this parking rule hearing, was due to the changes for Excitement Drive, but then they looked at the rules globally and wanted to include language about the speed humps and Reunion Village Phases 4 and 5. Mr. Scheerer may decide to obtain a proposal for these areas, but it would be implemented in phases and it would not be until construction was completed, as they did not want to install signs too early. Mr. Scheerer pointed out that they were ordering signage for the Excitement Drive section between Gathering Drive and Radiant Street, as well as any speed bump signs. In addition, where there were houses on Reunion Boulevard, in the Podocarpus, there were No Parking signs. Ms. Wispelwey felt that it was good to have the signs but questioned whether they needed them. Mr. Greenstein pointed out that the reason he asked the question about communication, was to ensure that they were highlighting the changes. Ms. Adams agreed and would point out the changes, as well as add a courtesy reminder that it was good citizenship for residents to utilize their driveways and garages to the best extent possible.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor Resolution 2026-02 Adopting the Amended and Restated Parking Rules was adopted.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Review of Resumes(s)/Letter(s) of Interest to Fulfill the Board Vacancy in Seat #4**

- i. Byron Allen**
- ii. Diana Boyce**
- iii. John Magnusson**

Ms. Adams recalled that a resignation was received from Mr. John Dryburgh in Seat #4 and as a result, the Board declared Seat #4 vacant and the Board directed staff to send out communication through the electronic mail messaging system, to let citizens know that there was an opportunity for an appointment to the Board of Supervisors. As a result of that communication, three resumes were received from residents who are interested in serving on the Reunion East CDD Board. Resumes were received from Mr. Byron Allen, Ms. Diana Boyce and Mr. John Magnusson, which were included in the agenda package. All candidates were informed about the meeting, so that they could answer questions from the Board. Ms. Diana Boyce and Mr. John Magnusson were in attendance. Mr. Greenstein was pleased that they had three candidates that had credentials that would benefit the Board; however, they only had one vacancy.

B. Appointment of Individual to Fulfill the Board Vacancy in Seat #4 with a Term Ending November 2028

Mr. Greenstein MOVED to appoint Mr. John Magnusson to Seat #4 with a term ending November of 2028. There being no second, the motion failed.

Ms. Davis wanted to hear from the candidates. Ms. Wispelwey appreciated that two of the candidates were present but wanted to know their availability. Mr. John Magnusson indicated that he was not available in May, June or July, but could attend electronically. Ms. Diana Boyce pointed out that she lived in the community, but would like to attend in person, so she could get a better feel of the Board. Ms. Wispelwey noted that this question was important to her, as three people needed to be present to have a quorum. Mr. Greenstein appreciated the question. Ms. Davis questioned what the candidates would like to add or see. Ms. Diana Boyce would like to see better

**Reunion East CDD
Regular Meeting****October 9, 2025
Page 6 of 7**

feedback from residents and situations such as violations, so that they could work together as a team. Mr. John Magnusson would like to use his professional background. Ms. Wispelwey envisioned the CDD having many things that come up in the next few years that were going to be tough decisions and would like to know their willingness to make a tough decision and an example of what decision they made. Mr. John Magnusson indicated that he made many decisions in his various jobs and was happy with the outcome and felt that he had the capability of making tough decisions. Ms. Diana Boyce felt that she would make good decisions, because she lived in the community and was very active, working with the HOA.

Mr. Greenstein felt that this was a difficult choice, as they only had one vacancy and there was nothing negative about the candidates. While they had monthly meetings, the work of a CDD Board Member, was more encompassing and supported outside of the meetings than within and questioned the candidate's ability to engage with outside entities such as the Reunion West CDD, Master Association, Condo Associations and the developer, as well as support staff. It was not a full-time job, but they had to put substantial work into it. Mr. Magnusson felt that Ms. Diana Boyce was the better choice, as she could be here at every meeting, while he was unavailable in May, June and July. Mr. Greenstein appreciated it.

Mr. Greenstein MOVED to appoint Ms. Diana Boyce to Seat #4 with a term ending November of 2028. There being no second, the motion failed.

Ms. Davis felt that both candidates would be a great addition to the Board, but with Mr. Magnusson's engineering experience, he would be of better value to the Board.

On MOTION by Ms. Davis seconded by Ms. Hobbs with all in favor the appointment of Mr. John Magnusson to Seat #4 with a term ending November of 2028 was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

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

Ms. Adams reported that Mr. Magnusson was now an elected official and could fully participate in further Board action. Ms. Trucco would meet with Mr. Magnusson outside of the

**Reunion East CDD
Regular Meeting**

**October 9, 2025
Page 7 of 7**

meeting to provide an orientation. Ms. Adams pointed out that he was entitled, as a Board Member, to receive \$200 for attending each meeting, in person or by phone. If Mr. Magnusson elected to receive it, he must fill out payroll forms. In addition, the Florida Commission on Ethics, required elected officials, including CDD Board Members, to file an annual Financial Disclosure Form, 30 days after being appointed. Staff would register him and he would receive an email for the initial filing, which would be based on the 2024 taxes and in the future, it was due on July 1st of each year. Some Board Members preferred to keep their CDD email separate from personal emails, as Board Members written communication was subject to public records requests, which include text and email messages. She served as District Manager, Mr. Alan Scheerer was the Field Services Manager, Mr. Vargas represented Reunion Security and Mr. James Curley was the District Engineer.

D. Consideration of Resolution 2026-01 Appointing an Assistant Secretary

This item was not discussed.

FOURTH ORDER OF BUSINESS

**Public Hearing to Amend and Restate
Parking Rules**

- A. Open Public Hearing**
- B. Public Comment**
- C. Consideration of Resolution 2026-02 Adopting the Amended and Restated
Parking Rules**

This item was discussed.

FIFTH ORDER OF BUSINESS


Supervisor’s Requests

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman