MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **February 12, 2026,** at 12:30 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein *by Zoom*	Chairman
Trudy Hobbs	Vice Chairperson
Diane Davis	Assistant Secretary
John Magnusson	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the February 12, 2026, Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 12:33 p.m. and called the roll. Four Supervisors were present and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. No members of the public spoke, and the public comment period was closed

THIRD ORDER OF BUSINESS **Approval of the Minutes of the January 8, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the January 8, 2026, Board of Supervisors meeting, a draft of which was reviewed by the District Manager and District Counsel and was included in the agenda package. Prior to the meeting, Ms. Adams received the following corrections from Mr. Greenstein and Ms. Davis:

- On page 8 of 17, in the sentence that reads, *"Mr. Greenstein believed they were talking about $2,000 or less to maintain the stables,"* Mr. Greenstein wanted to add *"per month"* to *"$2,000 or less."*
- On Page 4 of 17, Ms. Davis wanted to include the sentence, *"Ms. Davis pointed out that with holidays, only four business were provided between December 30th and January 8th."*
- On Page 5 of 17, Ms. Davis added in the second paragraph, *"30 feet of the intersection."*
- On Page 6 of 17, *"Ms. Davis felt it was more effective to place a sign on the parking spots <u>in addition to</u> public posting a sign at the mail kiosk."*
- On Page 10 of 17, instead of saying *"agree,"* Ms. Davis, added, *"There are companies who sell golf course barns and reconstruct on their buyer's property."*
- On Page 12 of 17, in the first sentence of the last paragraph, *"Ms. Davis felt that they were forthcoming"* should be, *"Ms. Davis pointed out that they were forthcoming."* In the second sentence, she added, *"At the Reunion FDOT meeting."*
- On page 16 of 17, in the second to last sentence in the first paragraph, Ms. Davis wanted to add, *"Ms. Davis recalled at the September HOA meeting, Ms. Adams and Mr. Scheerer attended with her regarding the HOA tree list and bio barrier for new homes."*

On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the Minutes of the January 8, 2026, Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Review of Demand Letter from Greenberg Traurig**

Ms. Trucco presented a demand letter from Greenberg Traurig, which was included in the agenda package, along with Resolution 2026-03 Declaring Special Assessments and Resolution 2026-04 Setting a Public Hearing for Special Assessments. The demand letter was received in May of 2024 from Greenberg Traurig, the CDD's Bond Trustee Counsel, alleging that due to errors on the part of the CDD and material changes to the Development Plan for real property owned by Kingwood Orlando Reunion Resort, LLC (KORR), the CDD had an obligation to go through the public hearing process. This was to the extent that the changes to the real property that was owned by KORR required the CDD to assess that property, resulting in more debt service assessment for the 2002 and 2005 project. Previously, this Board approved District staff looking into the specific parcels that were referenced and evaluating whether there have been material changes to those parcels or improvements were added. At the Board's direction, staff reviewed the referenced parcels and prepared a Third Supplemental Allocation Report.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Declaring Special Assessments**

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Setting a Public Hearing for Special Assessments**

Ms. Trucco stated that to comply with the demand letter, she requested that the Board consider the approval of Resolution 2026-03, declaring 2026 special assessments on the specific property, in accordance with the methodology that was set forth in the allocation report, included in the agenda package. This was a statutory process that the CDD must go through to impose additional debt service assessments and then the CDD must set a public hearing to receive public comment on the assessment that the CDD was considering. After the public hearing was finalized, the Board would decide whether to enforce these special assessments. Resolution 2026-04 sets the public hearing, which was included in the agenda package and was planned for 90 days out to contact the owners of the property, KORR and get their feedback. Ms. Trucco had a phone call with a Kingwood representative and counsel for Kingwood. They requested that the Board defer action on these two resolutions for an additional 30 days so that they could compile some information. Mr. Magnusson did not see any problem with it, as there was a reasonable amount of time. Ms. Adams pointed out that since there was confusion among residents about the consideration of these resolutions, she stated there were no new bonds being issued and there was no impact to the properties that were being assessed based on the 2002 A1 and 2015 bonds. Following discussion, the Board reached consensus to defer consideration of the resolutions to the March meeting.

SEVENTH ORDER OF BUSINESS **Consideration of Resetting Public Hearing to Amend and Restate Parking Rules** *(Supervisors Request)*

EIGHTH ORDER OF BUSINESS **Review of Proposed Updated Reunion East Parking Maps**

Ms. Adams recalled at last month's meeting, the Board set a public hearing to amend and restate the Parking Rules for the March meeting date. The public hearing was noticed in accordance with Board action. However, after the meeting, an email request was received by Ms. Davis asking that the public hearing be rescheduled, as she was unable to attend in person in March. If the Board wished to reset the public hearing to April or whatever date the Board chooses, the Board can do so. However, there was a cost to do so, approximately $700, to place the additional advertisements. To be consistent with Reunion West, Ms. Davis wanted to investigate No Solicitation signs at the entrances. Ms. Adams pointed out that a public hearing did not need to be held for that purpose, but it would be contingent on District Counsel approving the language. The purpose of the public hearing was to amend and restate the Parking Rules.

Ms. Adams reported that due to Board direction, the Reunion East parking maps were corrected. Mr. Curley indicated that the only additional change for the public hearing was to update the time restricted parking areas. A diagram clearly noting the areas where there would be time restricted parking was included in the agenda package. Ms. Davis recalled according to the Florida Statutes, there was no parking 30 feet from stop signs and at the last meeting there was a question about Euston Drive, where it intersected closer to The Grand. There were no markings and she recalled that the Board discussed posting signs designating no parking on the opposite side. Ms. Hobbs recollected that the Board discussed adding yellow striping. Ms. Adams pointed out on the Action Items List, which was included in the agenda package, a proposal was received from Fausnight, which was under staff review, as the areas for Reunion East and Reunion West were comingled and needed to be separated out so that Reunion East could review their roadways and vice versa. Ms. Hobbs asked if it needed to be included in the parking restrictions because they were adding yellow striping where people were not allowed to park. Ms. Adams confirmed that it did not need to be included as there were provisions within the Parking Rules, asserting that parking must be in accordance with State of Florida traffic laws, as well as any local parking ordinances. The public hearing would just be for the Parking Rules. If the Board was satisfied with the maps, they would be presented at the public hearing. Ms. Hobbs was amenable to moving the public hearing to April.

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor resetting a public hearing to amend and restate the Parking Rules for April 9, 2026, at 12:30 p.m. was approved.

NINTH ORDER OF BUSINESS **Review of Reunion Association Approved Tree List and Yellowstone Recommended Street Trees**

Ms. Adams recalled at the last meeting, a handout was presented by Yellowstone regarding consideration of street trees. This item was added to the agenda, to allow more time for Board review and consideration. Mr. Pete Wittman with Yellowstone Landscape indicated that he was informed by Mr. Garrett Heugel that the Master HOA had an approved plant list for street trees. In his opinion, some of the street trees were not the best option, as they were too large for some of the locations. Therefore, they wanted to provide some alternative trees with roots that were not as invasive. If the Board were smart about their selections, they would have trees that last longer in the community and would cost less, as they would not have to replace as many sidewalks. Mr. Scheerer and his team have taken steps to evaluate these trees to determine if a root barrier could be installed. When the roots touch the root barrier, it stops the roots from going deep or it would stunt the growth of those roots from future growth into the sidewalk area. It was recommended that they take a look at the street trees, as this was a master planned community with Live Oaks.

Ms. Adams pointed out that Yellowstone staff compiled a list of trees that they were recommending because of low root damage risk, which was included in the agenda package, along with the current Reunion Master HOA approved tree and plant list. What the Board was contemplating was determining if this CDD Board would like to make a recommendation to the HOA regarding what trees should be either added to the list or removed to the approved tree list, due to potential property damage. Mr. Wittman indicated that there some trees on the Master HOA approved tree and plant list that fall under the ornamental tree category, but they could consider street trees. Therefore, having clarity on which trees can go in the street tree areas between the curb, and the sidewalk would be helpful for homeowners if any replacements were needed. However, some trees should not be on this list, such as the Nuttall Oak, which did not have longevity and upheaved sidewalks, as well as the American Sycamore, which was too big and unsightly when it drops its leaves. If the Board was amenable to the street tree recommendations, Ms. Adams requested that the Board direct the District Manager to prepare communication to the HOA, subject to clarification from Yellowstone, on which trees should be removed from the Master HOA approved tree and plant list.

> On motion by Ms. Hobbs seconded by Ms. Davis to authorize the District Manager to prepare a letter to the HOA with Yellowstone's suggested tree recommendations.

Ms. Davis asked if the HOA could treat Oak trees that had Oak caterpillar damage. Mr. Wittman offered to provide an informational fact sheet but did not want it to come across as advertising to provide this service. Ms. Adams pointed out that this was an HOA matter and would forward this information to the HOA on recommendations to address this pest issue, but recommended keeping this separate from the street list, which was a more complex coordination effort. Mr. Wittman would work with Ms. Adams and Mr. Scheerer, in preparing something about the street trees. Ms. Davis suggested having a partnership with Reunion West, especially regarding the cost impact, as Reunion East had no five-year financial plan, versus Reunion West, which had one. Ms. Adams was happy to circulate the Reserve Study to the Reunion East CDD Board, which identified the infrastructure that was owned by the CDD and the amount of funds that needed to be allocated each year in the Replacement and Maintenance (R&M) Fund.

> On VOICE VOTE with all in favor authorizing the District Manager to prepare a letter to the HOA with Yellowstone's suggested tree recommendations was approved.

TENTH ORDER OF BUSINESS **Ratification of Data Sharing & Usage Agreement with Osceola County Property Appraiser**

Ms. Adams presented a Data Sharing & Usage Agreement between the Osceola County Property Appraiser and the CDD, which was included in the agenda package, whereby the District agrees to not disclose exempt personal identifying information of protected classes under Florida public records law. It was an annual administrative agreement starting on January 1st and was executed by the District Manager.

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was ratified.

ELEVENTH ORDER OF BUSINESS **Ratification of Addendum to Temporary License Agreement for Limited Use of Terraces Pool Facility**

Ms. Adams recalled that when Reunion Resort became aware of the timeframe for closing the water park for improvements, they asked if they could relocate water aerobics to The Terraces pool until January 31, 2026. However, that agreement terminated and the waterpark project was still ongoing. Therefore, Reunion Resort requested an extension to the time that they were allowed to be having the water aerobics at The Terraces. The Chairman did not have an objection to preparing an agreement addendum extending the time. Reunion Resort requested until the end of February, but in an abundance of caution, staff set it until the end of March. District Counsel prepared the agreement addendum, and it was executed by the Chairman.

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the Addendum to Temporary License Agreement for Limited Use of Terraces Pool Facility was ratified.

Ms. Adams presented a request that she received from Reunion Resort, which she forwarded to District Counsel and the Chairman yesterday. Because the water park was closed, Reunion Resort asked to have entertainment at Seven Eagles from time to time at the Cove area. However, the footprint needed for entertainment extended beyond the Cove area. As many citizens were aware, the District owned the Seven Eagles Center, but there was a small area, the food service area, that was owned by Reunion Resort operating under the name the Cove. She recommended having a License Agreement through the end of March or whatever date the Board felt was appropriate to allow for Reunion Resort to schedule entertainment at Seven Eagles. This was recommended by staff, as the expense would be covered by Reunion Resort and they would provide additional labor to address custodial needs during that time.

On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor a license agreement for entertainment at the cove at Seven Eagles through March 31, 2026, was approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco recalled as reported earlier, she has been in contact with Kingwood and Kingwood's counsel regarding some of the pending issues and would keep the Board updated. The resolutions declaring special assessments would be placed on the March agenda. Since the last Board meeting, she was contacted by LGI Homes and Lennar Homes regarding an open space that the CDD owns in Reunion Village, which runs parallel to Reunion Village Boulevard, Poplin Street and Marlow Place. They provided photographs of the area and wanted the CDD to approve sod as the area was barren and needed to be beautified. As a result, she sent an email to GMS and Mr. Curley to ask if they could look at the original landscaping plans to see what was contemplated by the developer. Mr. Scheerer informed her that they have a walk through scheduled for Tuesday and Ms. Trucco recommended that the Board not act until GMS and Mr. Curley finished their review of the landscaping plans.

Ms. Davis felt that this was premature and requested that LGI and Lennar work with the CDD on resolving other issues, such as the location of the mail kiosk. Ms. Trucco pointed out that there was a pending requisition for the bond funds to be expended, which they were looking at, as part of that process. Ms. Adams did not want to excite anticipation that the mailbox issue could be resolved with the bond requisition because there were agreements for the developer to complete items in accordance with the plans and permits. Therefore, if they completed infrastructure in accordance with the plans and permits, then the District was likely obligated to release those funds. As a result, Mr. Curley and Mr. Scheerer were doing a final walk through for the developer completion items, not only landscaping, but also any street and traffic enforcement signs, as well as other infrastructure. They were also looking at the mailbox kiosk, which was in an unfortunate location; however, they did not know if they could compel the developer to do something different, if they completed the mailbox in accordance with approved plans. Ms. Trucco informed them that this was in process and hoped to have an update at the next meeting. Ms. Davis hoped to work with the developer on these matters. Ms. Trucco believed that they would get to the bottom of it but wanted to bring this to the Board's attention.

Ms. Trucco further reported that it was brought to her attention and it was briefly discussed at a prior Board meeting, that there was a desire to re-evaluate the operation and maintenance (O&M) Assessment Methodology for this CDD. District Counsel discussed the potential cost and process associated with reviewing the District's O&M assessment methodology. Mr. Greenstein felt that the Assessment Methodology was a separate subject. He wanted to focus on the unexchanged bond issue. Ms. Davis agreed. Ms. Adams offered to add O&M consideration to the tracking list and put it on hold at this time. *There was Board consensus.*

B. Engineer

Mr. Curley reported that he and Mr. Scheerer were meeting on Tuesday to review the landscaping, curb work and roadway where trees pushed up the curb to see what needed to be repaired. Ms. Adams noted this project tied into the current Board approved budget and repair and maintenance (R&M) project list. Ms. Davis recalled that there was a public hearing in October about the signs and mapping and questioned when the signs would be implemented on the roadways. Mr. Scheerer indicated that Fausnight provided a proposal for the No Parking signs, but there were some inconsistencies with the mapping. It needed to be separated out and would be brought back to the Board. Ms. Davis appreciated the update.

C. Field Manager Updates

Mr. Scheerer requested that Mr. Pete Wittman from Yellowstone provide an update on the condition of the landscaping after the freeze. Mr. Wittman reported that the plant material looked unsightly but recommended that the plants sit until the first or second week of March. It currently had dead growth, but if they had a future frost, which typically occurred in February, the brown plant material would protect the plant from another future freeze. If they cut it back now, it opened the plant for more damage that could kill the roots. Therefore, they wanted to see how it does, but while they watch it, they would cut it back, fertilize it and see what comes back. If they scratch the cambium layer, which was the outer layer of the bark and it was green, there was a good chance of it surviving. If the terminal stem on the Palms was still green, the Palm tree has a good chance of surviving, but it may not show all the signs until two or three weeks. However, if they pull the terminal stem, and a new frond was emerging, the Palm was dead, but they needed to leave all the fronds on the Palm tree because the older fronds were feeding the Palm tree. The goal was to give it the best chance of survival by watching it.

Mr. Scheerer recalled earlier in the meeting discussing tree root intrusion. Their first recommended tree removal was at 7620 to 7618 Excitement Drive where there was a section of sidewalk that they were getting ready to remove. In preparation, they were supposed to install some root barrier; however, unfortunately the root for that tree runs parallel to the sidewalk and was 8 to 10 inches in diameter running the whole length of the sidewalk and underneath the sidewalk portion of the resident's driveway at 7620. Working with Yellowstone, they brought an arborist out who recommended cutting the entire tree, as the tree would eventually head towards the house. Then they would replace the tree based on the tree list recommendations. In speaking with the District Manager, there was a tree ordinance that Osceola County has. If they stump grinded it, there was enough space to plant a new tree. In the last month or so, they replaced about six sidewalk panels and with the assistance of Yellowstone, they installed the root barrier, prior to the concrete being re-poured. The area was marked out with stakes and caution tape. He would provide some photos before the next meeting. They were doing sidewalk grinding and replacement throughout the community. The crews were on Gathering Drive this morning. Pressure washing has been completed for the year. There were ongoing gate repairs. The fountain in Linear Park was totally deconstructed but could up and running within the next two to three weeks. At this time, they were relocating all the piping and putting in all the new lights. The signs and striping were mentioned.

Mr. Scheerer reported that there were some gate repairs at the Spine Road gate, as well as the other gates. The door closers were repaired inside of the community center. Ms. Wispelwey was concerned about the chandelier, so after last month's meeting he went up on a ladder and took photographs. It was not in danger of coming down, as there was no damage to the joint and the bulbs were intact. They were preparing for Spring Break and were reviewing all the landscape, pool, deck and building lights at all the pools. All the emergency phones were tested. They were in the process of checking all the pavers on the pool deck. All the new handicapped lifts were installed at The Terraces and Seven Eagles pools and were working fine. Regarding the Action

Items List, the new Davenport Creek gate that connects Spine Road and Tradition Boulevard to Reunion Village was going to be implemented and put into service on February 23rd. Mr. Victor Vargas' team has tested the cards and RFID readers. It would be tested again before they close the gates. No Through Traffic and Resident and Registered Guest Only signs were being ordered and should be installed by Wednesday of next week. Lennar was instructed to let their trades know that they were no longer going to be able to access that area once the gates were closed. Mr. Vargas' team would periodically watch the traffic and make sure that everyone was following the rules. They were still waiting on the change of address for the Reunion Village gate coming off 532. The proposal for curb striping was discussed. Ms. Davis asked about the swim and exercise at own risk signs. Mr. Scheerer would handle it.

D. District Manager's Report

i. Action Items

Ms. Adams presented the Action Items List, which was included in the agenda package.

ii Approval of Check Register

Ms. Adams presented the Check Register from January 1, 2026, through January 31, 2026, in the amount of $869,281.79, which was included in the agenda package, along with a detailed check run.

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the January Check Register as discussed was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through December 31, 2025, which were included in the agenda package. No Board action was required, as this was presented for informational purposes and included the Combined Balance Sheet. The unassigned balance represents the monies to operate the District until the next time that tax revenues were received.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. It included the projects that were ongoing. Field operations staff provided an update. The District Engineer and Field Manager would be assessing the stormwater catch basins, drain inlets and concrete curbs and gutter. The locations that had the worst conditions, staff would solicit proposals for and present to the Board for consideration at a future meeting.

v. E-Mail Subscribers

Ms. Adams presented the number of emails that were opened, the number of clicks and active email subscribers for the CDD's email, which were included in the agenda package. Of note, the Reunion East CDD now has 195 active subscribers for the electronic mail messaging system. The way that they were continuing to gain subscribers was by imbedding the subscription process into the access card issuance when Reunion residents acquire their access card and were signing the form.

E. Security Report

Ms. Adams reported that the January Security Report from Reunion Security was provided to the Board under separate cover. Mr. Victor Vargas of Reunion Security was present to answer any questions.

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Meeting Date: March 12, 2026

Ms. Adams stated that the next meeting was scheduled for March 12, 2026, at 12:30 p.m. at this location.

SIXTEENTH ORDER OF BUSINESS Adjournment

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

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Chairman/Vice Chairman