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MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **March 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	Chairman
Trudy Hobbs *joined late*	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis *by Zoom*	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
Billy Dove *by Zoom*	Gray Robinson
Residents	

The following is a summary of the discussions and actions taken at the March 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 12:30 p.m. A quorum was established.

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SECOND ORDER OF BUSINESS **Public Comment Period**

Residents provided comments regarding FDOT sound wall height in Reunion Village, audio quality during meetings, CDD assessments, pool resurfacing activities, and landscaping maintenance. Staff noted these topics would be addressed during Staff Reports. The public comment period was closed.

- **Staff Reports – Attorney – Update on Eminent Domain – Old Lake Wilson Rd** *(Item 8Ai)*

Mr. Dove of Gray Robinson provided an update regarding ongoing eminent domain matters related to the Old Lake Wilson Road project. Mr. Dove summarized parcels under consideration, coordination with Osceola County, and anticipated next steps. Additional information is expected prior to the April meeting.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the February 12, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 12, 2026, meeting, reviewed by District Management and District Counsel and included in the agenda package. A correction was submitted by Ms. Wispelwey to change, *“participation”* to *“anticipation.”*

On MOTION by Mr. Magnusson seconded by Ms. Wispelwey with all in favor the Minutes of the February 12, 2026 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Discussion/Update: Review of Demand Letter from Greenberg Traurig: Consideration of Resolution 2026-03 Declaring Special Assessments; Consideration of Resolution 2026-04 Setting a Public Hearing for Special Assessments**

Ms. Adams presented a demand letter from Greenberg Traurig and Resolutions 2026-03 and 2026-04 relating to potential special assessments. District Counsel explained that no new bonds are contemplated at this time, and any future assessment increase would require mailed notice and a public hearing in accordance with Florida law. At the request of Kingwood, District Counsel recommended deferring consideration of the resolutions to allow additional time for

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review of information provided by Kingwood. The Board reached consensus to defer consideration of this matter.

FIFTH ORDER OF BUSINESS **Consideration of Proposals for Security Cameras at Heritage Crossings Community Center**

The Board discussed proposals related to security cameras at the Heritage Crossing Community Center. District Counsel recommended that discussion of camera locations occur in a closed session due to security considerations. The Board reached consensus to schedule a closed session at a future meeting.

SIXTH ORDER OF BUSINESS **Consideration of Proposal for Resetting Paver Crosswalks**

**Ms. Hobbs joined the meeting at this time.*

Mr. Scheerer presented a proposal from UCC Group in the amount of $33,880 to reset brick paver crosswalks at Tradition Boulevard and Spine Road. Staff noted the work is included in the FY 2026 Replacement and Maintenance Plan. The Board discussed timing of the work following peak seasonal traffic periods.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal from UCC Group in the amount of $33,880 was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Fausnight Proposals**

A. Installation of No Parking Signs

B. Painting Yellow Curb Marks

C. Painting Fire Hydrants

Mr. Scheerer presented proposals from Fausnight for installation of No Parking signs and pavement markings consistent with previously adopted Parking Rules. The Board discussed cost considerations, aesthetic impacts, enforcement practices, and potential revisions to proposed sign locations, including areas near the Homestead pool and Excitement Drive. The Board requested revisions to the proposed signage plan and directed staff to return with updated proposals reflecting Board feedback.

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The Board also discussed proposals for yellow curb markings near fire hydrants and stop signs. Board members expressed concern regarding cost and visual impacts. The Board indicated preference to evaluate this item further following the upcoming Parking Rule public hearing. Consensus was reached to defer curb painting at this time and rely on existing Reunion Security enforcement of statutory parking restrictions and District Parking Rules.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

District Counsel reported on ongoing coordination with eminent domain counsel and discussions with developer counsel regarding the Reunion Village guardhouse and related access issues. District Counsel also discussed review of mailbox kiosk placement relative to development approvals and bond-financed improvements. Board members discussed potential future consideration of yellow curb markings near intersections.

- **Consideration of Fausnight Proposals** *(Item 7) (Con't)*

Ms. Davis recalled that they discussed the fire hydrants, but not the necessity of the painting of the yellow curb marks to the stop bars, which was the Board's focus originally and understood that the $38,000 was for the hydrant painting. She felt that the real issue was the painting of the yellow curb marks to the stop signs, so people were not parking right up to the intersection. Ms. Wispelwey recalled that the marking of the stop signs was discussed today and the consensus was that was something that Reunion Security could handle the hydrants and was not the best use of the CDD's finances.

B. Engineer

The District Engineer reported ongoing coordination related to Old Lake Wilson Road improvements and review of potential impacts to District infrastructure. The District Engineer also reported observations of curb damage and will prepare specifications for prioritized repairs.

C. Field Manager Updates

The Field Manager reported on ongoing maintenance activities, including sidewalk repairs, installation of root barriers, ADA improvements, backflow inspections, and fountain completion at Linear Park. Staff continues to evaluate landscape impacts from recent cold weather and

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anticipates providing recommendations for plant replacement as part of future budget planning. Staff also reported on pool facility inspections and preparation of preliminary budget items for FY 2027.

D. District Manager's Report

i. Action Items

Staff reviewed the Action Items list, including status of the Poplin Street gate access system. Repairs are underway following damage to access control equipment.

ii Approval of Check Register

Ms. Adams presented the Check Register from February 1, 2026 through February 28, 2026 in the amount of $306,590.16, which was included in the agenda package, along with a detailed check run. There was a bill from EGIS, for the Poplin Davenport Creek Bridge property insurance. Mr. Greenstein asked if this was the premium for one year. Ms. Adams replied affirmatively. It would have a small impact to the property insurance.

On MOTION by Supervisor Greenstein, seconded by Supervisor Hobbs, with all in favor, the Check Register for February 1-28, 2026, in the amount of $306,590.16 was approved.

iii. Balance Sheet and Income Statement

Unaudited financial statements through January 31, 2026, were presented. No Board action was required.

iv. Replacement and Maintenance Plan

Staff reviewed the Replacement and Maintenance Plan, including upcoming Seven Eagles bathroom refresh improvements and concrete repair priorities. Staff will coordinate design selections and return with additional information as needed.

v. E-Mail Subscribers

Staff reported approximately 195 active email subscribers.

E. Security Report

Ms. Adams reported that the 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. Mr. Greenstein noted that they were ready for the Spring Break, Easter and Passover influx and expressed appreciation for Reunion Security's ongoing services. Ms. Wispelwey asked if there was any issue with Radiant Street lately. Ms. Hobbs recalled that there was accident and police presence at a home. Mr. Vargas confirmed that there was an accident involving a kid on an e-scooter and also an incident that happened this past weekend on Radiant Street, where there were many police cars. The incident occurred off property, but someone on Radiant Street was involved. They attacked someone, left and the police came for them. They arrested a young kid and their father. Ms. Wispelwey did not recall any accidents with scooters, but was concerned about it and asked if there were any incidents. Mr. Vargas confirmed that there were two incidents. Ms. Hobbs recalled that the State was enacting some laws. Ms. Trucco reported that she would research the law that was recently passed regarding e-bikes and e-scooters. However, the CDD does not have police or traffic enforcement powers. Ms. Adams urged anyone who sees public safety concerns to call Osceola County Sheriff's Office.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date: April 9, 2026**

The next meeting is scheduled for April 9, 2026, at 12:30 p.m. at the Heritage Crossing Community Center.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Greenstein seconded by Ms. Hobbs 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