MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **April 9, 2026,** at 12:30 p.m. using Communications Media Technology ("CMT") via Zoom and at the Heritage Crossing Community Center (HCCC), 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	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Victor Vargas	Reunion Security
Garrett Heugel	Yellowstone
Pete Wittman	Yellowstone
Graham Staley	Reunion West CDD Chairman
Residents	

The following is a summary of the discussions and actions taken at the April 9, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 12:37 p.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 March 12, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 12, 2026, meeting. One correction was received from Ms. Davis to clarify a statement made by Ms. Wispelwey that Reunion Security could handle fire hydrant parking violations.

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

FOURTH ORDER OF BUSINESS **Public Hearing to Amend and Restate Parking Rules**

A. Open Public Hearing

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

B. Public Comments

Ms. Adams reviewed the proposed amendments to the Parking Rules and related parking maps, including revisions previously discussed at multiple meetings. Additional revisions to certain no parking areas were discussed by the Board and staff was directed to revise the parking maps accordingly. There being no public comments, the hearing proceeded.

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

C. Consideration of Resolution 2026-03 Adopting Amended and Restated Parking Rules

Ms. Adams presented Resolution 2026-03, adopting the Amended and Restated Parking Rules, which was included in the agenda package.

> On MOTION by Mr. Magnusson seconded by Mr. Greenstein with all in favor Resolution 2026-03 Adopting the Amended and Restated Parking Rules as amended to include additional No Parking Zones was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Relating to 2026 General Election and Notice of Qualifying Period Procedure**

Ms. Adams presented Resolution 2026-04, designating that Seat 1, held by Mr. Greenstein, Seat 3, held by Ms. Wispelwey and Seat 5, held by Ms. Hobbs, were scheduled for the General Election in November of 2026. The election was administered by the Osceola County Supervisor of Elections office. The qualifying period was from June 8, 2026, through Noon on June 12, 2026. A notice would be published in a newspaper of general circulation in Osceola County. Earlier today, the Reunion West CDD adopted a similar resolution and two Board Members stated their intention to qualify for their seats. They directed staff to send out a notice to Reunion residents, using the electronic mail messaging system, regarding the General Election process, qualifying period and Supervisors intending to qualify for those seats, one of which, a landowner seat, would transition to a new Board Member.

Mr. Greenstein was in favor of doing a joint notice with the Reunion West CDD and was happy to relinquish his Reunion West landowner seat to a qualified elector, who must be 18 years of age, a US citizen and a resident of the State of Florida, living within the CDD boundaries and registered to vote. Mr. Greenstein planned to qualify for Seat 3. Ms. Wispelwey stated her intention to qualify for her seat, while Ms. Hobbs decided to no longer serve. *There was Board consensus to send a notification to the community.*

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor Resolution 2026-04 Relating to the General Election and Qualifying Procedure was approved.

SIXTH ORDER OF BUSINESS **Review and Discussion of Memorandum Regarding Long Term Lease of The Stables**

Ms. Adams presented a memorandum regarding potential leasing options for The Stables, including building specifications, estimated operating costs, potential revenues, and market interest. The Board discussed long-term leasing, sale options, and possible engagement of a commercial real estate broker. Public comment was received. Following discussion, the Board delegated authority to the Chair to enter into an agreement, in a form approved by District Counsel, for brokerage services related to the potential sale or lease of The Stables

> On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor delegating authority for the Chair to enter into a form of agreement approved by District Counsel for a commercial real estate broker to represent the sale or lease of The Stables was approved.

SEVENTH ORDER OF BUSINESS **Discussion of Interlocal Agreement for Joint Maintenance and Reciprocal Use of Facilities**

Ms. Adams and District Counsel reviewed the existing Interlocal Agreement with Reunion West CDD and discussed possible amendments related to reciprocal use and shared maintenance costs. District Counsel also summarized legal research regarding joint workshops and meetings under applicable Florida law. After discussion, the Board directed staff to coordinate a joint workshop with Reunion West CDD on July 9, 2026, at 10:30 a.m.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Discussion of 2026 E-Bike Legislation

District Counsel updated the Board regarding pending e-bike legislation and discussed enforcement limitations and public safety concerns. Counsel will continue monitoring the legislation.

ii. Discussion/Update: Review of Demand Letter from Greenberg Traurig: Consideration of Resolution 2026-05 Declaring Special Assessments; Consideration of Resolution 2026-06 Setting a Public Hearing for Special Assessments

District Counsel provided updates regarding (i) discussions with Kingwood counsel concerning the demand letter and possible special assessments, (ii) the Reunion Village guardhouse access issue, and (iii) ongoing discussions with the developer regarding mailbox kiosk safety concerns and potential relocation options. District Counsel was also reminded of the request to document if there is any county or other entity purchase of the land previously discussed, such as Old Lake Wilson and I-4 property, because it is a presently natural water drainage area and

Reunion East CDD, if needed, would be able to utilize that area to increase the water repository via dredging if any flooding or ponding occurs.

B. Engineer

i. Consideration of Proposal for Professional Service Rate for District Engineer

Ms. Adams presented a proposal from Boyd Civil Engineering for professional services rate schedule for the District Engineer dated April 1, 2026. Ms. Davis asked if a contract with the District Engineer was signed. Ms. Adams confirmed that there was a current agreement. She would provide a copy of the agreement to Ms. Davis.

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Proposal from Boyd Civil Engineering for Professional Service Rate for the District Engineer was approved.

The District Engineer reported on ongoing evaluation of concrete curb and catch basin damage in the District and discussed prioritization of repairs and budgeting for current and future fiscal years. The Board requested proposals for review at a future meeting. *Mr. Curley left the meeting.*

C. Field Manager Updates

Mr. Scheerer reported on various maintenance and operational items, including gate repairs, amenity repairs, irrigation and sidewalk repairs, signage installation, and ongoing facility improvements.

i. Discussion of Proposal for Landscape Inventory

Mr. Wittman presented information regarding a proposed landscape and tree inventory software system. The Board discussed potential benefits and requested additional information regarding management responsibilities and costs.

D. District Manager's Report

i. Action Items

Mr. Scheerer presented the Action Items List, which was included in the agenda package. Ms. Adams noted the Vertical Bridge Access Agreement would be removed from the Action Items List, as the deposit payment was received on March 27, 2026.

ii Approval of Check Register

Ms. Adams presented the Check Register for the period of March 1, 2026, through March 31, 2026, in the amount of $192,110.75.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 2026, which were included in the agenda package. This was presented for informational purposes only.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

v. E-Mail Subscribers

Ms. Adams reported that there were currently 211 active subscribers. Ms. Davis was informed that a resident was not receiving emails for the last couple of months. Ms. Adams requested that they provide their electronic mail address to re-register in the system or check their spam mail.

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.

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: May 14, 2026

Ms. Adams reported that the next meeting was scheduled for May 14, 2026 at 1:30 p.m. at this location. The Proposed Budget would be presented.

TWELFTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey 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