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, **May 14, 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	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary
John Magnusson	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant 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
Residents	

The following is a summary of the discussions and actions taken at the May 14, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 12:31 p.m. and called the roll. All Supervisors were present, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. Resident Jon DeGroot of 7776 Somersworth Drive reported concerns with short term rentals and solicitation activity. Resident Jill Mulhere of 1211 Radiant Street requested more law enforcement visibility. A Resident (Louis), who was the President of the Villas at Reunion, reported landscape concerns. Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the April 9, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 9, 2026 Board of Supervisors meeting. Mr. Magnusson and Ms. Davis provided corrections.

On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the Minutes of the April 9, 2026 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2026-05, approving the Proposed Budget for Fiscal Year (FY) 2027, which was attached as Exhibit A and setting the public hearing for August 13, 2026, at 12:30 p.m. at this location. The District was required to approve a Proposed Budget prior to June 15th and set the assessment cap. Approval of the resolution allowed for transmittal of the Proposed Budget to Osceola County, posting it on the District's website and publishing the legal notice in a newspaper of general circulation in Osceola County.

Ms. Adams reviewed the proposed FY 2027 budget, noting operational adjustments, contractual increases, utility changes, landscape maintenance costs associated with new development, and roadway maintenance funding. Ms. Davis expressed concerns on a few budget items that have increased significantly over the last 2 years' budgets. It was stated that this resolution only approves the proposed budget today and Ms. Davis expressed concerns that the board needs to have time to reflect on and research their opinions. Board members discussed inspection costs, communication expenses, landscaping inventory needs, rental fees, and future budget workshops.

> On MOTION by Mr. Magnusson seconded by Ms. Hobbs with all in favor Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 13, 2026, at 12:30 p.m. at Heritage Crossing Community Center was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Advantage Roofing Proposal for Flat Roof Replacement at Heritage Crossing Community Center**

Ms. Adams recalled that several years ago, there was an R&M expense to replace the entire roof at Heritage Crossing Community Center. The project was competitively bid out and Advantage Roofing was selected as the service provider. However, there were some additional roofing needs. Mr. Scheerer presented a proposal with Advantage Roofing for a flat roof replacement at Heritage Crossing Community Center in the amount of $7,221.

> On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor the proposal with Advantage Roofing for a flat roof replacement at Heritage Crossing Community Center in the amount of $7,221 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Envera Proposal for Security Equipment Maintenance Program**

Staff presented a proposal from Envera for security equipment maintenance services. The Board discussed system performance, termination provisions, and potential alternatives. Staff was directed to continue evaluating additional options while proceeding with the agreement.

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the proposal with Envera for a Security Equipment Maintenance Program in the amount of $1,428 per month and authorization for staff to provide a legal form of agreement with a 30 day without cause termination was approved.

SEVENTH ORDER OF BUSINESS **Consideration of JNJ Home Services Proposal for Chaise Lounges**

Mr. Scheerer presented a proposal with JNJ Home Services for 30 sling chaise lounges in the amount of $10,857. This was a budgeted expense. Their supply was running low, as several chairs had to be replaced. Ms. Wispelwey voiced concern that the chairs were easily damaged. Mr. Greenstein was concerned chairs were being removed by persons other than staff and suggested putting stickers on the chairs stating that the chairs were the property of the CDD. *There was Board consensus for staff to obtain competitive proposals.*

EIGHTH ORDER OF BUSINESS **Consideration of Yellowstone Landscape Proposals for Landscape Replacement**

Staff presented proposals for replacement of freeze-damaged landscaping. The Board discussed plant selection and future landscaping considerations before approving the proposals.

On MOTION by Ms. Wispelwey seconded by Mr. Magnusson with all in favor the proposals from Yellowstone Landscape for landscape replacements in the amount of $22,268.24 were approved.

Mr. Greenstein asked if this was an exact replacement of what was there or if modifications were made. Mr. Scheerer indicated that modifications were available for the same price, but Board Members preferred the Dwarf Ixoras. Ms. Davis was hoping for freeze resistant plants.

NINTH ORDER OF BUSINESS **Consideration of Concrete Repair Proposals**

A. Baseline Construction

B. SMFL Construction

Ms. Adams recalled that when the Board approved the R&M Project List for the current fiscal year, $130,000 was allocated for this fiscal year, for stormwater catch basin drain inlets and stormwater concrete curb and gutter repairs. The District Engineer did an inventory of damaged areas and made a list of the priority areas that needed to be repaired. A scope was sent out to prospective bidders. The District Engineer reviewed the bid process, contractor responses, and evaluation criteria. Following discussion, the Board approved the proposal from SMFL Construction.

On MOTION by Ms. Wispelwey seconded by Ms. Davis with all in favor the proposal from SMFL Construction for the repair of gutter curbs and drain inlets in the amount of $75,000 was approved.

TENTH ORDER OF BUSINESS **Approval of Joint Workshop Meeting with the Reunion West CDD**

Ms. Adams requested that the Board schedule a joint workshop meeting with Reunion West CDD on July 9, 2026 at 10:30 a.m. at this location.

> On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor scheduling a joint workshop meeting with the Reunion West CDD for July 9, 2026, at 10:30 a.m. at this location was approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-06 Declaring Special Assessments; Consideration of Resolution 2026-07 Setting a Public Hearing for Special Assessments

ii. Review of Legal Considerations Related to Joint Meetings and Amendment to Interlocal Agreement

District Counsel provided an update regarding ongoing legal matters, assessment-related resolutions, title issues, and proposed amendments to the Interlocal Agreement. Counsel also provided guidance regarding joint meetings and workshops.

B. Engineer

Mr. Curley reported that his office was working with Ms. Trucco.

C. Field Manager Updates

Mr. Scheerer provided an update regarding gate operations, irrigation repairs, facility maintenance, fountain repairs, sidewalk and crosswalk improvements, hurricane preparedness efforts, signage installation, and ongoing capital improvement projects.

D. District Manager's Report

i. Action Items

Mr. Scheerer discussed the Action Items List. Ms. Adams recalled that the Board directed staff to solicit proposals from a commercial real estate firm, for the potential sale or lease of The Stables parcel. Dean Saunders Realty responded. The real estate firm has experience representing local governments. Mr. Todd Dantzler would represent the firm. He toured The Stables, but the firm was hesitant about representing a property that they did not feel they could successfully sell at the appraised value. They had some questions that would require Board input. The questions were answered by the Board. Based on Board feedback, Ms. Adams would provide a list of what the building could be used for and obtain a cost for the appraisal.

ii Approval of Check Register

Ms. Adams presented the Check Register from April 1, 2026 through April 30, 2026 in the amount of $658,016.31.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2026, which were for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

v. Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports

Ms. Adams presented the Arbitrage Rebate Calculation Reports prepared by AMTEC for the Series 2015A and 2021 bonds. There was no arbitrage rebate liability.

> On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor the Series 2015A and 2021 Arbitrage Rebate Calculation Reports were accepted.

vi. Presentation of Number of Registered Voters: 891

Ms. Adams reported that a letter was provided by the Osceola County Supervisor of Elections, confirming that as of April 15, 2026, the Reunion East CDD had 891 registered voters. An email was received from Mr. Bill Witcher, a Board Member serving Reunion West CDD, stating that due to other obligations, he did not plan on serving beyond his current term. As a result, Ms. Adams would be revising the notice for the qualifying period and sending it out to residents of both Reunion East and West.

vii. E-Mail Subscribers

Ms. Adams reported that there were currently 211 active email subscribers. She introduced Ms. Christine Wells, who would be serving as Assistant District Manager for the Reunion East and West CDDs and manage the Reunion rental programs.

E. Security Report

Ms. Adams reported that the Security Reports from Reunion Security and Reunion West POA were provided to the Board under separate cover. Reunion Security staff reported on recent enforcement activity, community events, parking concerns, and gate access issues. The Board discussed enforcement limitations and potential coordination with local authorities.

TWELFTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS **Closed Shade Session**

The Board entered the closed session related to confidential and exempt security matters at 2:50 p.m. and returned to the regular public meeting at 3:44 p.m. No action was taken during the closed session.

FIFTEENTH ORDER OF BUSINESS **Next Meeting Date: June 11, 2026**

Ms. Adams reported that the next meeting was scheduled for June 11, 2026, at 12:30 p.m. at this location.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the meeting was adjourned at 3:45 p.m.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Chairman/Vice Chairman