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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, **June 11, 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 *by Zoom*	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells *by Zoom*	Assistant District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	Field Manager
Victor Vargas	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the June 11, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 12:50 p.m. and called the roll. Mr. Greenstein, Ms. Hobbs, Ms. Wispelwey and Ms. Davis were present in person and Mr. Magnusson was present via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 14, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 14, 2026 Board of Supervisors meeting. Ms. Davis requested that the minutes be amended to reflect under the Fourth Order of Business, that a few budget items that increased significantly over the last two years and the Board needed to have time to reflect on and express their opinions.

> On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the Minutes of the May 14, 2026, Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Sign Installation Request from Orlando Health**

Ms. Adams presented an email from Orlando Health requesting blue H wayfinding signs for the hospital and an engineered Signage and Pavement Marking Plan, noting the right-of-way at Reunion Village. District Counsel recommended approval subject to a License Agreement including indemnification, insurance, reimbursement of engineering and legal costs, and appropriate termination provisions. Ms. Wispelwey voiced concern that one sign was close to a no parking sign. Ms. Adams recommended that the final placement of the signs be reviewed by field services staff.

> On MOTION by Ms. Davis seconded by Mr. Greenstein with all in favor the sign installation request from Orlando Health, subject to a form of agreement prepared by District Counsel was approved.

FIFTH ORDER OF BUSINESS **Consideration of Access Easement Request from Toho**

District Counsel recalled that the Board approved the access easement with the Tohopekaliga Water Authority (TWA), subject to counsel drafting the Easement Agreement. The TWA wanted to have an easement over the CDD's tract, in order to have access to their wastewater facility. The District Engineer had no objections. The Easement Agreement did not include reimbursement for damages, but TWA offered to pay for all damages. This item was deferred, as the Board requested that District Counsel request specificity from the TWA, on the location of the facility and the path that TWA intended to take for access purposes, as the Board wanted the easement limited to only the area reasonably necessary for access.

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SIXTH ORDER OF BUSINESS **Consideration of Proposals for Parking Sign Installation**

A. Fausnight Stripe & Line, Inc.

B. Mailbox & Sign Solutions

Staff reviewed two proposals for installation of parking signs. Board members discussed sign placement, staff oversight, and the need for an agreement for installation within public rights-of-way. Following discussion, the Board approved the Fausnight Stripe & Line proposal subject to staff approval of final locations and preparation of an agreement by District Counsel.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal from Fausnight Stripe & Line as stated, subject to staff sign off and a form of agreement prepared by District Counsel was approved.

SEVENTH ORDER OF BUSINESS **Review of Fiscal Year 2027 Budget Scenarios Assuming Elimination of Interlocal Cost Sharing Agreement (Discussion Only)**

Ms. Adams reported that the purpose of this item was for discussion purposes only, as there would be discussion at the joint workshop scheduled for July 9th. A budget would be provided to the Board, eliminating expenses and revenues without a Cost Sharing Agreement. Ms. Davis questioned why only this item was being discussed during budget season and not discussing the East budget during budget season. District Counsel suggested updating the agreement to include joint workshops versus joint meetings. Mr. Greenstein felt that the Cost Sharing Agreement needed to be modified and not eliminated, as it was 20 years old.

After Ms. Davis requested not to defer discussing the East budget, the Board discussed several policy considerations related to preparation of the FY2027 budget and the upcoming joint workshop with Reunion West CDD, including future modifications to the Cost Sharing Agreement, capital repair priorities, landscape maintenance, security improvements, and long-term planning for The Stables property. Staff was directed to include a tree inventory proposal in the proposed budget R&M List.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-06 Declaring Special

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Assessments; Consideration of Resolution 2026-07 Setting a Public Hearing for Special Assessments

District Counsel provided an update regarding discussions with Greenberg Traurig and ongoing communications with EHOF concerning the Reunion Village mailbox kiosk. Counsel reviewed potential construction defect considerations and discussed possible coordination with the developer and USPS regarding future corrective actions.

B. Engineer

Mr. Curley reported that the curb and asphalt work would be scheduled after the July 4th holiday. The start and end date would be provided at the pre-construction meeting, along with any traffic pattern changes. A maintenance notice would be sent to residents. *Mr. Curley left the meeting.*

C. Field Manager Updates

The Field Manager reported on routine maintenance activities including guardhouse repairs, annual backflow inspections, landscape maintenance, sidewalk grinding, lighting repairs, irrigation restoration, gym improvements, roof repairs, pool equipment replacement, and ongoing amenity maintenance. Board members discussed tree maintenance, future inventory of community trees, and additional resident communications.

D. District Manager's Report

Ms. Christine Wells, Assistant District Manager, reported Heritage Crossing Community Center and Seven Eagles reservations during June and July 2026.

- **E-Mail Subscribers** *(Item 8Dvi)*

Ms. Adams reported that there were currently 211 active email subscribers. Ms. Davis inquired about the board-approved process to increase email subscribers by registering the annual access card renewals. The numbers remained the same as last year. Ms. Adams recalled when the email subscriber system was implemented on October 1, 2025, the security form to receive access cards was revised to include collecting an email list. A request to move Supervisor's Requests to earlier in the agenda was received and Ms. Adams would send an email to Board Members requesting items to add to the agenda to address this concern.

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i. Action Items

Staff reviewed the current Action Items List, including completion of the Reunion Village gate entry system, updates regarding The Stables property, revisions to the FY2027 Replacement and Maintenance Project List, implementation of the amended Parking Rules, preventive maintenance of fitness equipment, and resident communications. The Board provided additional direction regarding future maintenance priorities and discussed "Agreement for Use" or "Pay for Use" on the marketing of the CDD facilities and elected not to pursue legal action regarding marketing of CDD facilities at this time.

- **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. Mr. Vargas reported that Reunion Security was working with the Osceola County Sheriff's Department, when there were house parties. Ms. Davis requested adding more communication with the community to the Action Items List. Ms. Wispelwey suggested discussing at the end of every meeting, items that the Board would like to inform the residents about and having a workshop with the Master Association. Ms. Adams would include the FY2027 joint workshop schedule on the joint workshop agenda.

ii Approval of Check Register

Ms. Adams presented the Check Register from May 1, 2026 through May 31, 2026 in the amount of $295,081.28.

> On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the May Check Register was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2026, which were for informational purposes only.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

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v. Reminder of Form 1 Filing Deadline – July 1st

Ms. Adams reminded all Supervisors to provide their Form 1, Statement of Financial Interest electronically by July 1st, to the Commission on Ethics. If Board Members already filed their form, they would not receive a reminder.

vi. E-Mail Subscribers

Ms. Adams reported that emails can be sent for the concrete curb work, amended Parking Rules and the beautification of Linear Park.

E. Security Report

This item was discussed.

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: July 9, 2026

Ms. Adams stated that the joint workshop was scheduled for July 9, 2026 at 10:30 a.m. at this location. There would also be a regular meeting.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor the meeting was adjourned at 3:25 p.m.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Chairman/Vice Chairman