

**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, **July 9, 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
Trudy Hobbs
June Wispelwey
Diane Davis
John Magnusson *via Zoom*

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Christine Wells
Kristen Trucco
James Curley
Alan Scheerer
Karley Chambers
Victor Vargas
Residents

District Manager
Assistant District Manager
District Counsel
District Engineer
Field Manager
Field Manager
Reunion Security

The following is a summary of the discussions and actions taken at the July 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 1:15 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. A quorum was established.

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Ms. Adams opened the public comment period. Stanley Stewart, 1112 Sunset View Circle, Unit 303, expressed concern regarding streetlight outages near the Old Lake Wilson Road entrance and requested monthly reporting of outages by security. Steve Goldstein requested information concerning District legal and management expenses associated with recurring Board matters, including the parking-sign project. Diana Boyce, 7530 Gathering Drive, requested that the District provide a microphone or sound system to improve audibility during meetings. There being no further public comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the June 11, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the June 11, 2026, Board of Supervisors meeting. Ms. Davis provided corrections, which were incorporated.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Minutes of the June 11, 2026, Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Review of Proposed Fiscal Year 2027 Budget**

At Board Member request, the Board reviewed the Proposed Fiscal Year 2027 Budget. A Board Member asked about the value of District expenditures and the proposed increases in legal services, telephone expenses, and maintenance inspections. They also suggested that the Board evaluate its expectations and methods of communicating with residents. District Counsel explained that the proposed legal services increase anticipated expenses associated with active litigation and that legal services were billed hourly pursuant to the engagement agreement. Ms. Adams explained that telephone expenses increased because additional data accounts had been added at new entrance gates per the direction of the Board. Maintenance inspections were attributed to backflow inspections, sprinkler inspections, and exit light inspections for District amenities. The Board Member has requested information prior to meeting through phone calls and other conversations. No Board action was taken.

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Request from Toho**

District Counsel reported that she tried to contact Tohopekaliga Water Authority (TWA), regarding the location of the facility and the access route. They were not available and requested that this item be deferred to the next meeting.

SIXTH ORDER OF BUSINESS**Consideration of Preventative
Maintenance Agreement Renewal with
Fitness Services of Florida**

Mr. Scheerer presented the proposed renewal of the preventive-maintenance agreement with Fitness Services of Florida for cardio equipment at the Seven Eagles Fitness Center. The agreement provides for two visits per month at \$350 per visit. Mr. Scheerer explained that the vendor would identify needed repairs during its inspections and coordinate any additional repair work. In response to a Board Member's question, Mr. Scheerer agreed to confirm the procedure and signage for residents to report malfunctioning equipment.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Preventative Maintenance Agreement Renewal with Fitness Services of Florida was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals for Seven
Eagles Restroom Refurbishment with
Well Decorated**

Mr. Scheerer presented Well Decorated's proposals and renderings for refurbishment of the Seven Eagles men's and women's restrooms. The proposed price was \$38,893 for the men's restroom and \$42,300 for the women's restroom, for a combined amount of \$81,193. The design incorporates the existing blue restroom partitions. Ms. Adams confirmed that funding was included in the Repair and Maintenance Project List. Mr. Scheerer anticipated that work could begin within 30 to 60 days and agreed to provide an updated schedule at the next meeting. The Board agreed that the restrooms would be renovated sequentially, beginning with the men's restroom, and that appropriate closure signage would be installed.

On MOTION by Mr. Greenstein seconded by Ms. Davis with all in favor the proposals with Well Decorated for the refurbishment of the Seven Eagles restroom as stated above were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Exclusive Right of Sale
Listing Agreement with Saunders Real
Estate**

Ms. Adams presented Saunders Real Estate's proposed Exclusive Right of Sale Listing Agreement for The Stables parcel. The proposed initial listing price was \$1.75 million, and the proposed brokerage commission was 7% of the final purchase price. Mr. Greenstein reported favorably on his meeting with the Saunders team and its proposed marketing approach. Ms. Wispelwey requested that management notify Kingwood that the District intended to proceed with marketing the property. District Counsel recommended that any approval be conditioned upon legal and staff review, including confirmation of the procedures required before District property could be offered for sale.

On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the Exclusive Right of Sale Listing Agreement with Saunders Real Estate, subject to review and approval by District Counsel, was approved.

NINTH 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**

District Counsel reported that agreements were drafted with the hospital and Fausnight for the emergency access directional signs and for parking sign installation. The demand letter from Greenberg, Traurig was deferred until the August meeting. No action was taken.

B. Engineer

Mr. Curley reported that the curb and asphalt project was scheduled to begin August 3, 2026. He identified two additional repair locations requiring a \$9,500 increase to the previously approved amount of \$87,500, resulting in a revised project amount not to exceed \$97,000. Approximately 25 locations would be addressed, and the work was expected to take approximately six weeks. Ms. Adams reported that a preconstruction meeting had been held and that notice would be provided to affected residents before work began.

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On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Change Order for the curb and asphalt work in a not-to-exceed amount of \$97,000 was approved.

C. Field Manager Updates

Mr. Scheerer summarized ongoing field activities, including installation of no-parking signs scheduled for July 20; tree replacement and installation of a root or bio barrier on Excitement Drive; repairs associated with damage to the Reunion Village kiosk; receipt of pool permits; guardhouse and gate repairs; amenity maintenance; and sidewalk repairs and replacements.

The Board discussed recurring gate damage and access through the Reunion Village gate serving the Reunion Village. Mr. Scheerer reported that he had received pricing from Ramco for work at the Carriage Pointe gate and would confirm compatibility with the Envera system before presenting a recommendation.

D. District Manager's Report

i. Reunion Rental Report

The Assistant District Manager, reported that rentals for Heritage Crossing Community Center (HCCC) and Seven Eagles, remained steady for July, but slowed down in August. There were five rentals in July and one in August. There was a new full color rental brochure for the HCCC sent to Reunion residents via email on June 26th. Three rentals were scheduled for September and four were scheduled for October. Ms. Wells was working on a marketing plan to try to increase room rentals. Ms. Davis requested a rental promotion for Seven Eagles.

ii. Action Items

This item was discussed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2026, through June 30, 2026, in the amount of \$526,494.53.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the June Check Register as discussed was approved.

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

v. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

vi. E-Mail Subscribers

Ms. Adams reported that access card applications received from Reunion Security were entered into the system. Some emails were pending, such as the upcoming concrete work and second notice regarding the amended and restated Parking Rules. Ms. Davis noted 20 more subscribers this month than last month, which was more than they had over the past year, but felt that there should be a link to have more subscribers. At the request of the Board, Ms. Adams would send broad interest emails to the HOA for distribution. Board Members also requested that an email be sent to residents about the bio root barriers and the procedure for reporting streetlight outages.

E. Security Report**i. Consideration of Proposed Security Enhancement**

Ms. Adams reported that a closed security session was held and a proposal was presented for security enhancements.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal for security enhancements, subject to review and approval by District Counsel was approved.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

A Board Member asked to address the earlier public comment regarding streetlight outage reporting, Mr. Scheerer agreed to inspect the reported streetlight outages near Spine Road and Old

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Lake Wilson Road and coordinate appropriate reporting. He added they can report streetlight outages online through Duke Energy or OUC.

TWELFTH ORDER OF BUSINESS

Next Meeting Date: August 13, 2026

The next meeting was scheduled for August 13, 2026, at 12:30 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the meeting was adjourned at 2:50 p.m.

Signed by:

Tricia Adams

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Secretary/Assistant Secretary

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[Signature]

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Chairman/Vice Chairman