

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held Tuesday, **March 28**, 2017 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Brian (Ken) Brown	Chairman
Sal Perillo	Assistant Secretary
Carl Thilburg	Assistant Secretary

Also present were:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
William Bassetti	UPS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brown called the meeting to order.

Mr. Showe called the roll.

SECOND ORDER OF BUSINESS

Modifications to the Agenda

Mr. Showe: The only item we have added tonight is the draft of the financial report for Fiscal Year 2016. We just received it today because of timing issues, if the Board is amenable we'd like to just discuss it tonight. If you're okay with it, we would at least like to have it approved in substantial form while Counsel and staff reviews it. We will get to that, but it is added as Item #7.

Mr. Brown: Anybody else have any other modifications?

THIRD ORDER OF BUSINESS

Public Comment

Mr. Hurley: 2616 Keswick Court. I have three issues I want to discuss with the Board or I need to ask the Board. First thing is routine permission to put up banners at the gates 2 weeks ahead of our yard sale which will be April 29th. We will put them up around April 15th and take them down right after the yard sale. The arrow signs will go up the day of the event.

Mr. Showe: Is there any objection?

Mr. Thilburg: No, none from me.

Mr. Hurley: Along the lines of signs, I know the Board's rule is that there are no signs of any kind. We have that in the HOA documents, that everything has to be approved by the CDD or HOA. I've noticed over the years that realtors put in these open house signs. They put them at the main gate and the corner. They're basically directing people to their house because otherwise people don't show up. I did real estate and it's very disconcerting when you spend half the day sitting inside and nobody comes because they can't find you. From what I heard of most recent events, some of their signs have been disappearing. I don't know whether you have the guards taking them down or homeowners down. I was wondering, if a realtor wanted to come to the Board would the Board entertain the same procedure as when I come in here and ask for a sign? A realtor is going to be motivated to pick up their signs because those signs cost them money. They're not going to leave it there. If a realtor asked us to put their signs up, is it possible the Board would allow that?

Mr. Perillo: I have a question, you have it in your HOA document there. What does it say there?

Mr. Hurley: It says no signs of any kind unless approved by the HOA or the CDD. As far as the HOA signs, you're allowed to have a for sale sign in front of the house. With the latest amendment, you're also allowed to have a sign of standard size in the back of the house if you are on the golf course. My emphasis is that you want the houses to sell. So why should we discourage that process by not allowing a realtor to have a successful open house?

Mr. Perillo: My understanding is that real estate sells pretty quickly in here. If a realtor really wants to do business, he doesn't need signs at the door. If he wants somebody to come to the house, he should bring them to the house and introduce them to the owners.

Mr. Hurley: That is one way, but another way is to have an open house. You put it in the paper, put up signs leading to the house, put up balloons in the front yard so that people can spot the house. I'm of the mindset that we want the houses to be purchased, and we don't want them

vacant. So, if a realtor took the initiative, on their own time, to come to one of these meetings and ask for permission to put up open house signs, would the Board approve it?

Mr. Perillo: I don't know because I have to find out what is in the writing and what the laws are in the CDD's documents right now.

Mr. Showe: There's really no hard and fast rule for CDDs but this Board has determined that they do not want snipe style signs of any type on CDD property. The only things that you traditionally allow are the signs from the HOA, and even those have regulations. Other than that, we have instructed security and landscaping to remove any signs that are on CDD property.

Mr. Brown: I would be open to looking at that if they didn't do bad looking signs. I've seen them do one out here, that Ms. Baker could not get out of the ground. They have a big screw that they put it into the ground with, and she was out there pulling on it trying to get it up. It was a nice sign though. They did that because they didn't want it to disappear. If we let them put up those little ones, then somebody will see them and think they can put up one.

Mr. Hurley: That's the risk, and I understand that. If a realtor ever asks we'll just say no, and we'll live with the fact that it will take longer to sell the house.

Mr. Brown: If they came by with a nicer sign, we would let them have that for a day.

Mr. Perillo: The sign could be there for 6 months if the house doesn't sell.

Mr. Hurley: That means that some other weekend another sign is there for a different open house.

Mr. Perillo: We're talking about one house. If the house doesn't sell for 6 months, that sign is going to be there for 6 months.

Mr. Hurley: No, an open house sign will not be there for 6 months. An open house is an event that lasts a few hours on one day.

Mr. Perillo: Just one time?

Mr. Hurley: No, they might do it again another day.

Mr. Perillo: Then that could go on for 6 months. If they have a price on the house that is way up there, and nobody is buying it, we'll have a sign there for 6 months.

Mr. Brown: No, they would only have the sign up during the open house. If they came in and asked we would have to tell them they would need to inform us of every day it is going to be there.

Mr. Showe: I think the challenge you're going to have is that they are going to start multiplying. Once you get one out there, even if they got permission, somebody is going to see it. Then you have to start tracking who has permission, and who doesn't. It's up to the Board, we can do it any way you want.

Mr. Hurley: You can always pull the signs if they are there the next day. It will probably happen that they won't take the time to come to this meeting.

Mr. Showe: I think that is the procedure. Should they choose to come here, just like the HOA comes, we can't promise they will get a yes from the Board. It would be up to the Board at that time.

Mr. Hurley: They may or may not take the time to come.

Mr. Brown: You can send them.

Mr. Perillo: The way it is now, works well. I live in the Villas, every now and then I see a paper sign out there on a stick. I've taken a few out myself, and others have taken them out too. They were on Remington Boulevard so you don't need people driving by getting distracted.

Mr. Thilburg: The one's I've seen on Remington Boulevard that the real estate agent put out, they put it out in the morning and when the time had expired and the real estate agent was leaving the property, they stopped and pulled their sign. The responsible real estate agents will go back and pick up their sign.

Mr. Perillo: In the past, we haven't had anything. The thing now is it is going to be the HOA's responsibility to talk to the realtor who puts their sign up, to make sure they take it down. If you see the sign there more than one day for open house then it's garbage.

Mr. Hurley: When the sun goes down, the guards should pull the sign.

Mr. Perillo: It's not our responsibility, it's going to be the HOA's responsibility to make sure they are taken down.

Mr. Hurley: But you're doing it now.

Mr. Perillo: That's the law. Why should I take it down if it's their sign? When they're done, they should pick it up. If they leave it there, I'm not going to be their garbage man. You should be the garbage man, it's your HOA. If they want to come in and put a sign there, tell them when they leave they have to take the sign down. If they don't we'll turn around and stop it.

Mr. Hurley: That's all they're asking for.

Mr. Thilburg: You should put that in the HOA newsletter.

Mr. Brown: Yes or no, that you would be willing to listen to someone ask you to put something up for a weekend?

Mr. Perillo: A weekend?

Mr. Brown: Or for the hours that they are there.

Mr. Perillo: Well that's what we have to limit. Is it a weekend, a week, or a day?

Mr. Brown: If somebody were to come and ask, would you be open to having them?

Mr. Showe: The question is, do you want to keep the rules as is, which is no signs period, or direct people to come here should they want to put signs up and request permission?

Mr. Brown: Or just say no signs?

Mr. Perillo: Stay the way it is.

Mr. Thilburg: I'm open to have them come to the Board.

Mr. Brown: I am too. I have seen them sit here for ages. It's just according to what kind of sign they have.

Mr. Perillo: What do you mean according to what kind of sign?

Mr. Brown: Not the little ones, they would need to bring a sample.

Mr. Showe: They need a sample sign, date, and address.

Mr. Brown: When they bring the sample, we can decide if we like it or not.

Mr. Hurley: The HOA has been looking for a place to have a copy of loose-leaf binders.

Mr. Brown: That is on the agenda.

Ms. Bowles: 116 Westmoreland Circle. I was wanting to know if the Board had reached a consensus on the parking on the easement grass. That is CDD property. Has there been a decision made on whether they are able to tow them from the easement?

Mr. Showe: The Board has beat up the towing issue for the last several months.

Ms. Bowles: It is becoming a real problem on Westmoreland because with the stricter policy, because people were posing as guests, they are parking on the easement grass. They are also using other people's driveways who aren't there full time.

Mr. Showe: I think the challenge the Board ran into with that easement area was that although we own it, by technicality, it is the owners' responsibility to maintain it. So we would have a legal challenge if we try to start towing off of property that they are legally required to maintain. The Board has taken the opinion that they are only towing off the streets, which we own and have maintenance responsibilities of.

Ms. O'Dell: 193 Harwood Circle. My question is in regards to the same issue. What she's talking about is a real problem. It is in Gleneagles. I have taken pictures of permanent residents that we know are homeowners who consistently park on the grass. It's starting to look like the ghetto. Eventually the pipes are going to sink. It's going to create a real fiasco. It's just a nuisance. I've got neighbors across the street from me, not only are there newspapers everywhere because they are too lazy to pick them up, but there were two of them on the grass last night and the night before. Isn't there something that can be done? They're doing it and they are getting away with it. It ticks me off when you look in their driveway and there are spots in their driveway. Just get up and move your cars around.

Mr. Showe: At this point, there is nothing the Board can do.

Ms. O'Dell: Can't the HOA send letters?

Ms. Bowles: It's hard for the HOA to send letters because our property management company is only out in the daytime and they are doing this in the evening.

Mr. Scheerer: Did Gleneagles and Windsor Park adopt their own towing policy with respect to the HOA where you guys are towing off of block side blocks and grass? If you're half on the street, security knows that you're parked on the street and they are to be ticketed and towed. If you're parked in the easement or you're blocking the sidewalks, it's my understanding that in Gleneagles and Windsor Park have their own HOA towing policy, and that they are towing based on those restrictions. Your question about parking between the sidewalk and the curb, if you're in that grass easement then HOA is towing it. Security knows if you're on the street, anywhere on that road, you get a ticket. If you are on it again, you get towed. Gleneagles and Windsor Park have their own HOA tow policy.

Ms. O'Dell: So, we can authorize to tow it.

Mr. Scheerer: We don't tow for you. We tow for the CDD. The HOA has posted signs in both of those communities that reflect, no parking on the concrete, no blocking the sidewalks, and no parking on the grass. You guys have your own tow signs posted in those communities.

Ms. Bowles: Isn't it a County law that you are not allowed to block the sidewalk?

Mr. Scheerer: Yes, it is.

Mr. Brown: Yes, they'll write you a ticket but they won't tow you.

Mr. Scheerer: It's a Code Enforcement violation, so they will write you a ticket.

Resident: It's \$50.00.

Mr. Brown: It's a State law too.

Ms. O'Dell: Back to my tree at 193 Harwood Circle, that is on CDD property. Is there anything in progress or anything going on with that.

Mr. Showe: The Board determined at the last meeting that we are not taking responsibility for those trees.

Ms. O'Dell: So maybe I need to seek other ways of remedying this issue legally. It is not right.

Mr. Perillo: You are well aware that the problem is not the CDD's. It is an HOA problem. Are you aware of that?

Ms. O'Dell: I am aware, and it has gone back and forth.

Mr. Perillo: When they originally set the rules up, they specifically said the maintenance of the trees is an HOA problem. How it got to the homeowner, I don't know. We went over it and found the law that states it is an HOA responsibility.

Ms. Bowles: I'm on the HOA Board, and it says it is the homeowner's responsibility.

Mr. Perillo: You changed that.

Ms. Bowles: Yes, we did a few years ago.

Mr. Perillo: The HOA changed it and made it the homeowner's responsibility.

FOURTH ORDER OF BUSINESS

Organizational Matters

Mr. Showe: I have not received any letters of interest or resumes for this yet. If the Board is amenable we can just skip past this and we will put it on the agenda for the next meeting if we get any.

FIFTH ORDER OF BUSINESS

Approval of February 28, 2017 Meeting Minutes

Mr. Brown: Are there any additions, deletions, or comments on the minutes?

Mr. Thilburg: On the 6th order of business, section A, it has Mr. Thilburg saying, "In the past.." I think Sal made those comments.

Mr. Showe: We got a new transcriptionist, she'll get better.

On MOTION by Mr. Thilburg, seconded by Mr. Brown, with all in favor, the February 28, 2017 meeting minutes were approved as amended.

SIXTH ORDER OF BUSINESS

Discussion of HOA Requests

Mr. Hurley: What we are trying to do is have a better procedure for the people who want to paint their houses using the paint book and the shingle book. We tried having them at people's houses and it doesn't work. We tried having people take them home and they never bring them back. So, we are trying to find a place that is common property. What I respectfully request of the Board is consideration of having a paint book and a shingle book by the door inside the door. The guard will let people look at the book but they can't walk away with it. There's no responsibility to the guard besides making sure it doesn't leave the room.

Mr. Brown: Did you ask the security company if they cared?

Mr. Showe: I'm not sure that they would necessarily care, I think the challenge will be for them to make sure they don't leave. They're here to patrol the property so if somebody comes in, starts looking at the book, and they have to go offsite to deal with an issue at the tennis courts or somewhere, there's no way to make sure the books don't leave.

Mr. Brown: You could make them leave and lock the door.

Mr. Perillo: I have a couple of questions on this. The homeowner likes the color of the paint, and pulls the page out and goes. We're not responsible.

Mr. Hurley: You're not responsible, we will fix the book.

Mr. Showe: I think it is implied that we are not responsible for their material. They are leaving it here as a place for people to come look at it.

Mr. Perillo: Are you going to inspect your book monthly?

Mr. Hurley: We'll look at it.

Mr. Perillo: And a homeowner may want to take the book home with them and if the guard isn't aware of it, the book disappears. Those are all problems that I see.

Mr. Hurley: We need a sign that says, "Please do not remove this book."

Mr. Thilburg: We'll just give permission for the books to be housed. We have no responsibilities.

Mr. Perillo: I recommend that you come check the book to make sure parts of it don't go missing.

Mr. Scheerer: And realistically, the best hours to come is when a guard is here, from 2 p.m. to 10 p.m. But, they also have a responsibility to watch the pool, and other places in the community.

SEVENTH ORDER OF BUSINESS

Consideration of Draft 2016 Audit Report

Mr. Showe: If you go to page 33, that is the start of the letter. It is still in draft form so some of the numbers may adjust slightly between different bonds. There were no prior findings, and we did not meet any financial condition requirements in the Florida statutes which is a good thing. All the conditions that they monitor are in good shape so it is a clean audit. It would be our recommendation if the Board is amenable to approve it subject to Counsel and District management changes, but that way we can get it going forward before the next meeting.

On MOTION by Mr. Thilburg, seconded by Mr. Perillo, with all in favor, the draft Fiscal Year 2016 Audit Report was approved in substantial form.
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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buzyniski: I do not have any updates.

B. Engineer

Mr. Vincutonis: I have nothing to report at this time.

District Manager's Report

1. Approval of the Check Register

Mr. Showe: We have checks 5334 through 5355 in the amount of \$106,179.79 in the General Fund. We have a Capital Project Check #21-22 for \$9,566. We have March Payroll in the amount of \$954.10 for a grand total of \$116,699.89. Alan and I can answer any questions about those invoices if you have any.

On MOTION by Mr. Thilburg, seconded by Mr. Perillo, with all in favor, the check register and March Payroll totaling \$116,699.89 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: There is no action required by the Board on this item. We are about 95% collected on our assessments through March 9th, so we are in good shape there.

Mr. Brown: Is next year the last year for this?

Mr. Showe: It goes through 2019, so you'll still have your 2017 tax bill and your 2018 tax bill. There's still two more years left.

3. Field Manager's Report

Mr. Scheerer: There's not a lot to report this month. The Amenity Center is in good shape, the Fitness Center is also in good shape. One item of note is we purchased 20 new lounge chairs, 4 tables, and 16 dining chairs for the pool. We expect those to be delivered in the next 4 weeks. It is an item we had slated for this year. If we need to add more for the next year based on the amount of usage at the pool, we can do that. That is scheduled to come in around 3 weeks now. We will get it in right before school ends and the summer begins. The lakes are in good shape. We had a tree in the Club Villas on the outside wall that was impeding the wall and growing into it. I haven't checked it today but I got notified that it was cleaned up by our landscape company because it is a CDD tree. I'll drive by and check it. We are continuing to work on the sidewalks, we installed a new trashcan along Remington Boulevard. We installed 6 brand new swimming, boating, fishing, and trespassing signs throughout the community. One is on the ball field, one at Knightsbridge, one in Gleneagles, and a couple of spots in Windsor Park. The proposal for the new playground was executed for 4 to 6 weeks for delivery and installation. The chain link fence located on the backside of the baseball field behind the commercial lot was damaged somehow. I've called a fence guy out and he is going to give me a price to repair the fence. It is definitely our fence, and at the same time we are going to have them do the fence for the baseball field. That's all I have.

Mr. Thilburg: I have a question, by the golf course it looked like electrical or REW was out there?

Mr. Scheerer: Yes, as the Board recalls, you approved funding to take the last remaining battery operated irrigation controllers and make them AC. I apologize for not bringing the Board up to speed on that. You'll see directional borings on Knightsbridge and Remington Boulevard. What they are doing is taking the old battery operated timers and putting in new clocks and new wires. They are going to be automated just like the rest of the community.

4. Security

Mr. Bassetti: This month we had 20,646 total cars come through Partin Settlement gate. East Lakeshore gate we had 9,176. Tags, we had 87. We had no tows. We had 61 code letters, and 1 attempted tow. We have 174 repeat offenders to date.

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Brown: Mr. Perillo?

Mr. Perillo: I don't have anything.

Mr. Brown: Mr. Thilburg?


Mr. Thilburg: I have nothing.


Mr. Brown: The only thing I have is the place looks good.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting at 6:40 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman