

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held Tuesday, October 25, 2016 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Brian (Ken) Brown	Chairman
Joseph Volpe	Vice Chairman
Joseph F. Czarkowski	Assistant Secretary
Sal Perillo	Assistant Secretary
Carl Thilburg	Assistant Secretary

Also present:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Alan Scheerer	Field Operations
William Basseti	UPS
Mark Vincutonis	HWA

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: I did hand out this KaBOOM project information. They came to me and this is a company that builds playgrounds as part of the Grant program. They got a grant approval to build a playground in Kissimmee so they were reaching out to people to do that. In speaking with Counsel there is probably some challenges for the CDD to coordinate this type of project but because it is a grant I figured it would be good to hand it out to you guys. If you know of any organizations looking this would be any contact information that we have available. We wanted to see if you guys had any questions on it or anything but at this point I'm not sure that we recommend moving forward because it is going to be a challenge for the CDD with Sunshine

Laws and the way they have the program set up. Another organization might be able to take it and get some benefit out of it.

Mr. Brown: So they are just looking for somewhere to build on?

Mr. Showe: Apparently they get grants to do certain areas and Kissimmee is the area they targeted to put a playground in. They are taking applications and they will probably go through all of those applications and pick one to put a playground in. It seems like a really good program and the videos they have online are really nice playgrounds. I think there are some challenges with CDDs because obviously we have staff here who make sure the people who do use our playground are residents here, which this probably would not fit that and some other items.

Mr. Perillo: Anything on the proposed location?

Mr. Showe: If you wanted to move forward with that we would have to look at that.

Mr. Perillo: Have they set any proposed location?

Mr. Showe: They did not. Their grant is targeting Kissimmee, Florida so they were reaching out to different organizations in Kissimmee to see who would be interested and put out the grant information. She didn't say that they wanted to put one in Remington; she just said that since we are an organization in Kissimmee to look at the information.

THIRD ORDER OF BUSINESS

Public Comment Period

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 27, 2016 Meeting

Mr. Brown: Are there any changes or deletions to the minutes?

On MOTION by Mr. Thilburg, seconded by Mr. Czarkowski, with all in favor, the minutes of the September 27, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS

Discussion of Draft Resolution Regarding Street Parking Rules and Procedures

Mr. Showe: This just gives us some guidelines if we know someone is a resident and calling in as a visitor. I think this will help with some of the challenges that we have heard from some of the residents. Although the language in the previous policy adds some I think this just gives us a little more information to turn to.

Mr. Brown: Do we have to advertise this as a public hearing?

Ms. Buzyniski: It is a rule making.

Mr. Showe: If you wanted to move forward then you have to have a motion to authorize the rule making process and we can advertise for the next available time.

Mr. Perillo: The thing with the parking on the apron right now is a problem under the HOA. We discussed it and I got the impression that we are not going to enforce that.

Mr. Brown: We weren't going to enforce it on the grass we were going to let the HOA enforce it.

Mr. Perillo: I was going to say if it gets out of hand and there are a lot of aprons that people are parking on and we are not enforcing the law that the CDD has the authority to come in and re-maintain that and give the homeowners a bill. We are not going to tow them off of the grass but if it gets out of hand and all of the aprons look disgusting then maybe we should say something upfront very quietly that we are not towing you but if you make a mess of it and do not keep it maintained then we are going to do it even though it is the HOA's problem. Then we will make them pay us a bill.

Mr. Brown: We will have to look at the legality of that because the HOA can fine for that.

Mr. Czarkowski: We do not fine but we take them to court.

Mr. Brown: There are a couple of people in the neighborhood that have parked their cars continuously on the grass and it has killed the grass.

Ms. Buzyniski: That is, as I understand it, covered by the HOA Covenants, their maintenance obligation.

Mr. Perillo: The only thing I've heard in the past is the HOA taking them to court.

Ms. Buzyniski: The HOA has the authority to lien their property if they do not maintain it.

Mr. Czarkowski: They cannot lien their property. They can only lien their property for failure to pay dues not for any violation of Covenant or Deed Restrictions. There is no fining

committee so the enforcement is telling them if they do not do it then they will take them to court. If you lose then you are going to pay court costs and all of the legal fees that the HOA incurred by taking you to court, which is probably more than a fine. I've been in there before and the Judge says that the grass looks okay to him and he isn't going to do anything.

Mr. Brown: We can look at that again if it becomes a big issue.

Mr. Perillo: It hasn't been a big issue in the past has it?

Mr. Showe: Not in terms of what we have dealt with here.

Mr. Czarkowski: Mostly it is with people that are renting.

Mr. Brown: Do we want to move forward with the change to give them a little more tool for identifying residents or leave it like it is for now?

Ms. Buzyniski: I just wanted to clarify because I had some language in it that I took out that did clarify that the CDD could tow off of the grass. I haven taken that out so do we want to put that back in?

Mr. Brown: I wouldn't put that back in because we took it out last time. We didn't want to muddy the waters since the HOA has that authority to do it anyway.

On MOTION by Mr. Czarkowski, seconded by Mr. Brown, with all in favor, to authorize District Staff to advertise a Rule Hearing regarding street parking Rules and Procedures on December 13, 2016 at 6:00 PM at the Remington Recreation Center was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis: Alan showed me pictures of a newly formed pothole by the golf course clubhouse. We are probably going to see if All Terrain could patch that but it is right on top of where a storm pipe is likely at so there could be some other issues there. We will patch it and if it continues to fail then we know that there is a bigger issue there.

Mr. Czarkowski: Is that the one where you come over the speed hump?

Mr. Scheerer: Yes.

Mr. Vincutonis: It is on the exiting side.

Mr. Showe: There is a big orange box on it right now.

Mr. Vincutonis: I took a look at the remaining pods that haven't been repaved yet and there are some on the east side. There is some substantial block cracking that has been there for quiet a while now. The pavement itself where it is not cracked looks like it is still holding together pretty good. Considering the price if it was my road or my money I would probably wait until we needed it so it would be my recommendation to look at it next fall and see when is the best time to do that project.

Mr. Thilburg: I have a question about the barcode striping.

Mr. Vincutonis: I will ask again tomorrow where we are with that.

Mr. Brown: Where is the No Parking striping?

Mr. Scheerer: Remember when the Osceola County Sheriff approached us to put in the No Parking signs at Oakview and Summerset? We also installed as you are leaving Partin Settlement the cross hatching and all of the yellow that is there, they asked us to put No Parking there along with a sign as well. The Board did that well before any other roadway work was done so that should have been put back as part of the striping and it has yet to be done. We already paid for it once based on the Osceola County Sheriff's recommendation so we are just asking the contractor to put it back.

Mr. Brown: Did you happen to have some in that little striping area that is adjacent to the guard shack?

Mr. Scheerer: In front of the guardhouse?

Mr. Brown: Yes, because I have seen people parking there.

Mr. Scheerer: No we did not. There was never any No Parking in that area. We are actually looking, and this is not something that I am prepared to talk to about with the Board, at extra striping for crosswalks, stop bars along Remington Boulevard, and the school crossings. We are looking to get that done anyway so if we choose to do that then at that time we can add No Parking there as well.

C. District Manager's Report

1. Approval of the Check Register

Mr. Showe: We have checks 5215 through 5240 in the amount of \$78,378.29 in the General Fund. We have September Payroll in the amount of \$769.40 for a grand total of \$79,147.69. 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 September check register and payroll totaling \$79,147.69 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: There is no action required by the Board on these items. These are not in final form and it is through September 30, 2016. These are unaudited so we may have some invoices that may come in. Everything else seems to be in line and we are 100% collected on our Assessments for the year.

3. Field Manager's Report

Mr. Scheerer: We should have the new Recreation Center signs in by next week. We picked them up and they look really good. We are waiting on the posts to come in right now and we hope to have those this week. Terry's Electric was on and we have a light that shorted out and they had to come out and do some work to get that repaired. The Fitness Center is in good shape. We got a report from Patrick that the handicap lift is not working so we got a service call in for that and hopefully we get that up and running pretty quickly. The gates are in good shape and so are the lakes. I did speak with REW to cut the hedges down by Mr. Haywood's and I think they got that done. We are continuing with sidewalk repairs and as we indicated last month we completed Crown Ridge. We are working in Westmoreland and we did have a couple of panels in Gleneagles that we pulled off and fixed right away. One of the other things that we are working on right now and we will present at a later Board meeting is the lifting of all of the trees along Remington Boulevard and Knights Bridge. I know there was some talk amongst the Board members and the residents about the street trees within the communities so we are going to go ahead and price those out by community as well just so we have an idea if the HOA chooses to take on the responsibility of lifting the street trees within all of the subdivisions here. We are not tied to any of that I just asked the same vendor that is pricing the street trees for me here if he would take a look at all of the trees within the community so that we will know what the price is

per community for the trees. That would be what we call Class 2 priming, which is lifting and thin them out to get to the 13 to 15 foot clearance mark to allow vehicle traffic to pass without hitting the tree limbs. That is just a future project because it is going to take them a while to compile that information but we are looking at doing the Boulevard as soon as I can get it done.

Mr. Brown: When they are doing that can they look at how many of them are going to at some point cause a problem with any utility, specifically streetlights? My tree in front of my house is at some point going to be an issue with the streetlight because they planted it directly underneath it. It is not big enough yet to have gotten to that point but within a few years it will. I don't know if KUA is going to have a problem with that or if we are going to have a problem with that.

Mr. Scheerer: I can only speak on behalf of the districts that we have where the CDD is the leaseholder for the streetlights. In the lease whether it is OUC, Duke Energy, FPL, or whoever it may be all of our leases clearly state that as the leaseholder we have the obligation to keep the lights free and clear. Part of what we do in other communities, because you have the NSTU here I do not know how that works here. What we will do as part of the Remington CDD, if we are going to go to the expense of lifting the trees part of the scope services will be to clean out and around all of the light canopies. I don't know how that works with an NTSU. Basically you all are paying for the lights on your tax bill and I don't know how that works. I guess we need to ask that question.

Mr. Brown: I can ask Amanda if it is in their contract.

Mr. Scheerer: Any of ours that we do in the CDD it is our obligation as the District because we are the lessee and we pay the bill. It is clearly stated in there that it is our responsibility to keep the lights free. They have to be able to get their truck in, change the light, and work on the light bulb. I don't think there are any on Knightsbridge that would be affected and I think those streetlights are a total different look. They have a taller pole with an extension arm that comes out opposed to just the solid pole.

Mr. Brown: That is what is in my yard and it is tall enough that the tree hasn't gotten to it yet but it is close.

Mr. Scheerer: The tree canopy typically takes away from the perimeter of the light so you do not get the full radius that it is supposed to illuminate. I don't know if that falls back to

the homeowner or the County but I doubt the County is going to do it. We definitely will do that though when we bid the scope of services.

Mr. Brown: It could be since they are the ones that the lease is through.

Mr. Showe: They would probably be best to start with.

Mr. Scheerer: If you don't mind asking that would be great but if not we can make a couple of phone calls to find out on our own.

Mr. Brown: Did we pay because OUC moved a light one time across from that commercial building?

Mr. Scheerer: Yes we paid to have that moved. Then they relocated the one here, which we didn't pay for and that was taken out by the car accident. I think they just re-energized the lights where the road was widened at but I think the CDD paid for that as part of the road widening too.

Mr. Brown: There are lights in Legacy Park where the trees are going to grow around.

Mr. Scheerer: I don't know who to blame when they do that because the trees go in and then the guys that install the streetlights only have one objective. They go however many feet regardless of what is there. That is new construction and it is unfortunate and creates a problem.

Mr. Perillo: We spoke about this before and about doing some roadwork soon.

Mr. Scheerer: It sounds like it will be next fall not this fall. As part of the project the Board has always allocated money to lift those trees in order for the millers to get in there and tear up the roads to advance the asphalt. This is going to take a while and it may be something that we can't afford to do or the Board chooses not to do. I spoke to a lady in Harwood about this issue just last week and we did it a few years ago because we built and resurfaced your road and that is the only time that we did it.

Mr. Perillo: Maybe we should look into doing it but doing so many communities each year.

Mr. Scheerer: That is why we are pricing them by communities.

4. Security

Mr. Bassetti: This month we had 19,716 cars go through the Partain Settlement gate and we had 8,618 cars through the Lakeshore gate. There were 110 tags, 2 tows, 71 code letters, 14 attempted tows, and 19 repeat offenders out of a total of 152.

Mr. Perillo: I looked up the records I kept from last year and I don't know how we got so exaggerated on the repeat offenders list. The year before that it varied from up and down.

Mr. Brown: That is not the total. The total is 150 and that was just the new people added. They just added the small number to it.

Mr. Perillo: Why don't you just give us the total each month rather than what we are adding?

Mr. Bisette: The total for this month was 19 and I said the total to date is 152.

Mr. Perillo: How do you get 152 from what he said?

Mr. Brown: That is everybody that is on the list for a 12-month period. Next month so people will go off but some people will be added but for this month currently there is 152 people on it.

Mr. Perillo: He didn't say it increased to 24 he just said 24. I would like to know the grand total every month of the repeat offenders not the increase.

Mr. Scheerer: Just bring the final totals next month.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Scheerer: We will go ahead and make the extra roaming patrol happen.

Mr. Brown: You have to watch Brookestone because that guy has a haunted house and it gets slammed with traffic.

Mr. Brown: Did we have any tree limbs down from the hurricane?

Mr. Scheerer: We really didn't have a lot of problems here with the storm. I was here pretty quickly after the storm.

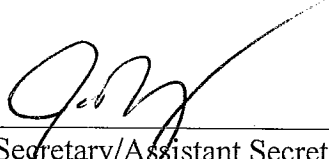
Mr. Perillo: Some of the palms are getting awfully tall.

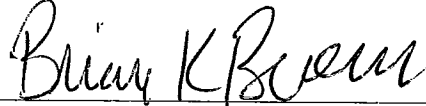
Mr. Scheerer: We addressed that but we can always revisit that anytime the Board wants us to.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting at 6:34 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman