

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, August 21, 2018 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
Pam Zaresk	Assistant Secretary
Kenneth Soukup	Assistant Secretary

Also present were:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Shawn Hindle	District Engineer
Alan Scheerer	Field Manager
Eric LaSalle	UPS - Security
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brown called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were present with the exception of Mr. Thilburg.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Brown: If you have any comments, please raise your hand, provide your name and address and you will have three minutes.

Mr. Hurley: Larry Hurley, 2616 Keswick Court. The trees along Remington Boulevard were trimmed and Alan has been telling us that they are going to be trimmed further. I don't think

anything down Knightsbridge has been done yet. One of the trees at the entrance to Southampton is almost hitting the windshield of a car.

Mr. Scheerer: They are working through the community.

Mr. Hurley: I just wanted to make sure that it wasn't missed.

Mr. Scheerer: Nope. They just replaced some in the last two weeks.

Mr. Hurley: I want to thank you for the drain on the sidewalk.

Mr. Scheerer: It's in my report.

Mr. Hurley: The Wax Myrtle that died on the entrance to Southampton, toward the wall, was replaced with a Palm tree. We talked about maybe using one of those little Palm trees to fill the hole that was left from the last Wax Myrtle that died.

Mr. Scheerer: We will keep it on the radar. It's nothing that I am planning right now. I think we are at the limits of our plant replacements, so maybe the first of October.

Mr. Hurley: As long as it gets done.

Mr. Scheerer: I'll get with you and we can take a look at everything just to make sure.

Mr. Hurley: That's all I have.

Mr. Brown: Is there anyone else?

Mr. Psarsky: Yes. Matt Psarsky, 184 Westmoreland Circle. Do you have any update on the Westmoreland drainage?

Mr. Scheerer: The contractor is out, looking at that drain and the Scarborough Court drain, which we already approved. As soon as he gets me some information, on whether or not there is a problem, we will get him going on it. We had All Terrain out looking at those drains. I had another drain, the one that typically backs up on Remington Boulevard, that showed signs of slow draining in the last rain storm. He's looking at those areas. If you see water on the road, you shouldn't drive through it.

Mr. Brown: Has Shawn looked at it or just All Terrain?

Mr. Scheerer: I think that it just has leaves in it from all of the Oak trees, if there's a problem. We can't see the bottom of it right now, so they have to come out with a back truck and pop the lids.

Mr. Brown: For some reason, I was thinking that was a pipe problem and not just an inlet problem.

Mr. Scheerer: The problem is in Scarborough. I was at their cul-de-sac in Scarborough, which we already approved Camcor to handle.

Mr. Showe: Mark met with them this week.

Mr. Scheerer: Mark met with them and REW, to discuss the trees. We are just going to remove those trees as part of the process.

Mr. Perillo: What about the sinkhole?

Mr. Scheerer: It's not a sinkhole. For clarification, it was a collapsed manhole.

Ms. Zaresk: It was in the newsletter.

Mr. Scheerer: There were currently no updates, as of today.

Ms. Boucher: Wanda Boucher, 2721 Corybrooke Lane. I think you need to thank Eric. He is the one who saw it and got all of the cones out for us.

Mr. Brown: Absolutely.

The Resident: No one else came for it. We did, but he's the one who took charge and did a great job.

Mr. Brown: It dropped 2 feet in 24 hours. We might need to buy some more cones.

Mr. Showe: We can make that happen.

Mr. Scheerer: We would have to store them somewhere, not on the road. My new ones are no longer on Partin Settlement.

Mr. Hurley: We need speed signs in the subdivisions, like in Southampton where people come from the back and speed right around the corner, past the post box. Someone is going to get hit. My recollection is that, in the past, we tried to get a slower speed sign than 30 mph put in, but I am not sure that the subdivisions have that right now.

Ms. Zaresk: It's 30 mph.

Mr. Hurley: How can we get something like 25 mph or 20 mph?

Mr. Brown: I don't think we can. We can't override the County on the speed limits.

Mr. Hindle: You have to make a request of Osceola County. They can approve them, but you would be responsible for the maintenance.

Mr. Brown: Maybe we should do that, because Don is not there anymore. He was there the last time we did it.

Mr. Soukup: The last time we did it, Joedell was handling that.

Mr. Perillo: Well if we get approved, do we have to do the entire development?

Mr. Scheerer: I think you would want to do all of the interior roads in the neighborhood.

Mr. Perillo: What about the main drag and everything else? I said all of them.

Mr. Showe: We can have them look at it.

Mr. Perillo: They can get clarification from the County. If they say "Yes," does it have to apply for every road or we can choose the roads?

Mr. Hindle: Whatever your request is, is what they will consider, so if you request every road, then they will consider every road.

Mr. Scheerer: I guess we would apply for the entire community.

Mr. Brown: See what they say.

Mr. Scheerer: What speed?

Mr. Hurley: 25 mph is reasonable.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 31, 2018 Meeting

Mr. Brown: We have the minutes of the July 31, 2018 meeting. Does anyone have any changes, additions or deletions? If not, we need a motion to approve.

Mr. Perillo: I have a question. It says on Page 18, that the pool guy was here before 5:00 a.m. and on the prior Saturday, he was here around 4:30 a.m.

Mr. Scheerer: That's correct.

Mr. Perillo: How are they getting in?

Mr. Scheerer: Security is here.

Mr. Perillo: Who opens the gates?

Mr. Scheerer: Security.

Mr. Perillo: I thought we had the pools locked until 9:00 a.m.

Mr. Scheerer: Security is here.

Mr. Perillo: They are opening it?

Mr. Showe: Yes.

Mr. Scheerer: They would have to let them in to clean the pool.

Mr. Perillo: I was just wondering.

Mr. Scheerer: I'm pretty sure that the pool guy has a copy of the Do Not Duplicate (DND) key.

Mr. Perillo: That's fine. Further down it says, they are not servicing the pool two days a week. I thought they were servicing the pool four days a week.

Mr. Scheerer: Its three days a week, but the two days that they are not here, which is the request from the resident that was here, there was a request to drop off a leaf net with a pole, which we did. So, on the two days he's not here, if residents want to clean stuff out of the pool, they can.

Mr. Perillo: I'm just saying if we get the pool serviced three days a week, a week is seven days.

Mr. Scheerer: Three days a week, Monday through Friday, with no service on Saturday and Sunday.

Mr. Perillo: Good enough.

Mr. Scheerer: We did drop off the net.

Mr. Perillo: So what do they do? Do they open the pool gate for them or do they have a key to serve the pool before 9:00 a.m.?

Mr. Scheerer: Security is here until 6:00 a.m. and they will allow them access to the pool.

Mr. Perillo: How do they do it? Do they go there or give them a key?

Mr. Scheerer: Security is here. They have a DND key, so if they need to access the pool, they can access it and lock the pool when they are done.

Mr. Perillo: It works out well.

Mr. Scheerer: Yes.

On MOTION by Ms. Zaresk, seconded by Mr. Soukup, with all in favor, the Minutes of the July 31, 2018 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buzyniski: I have nothing except for the Use Agreement with the HOA. It sounds like its finalized.

Mr. Showe: It's fully executed.

Ms. Buzyniski: We will get that recorded in the public records. Otherwise, that's all I have.

B. Engineer

Mr. Brown: Shawn?

Mr. Hindle: I was told that there was an issue with the Edgewater drain.

Mr. Scheerer: We were there today and I didn't see anything.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: We have Checks #5705 through #5722 from the General Fund for \$81,657.65. From the Capital Projects Fund, we have Check #49 for \$7,865, for a total of \$89,522.65. Alan and I can answer any questions or comments.

Mr. Perillo: How often does the street sweeper come?

Mr. Scheerer: He comes twice a month, every other week.

Mr. Perillo: The first invoice was for July 5th and the other was July 26th. That's 21 days.

Mr. Scheerer: We pay the invoices when we receive them.

Mr. Perillo: I thought he was coming on a two-week basis. He has been for a long time. No one mentioned that changed.

Mr. Scheerer: I don't think it's changed, Sal. Nothing changed. It depends on when we get the invoices and when we pay them.

Mr. Perillo: I thought we had a contract with them for every other week street sweeping.

Mr. Scheerer: We do have a contract with them.

Mr. Perillo: So he doesn't abide by the contract.

Mr. Scheerer: The street sweeping is as scheduled, but the invoice doesn't come as of the date of service. All it is, is a billing issue, between when we get the invoice and when we pay him, but he's here.

Mr. Showe: I think it says twice a month. I'm not sure that it specifies two weeks in between.

Mr. Scheerer: If you want to be that specific, I will have to pull the contract.

Mr. Perillo: He still doesn't go into the Villas.

Mr. Scheerer: He says that he's in the Villas.

Ms. Boucher: He is not in the Villas.

Mr. Perillo: We don't see him at all.

Mr. Scheerer: All right.

Mr. Brown: Does he have GPS?

Mr. Scheerer: I'm sure that they do, but I will ask him.

Mr. Perillo: I gave you the new gate code.

Mr. Scheerer: They have it.

Mr. Brown: For mosquito control, you can look and see where they went. Maybe he has the same thing.

Mr. Scheerer: Okay, we will check it out.

Mr. Brown: Are there any other questions? If not, we need a motion.

On MOTION by Mr. Soukup, seconded by Ms. Zaresk, with all in favor, the Check Register totaling \$121,082.94, was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. I think the account lines are falling in line with what we expect. We are 100% collected on our assessments.

3. Approval of Fiscal Year 2019 Meeting Schedule

Mr. Showe: We used the same schedule as last year, which is the last Tuesday of every month. The only change is that we moved the December meeting to the week before, so we are not meeting on Christmas Day. Other than that, I think it's in line with what you have typically done before, so you can either approve it or make any changes. This doesn't lock you into that meeting schedule, and we can make changes throughout the year and move things around if needed.

Mr. Brown: The May meeting is usually an exception, because of Memorial Day.

Mr. Showe: I don't think it falls on it this year, but we can move it up a week.

Mr. Brown: Isn't it the day after?

Mr. Showe: It is the day after.

Mr. Soukup: When's Labor Day next year?

Mr. Showe: Your meeting is the week before Labor Day, on August 27th. If you want to move the May one up to the 21st, we can do that.

There was Board consensus.

Mr. Brown: I don't think we typically move the August one. We just moved it this year for elections. Didn't we?

Mr. Showe: Correct. There shouldn't be any elections next year. We can change the May meeting. We need a motion to approve the annual meeting schedule, as amended.

On MOTION by Mr. Soukup, seconded by Mr. Perillo, with all in favor, the Fiscal Year 2019 meeting schedule, was approved as amended.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. We had a phone conversation with the owner of Westwood Cleaning, after last month's meeting, about some other detail work. He is coming out with his staff on Friday. We are going to look at cleaning all of the tiles in the bathrooms, hallways and do an interior clean. His contract does not include any exterior window cleaning. He's going to come out, hopefully this Friday when I'm onsite. We will go through the entire building and get the carpets scheduled for cleaning, as well, and maybe ask him to give us a monthly addition to consider somewhere down the road, for any exterior window cleaning. He said that they will clean windows monthly and quarterly and pressure wash the entire building. We will see what he can put together for us. That was a request from a resident at the last meeting. We are also having issues with the fitness equipment, so we are working with Fitness Showcase. Everything is working, as far as I know. We had some problems in the last few months, but they have given us some updates, which Jason and I are looking at. It's the same equipment, just a better profile of equipment. As we talked about earlier, Steve dropped off the skimmer for the pool, which was a request from a resident at last month's meeting, to skim bugs and debris from the pool on the days that we are not getting service. We met with the camera company and got a proposal to replace all of the cameras. I think it was around \$13,000.

Mr. Showe: It was \$13,609.

Mr. Scheerer: As you know, the cameras at Partin Settlement have been down for a couple of months. This will allow remote access. It's a great system. Jason and I think that we can probably upgrade all of our cameras within the budget. This way if the Sheriff's Office needs to get access remotely, they no longer have to come here. We can give them their own login and they can view the cameras. I actually have a map on my phone. I can pull up the ones that we currently have in Melbourne and take a look at the cameras. We can play back almost three weeks of footage. I think it's going to be a benefit to the community. We are going to have to work on that.

Mr. Showe: To be clear, the \$13,609 is for both gatehouses for brand new systems and in the Clubhouse.

Mr. Scheerer: And at the pool. We currently have two cameras at the pool, so we will be changing those out. It will give us remote access, so if we ever have an issue or something happens, they can notify us. We will give the Sheriffs their own login.

Mr. Brown: We budgeted \$30,000 in the 2019 budget as a placeholder.

Mr. Scheerer: That's something that we are working on. Larry touched briefly on the landscaping. They started trimming the trees at E. Lakeshore Boulevard and are working this way, with the exception of Windsor Park, which was one of the areas that we received by conveyance, when the Department of Transportation were notified of the re-route of traffic for school buses, because the sanitary sewer system was by the large Oak tree that comes out of the park and over the road. If you haven't see it, the guys did an amazing job trimming that tree. They have perfect clearance of that now. Each Friday, they are coming out and trimming trees. It's a lengthier process, because REW is not doing it. They are paying that expense under their contract with JR Street Trimming. I met with the guys a couple of weeks ago. They are doing a really good job. The feature Oak in Windsor Park is on a little island by itself. It's getting gradually worse, so we are having the University of Florida come out to take a look at it. We think it's just a matter of time, so at some point, we are going to have to unfortunately, pull that beautiful Oak tree out after all of these years. I'm not sure what the Board wants to do. You are never going to replace that tree. It's a 100 plus year old tree.

Mr. Perillo: Without a doubt.

Mr. Scheerer: Just to give you a heads up, we may want to send some information before we remove the tree, to let the residents know what happened and why we are doing it. Maybe down the road, if you want to look at something for the next 100 years, we could look at replacing that tree. I met with Sal a week after the last Board meeting. We had a good meeting. The new location for the flagpole is going to be behind the entry wall on the golf course side on E. Lakeshore. We are extending that pole up to 30 feet. Another idea is to put the solar light at the very top of the flagpole. This way, we don't have to worry about putting any lights on the flag. There will be a one-time installation of a 30-foot flagpole. We think it's going to work out well. I don't have the revised pricing on that, because the other one was for a 20-foot flagpole. This one is going to be a 30-foot flagpole, with a solar polar light on the top.

Mr. Perillo: Both sides are slanted.

Mr. Scheerer: It's probably larger than a 4x6. It's probably a 5x7 or 5x8.

Mr. Perillo: Just make sure.

Mr. Showe: We will make it appropriately sized.

Mr. Perillo: We are getting the trees out of there.

Mr. Scheerer: There are no trees on that side, but we do have shrubs.

Mr. Perillo: The shrubs are way past it.

Mr. Scheerer: We are covered.

Mr. Soukup: Do we have to revise our permits?

Mr. Brown: Yes.

Mr. Scheerer: When I receive the information, I will get with you about revising the permit.

Mr. Brown: 30 feet may be over their height limit.

Mr. Scheerer: Whose height limit?

Mr. Brown: Zoning.

Mr. Scheerer: Who do we have to go to?

Mr. Brown: I will ask.

Mr. Scheerer: You are not going to see a 20-foot flagpole.

Mr. Brown: They may have changed the height requirements. It was 20 feet for a long time and then someone in St. Cloud, put up a taller one, so they might have changed it.

Mr. Scheerer: You research that, while I wait for the price. If it doesn't work out, then we will stick one on the guardhouse off of the side of the building. Did you have a question, Sal?

Mr. Perillo: Yes. If the solar light goes out, how do we get to it?

Mr. Scheerer: We don't get to it. The company that installed the flagpole, will have to go up and fix it.

Mr. Perillo: It's not retractable?

Mr. Brown: No.

Mr. Perillo: Does the pole have to come out of the ground or do they have to go up in a truck?

Mr. Scheerer: They will probably go up on a lift truck.

Mr. Perillo: If we go onto golf course property to get to it, is that going to be a problem?

Mr. Scheerer: I don't think that will be a problem, because our easement is back there.

Mr. Perillo: Okay. I just want to be sure.

Mr. Scheerer: Obviously, we would coordinate with the golf course if there were any concerns. I received a report that one of the LED lights at Hawks Nest was damaged. A GMS team member came out. We reset that post and installed two LED lights up there. Ken said that it looks good. As we have said before, any compact fluorescents that go out, we will replace. The compact fluorescents are 13 watts each. Ours is 15 watts, but its 5,000 k, so it's a really bright light. It's very small compared to the lights that are there now. Mr. Hurley discussed the box that was installed, to deal with some of the water on the sidewalks in Southampton. It seems to be working well. That's all I have.

Mr. Perillo: Yesterday, the gate on E. Lakeshore Boulevard was closed at 4:00 p.m.

Mr. LaSalle: For the past three weeks, every Monday, I don't know if the cleaning lady is closing the gate. It's not my guys.

Mr. Scheerer: If they were in there cleaning, they may have hit the toggle switch. As long as it's on the exit side, we are covered. You should slow down and let the gates go up.

Mr. Perillo: I do slow down. They wave at us. I have another question. Driving here tonight, just before Strathmore, I happened to look at the lake. If you are coming towards where Joe Volpe lives, on the left side, somebody put cones in and took all of the dirt out, down to the water line.

Ms. Zaresk: That's where they are doing the drainage, right?

Mr. Scheerer: Not in Strathmore.

Ms. Zaresk: It's not in Strathmore. I saw what you are talking about.

Mr. Scheerer: The one we are working on is in Waters Edge. Its Joe Czarkowski's neighborhood. We will take a look after the meeting.

Mr. Perillo: I was surprised.

Mr. Scheerer: I hope they are in the right spot for the drainage. They shouldn't be in Strathmore. They should be in Waters Edge.

Mr. Psarsky: It's on Hole 13.

Mr. Scheerer: We will take a look. I hope they are in the right spot.

Mr. Perillo: I just wanted to bring it up.

Mr. Scheerer: I appreciate it. Thank you.

5. Security

Mr. LaSalle: The Partin Settlement Road Gate had 15,572 visitors versus 8,092 visitors at the E. Lakeshore Boulevard Gate, there were 59 tags, 2 tows, 2 attempted tows and 5 repeat offenders.

Mr. Brown: I'm surprised that the number of visitors at the E. Lakeshore Boulevard Gate had not increased.

Mr. Showe: That's all that we had.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Ms. Zaresk?

Ms. Zaresk: I would like to make a comment and I don't want to embarrass Wanda Boucher, but I have to say it and I think we should all be grateful. The other morning, when the kids were first starting school, there was a little girl that has prosthetics on her legs and had a hard time getting to the bus. Wanda went out when the bus was stopped. She did the right thing, because all traffic was stopped. She went over and took the little girl's knapsack and helped her get across and get on that bus, so she didn't get left behind. I just wanted to acknowledge that publically, because I think that was a very compassionate and smart thing to do. Thank you for doing that. It really was a nice gesture and made the community look good.

Mr. Soukup: I think we owe Wanda great thanks for doing all of the patrolling that she does in here. I've been here for six years, but I don't have time to do it these days and she does even more than anybody else has ever done. She does it consistently, and we owe her a lot.

Mr. Brown: Thank you. She always waves at me in the morning. Sal?

Mr. Perillo: Nothing.

Mr. Soukup: Nothing.

Mr. Brown: I have one request. The sidewalk between my house and the two-story house beside mine, has a dip in it now. I don't know if there's a way to bore under it and jack it up.

Mr. Scheerer: No.

Mr. Brown: Normally what you see is it getting pushed up by the tree. It could be because there's a tree there. The tree might have raised one side of it. That's why its dipping. I don't know. The water stands in there, not because of the grass, but just because there's a dip there.

Ms. Zaresk: It will attract mosquitoes.

Mr. Scheerer: Jason and I will look at it after the meeting.

Mr. Perillo: Is that related to that one in the street with the sewer going down?

Mr. Showe: I don't know.

Mr. Scheerer: We will find out.

Mr. Brown: The place looks good. REW is doing a good job. Where are we cutting the trees up to?

Mr. Scheerer: 15 feet, if you look at some of these trees. All you have to do, is drive towards E. Lakeshore Boulevard and when you look to the right and see the trees that haven't been done, look directly across to the trees that have been trimmed, and you will see how much growth is being removed from these trees.

Mr. Showe: That tree in Windsor Park is amazing.

Mr. Scheerer: The tree in Windsor Park is shocking. I told them, "DO NOT mess that tree up." They didn't and it looks great.

Mr. Brown: The reason I ask is because the Fire Department currently is going through Celebration and citing them for having trees that the truck can't go through. I don't know if they have ever done that here. I never have known them to.

Mr. Showe: Not that we are aware of.

Mr. Scheerer: No, but we did notify the Department of Transportation about what was going on and they did come in here and point out a couple of locations. They are working their way down the Boulevard. The biggest one was the Oak tree coming out of the passive park in Windsor Park. They did take care of that. It's a slower process, because REW is not doing them themselves. They no longer have a tree crew. They subbed it out to another tree care provider and are doing a good job. It's just taking a little longer. We will work our way through the neighborhood. By Halloween they will look great.

Mr. Perillo: It was clear on both sides of the road.

Mr. Scheerer: These trees really took off. We didn't do this level of pruning last year. I don't think we needed to. The trees have taken off, even more and they are on that huge growth cycle and that's why we have all of these hanging limbs.

Mr. Perillo: It could be all the rain water.

Mr. Scheerer: If we have to do something, by the time he bills me, we may be in the next budget cycle. I asked him to clean up some of the dead limbs from the hurricane damage, which we didn't address immediately after. We just care of the most immediate needs.

Mr. Soukup: Waste Management requested that we bring the trees up to 16 feet. Some of the trees in the subdivisions aren't even 16 feet tall. Currently in the HOA, its 8 feet over the sidewalk and 10 feet over the street. I thought that we were going to raise it to 14 feet.


Mr. Scheerer: I think the propane tanks on the top of the Waste Management trucks are hitting the trees.

Mr. Perillo: Those trucks are pretty tall, because they have an automatic grabber. They have to come up to the curb to grab the garbage.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting.


Secretary/Assistant Secretary


Chairman/Vice Chairman