

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, December 18, 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
Kenneth Soukup	Vice Chairman
Carl Thilburg	Assistant Secretary
Barbara Kirk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Eric Luciano	Universal Protection Service
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. A quorum was present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: There are no modifications to the agenda.

THIRD ORDER OF BUSINESS

Public Comment Period

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

Bruno Santos, 206 Cornwall Court: My issue is security, because every single night cars are parked in the street all night long and they never get a ticket or towed.

Mr. Brown: I actually have something to bring up about that tonight. I think I found a way to remedy that. Other people have been complaining.

Mr. Santos: Other people are complaining about the parking on the street and the security guards are doing nothing.

Mr. Brown: The lady that comes with you, Chassidy Bowles, has a similar problem. I think I may have come up with something to modify that ordinance to fix that. We will do this under the Attorney Report under staff reports.

Mr. Santos: The other issue is a year or so ago there was a suggestion to stock the ponds with fish to eat mosquito larvae.

Mr. Brown: We treat them, but I don't remember stocking them with fish.

Mr. Scheerer: We can certainly look into it, but you are talking about 20 plus lakes.

Mr. Brown: The ponds already have fish in them. Don't they have carp?

Mr. Scheerer: They have carp, gambusia and bluegill.

Mr. Santos: I brought it up to this body when Orange County was doing it and the manager said that they were going to look into it.

Mr. Brown: I don't remember, but I'm not opposed to it.

Mr. Santos: I remember because I looked at the news and sent the email with the link from the Orange County Health Department. I was told they were looking into buying some fish from North Carolina.

Mr. Brown: If you can, please look into it.

Mr. Scheerer: I just did it in Poinciana. The Poinciana CDD contracted with Clarke Environmental who does the mosquito control to stock a handful of ponds. They had a midge issue, not a mosquito issue. I will reach out to Pete Deglomine and see if he can come out and take a look at the property and give me a price to stock fish.

Mr. Brown: I looked one time on my own. I imagine it takes 2 million bass to make a dent in the mosquito population. Is that it?

Mr. Santos: Yes.

Pam Zaresk, 121 Club Villas Lane: Do the lakes belong to the golf course?

Mr. Brown: No, only two ponds belong to the golf course, but we only own to the water line.

Mr. Scheerer: That's correct, we stocked fish in three ponds in Poinciana. I don't have the pricing, but I will try to find it. In one pond they put 5,500 bluegill and 1,100 catfish, 4,800 bluegill and 960 catfish in another pond and 7,000 bluegill and 1,400 catfish in a third pond.

Mr. Santos: You are talking about big fish, I'm talking about little fish.

Mr. Scheerer: These are little fish, but I don't have a picture of them. I will get with Clarke.

Mr. Brown: They don't stock full-size fish.

Mr. Santos: The County used fish that were 2 to 3 inches.

Mr. Brown: What kind of fish?

Mr. Scheerer: Gambusia.

Mr. Santos: I don't remember the article from the County.

Mr. Brown: Is that a native fish?

Mr. Scheerer: I don't know, I just heard about this type of fish when we were researching fish for the Poinciana CDD. There are multiple fish that deals with the mosquito larvae and midge larvae.

Mr. Santos: Orange County did a study and went with that kind of fish.

Mr. Brown: If Orange County did it, then we should probably look at something else.

Mr. Santos: Osceola County was looking into it, but I don't know if they did it or not.

Mr. Brown: I can ask the lake contractor.

Mr. Scheerer: Sure.

Mr. Brown: My only concern about the type of fish is our proximity to the lake because I don't want to put something in that's detrimental to the lake.

Mr. Scheerer: I don't know anything that's detrimental to the lake when it comes to fish other than exotic fish such as lion fish.

Mr. Brown: There are probably a few of those anyway.

Mr. Scheerer: Probably from people who get rid of their fish. We will look into it.

Mr. Brown: Is there anyone else?

Linda Strange, 2607 Keswick Court: The stop sign at the end of the street needs to be replaced because its faded.

Mr. Scheerer: We will take care of it.

Ms. Strange: Thank you.

Mr. Santos: I forgot to mention the "*No Fishing*" and "*No Swimming*" signs around the ponds need to be replaced. They are missing.

Mr. Brown: You mean the ones that golf course maintenance runs over?

Mr. Scheerer: I will look at all of the signage in the community. Not all of your ponds have the "*No Swimming, Boating or Fishing*" signage.

Mr. Brown: The ones in the middle of the golf course don't have signs.

Mr. Scheerer: We found one by the Par 3 on Hole #5. We put that one back up. We will take a look at them and if any ponds had signs, we will make sure they are still there and are in good shape. The golf course didn't feel the signs were necessary on their pond banks. That's when Mark was here. We have not gone back to the golf course about putting them in.

Mr. Brown: They will probably make us mow them.

Mr. Scheerer: Yes, but if we put them on the bank that we are trying to get them to maintain, we may end up with a problem there. Hopefully all of the ponds that had signs are in place.

Dennis Essing, 186 Club Villas Lane: If you see people out there fishing what do you do?

Mr. Santos: Tell them no fishing is allowed.

Mr. Essing: I did, they just say that they are fishing.

Mr. Brown: Call security.

Mr. Scheerer: If "No Fishing" signs are posted, you call the non-emergency number of the Osceola County Sheriff's Office.

Mr. Essing: Not the local security.

Mr. Brown: If they are here, you can call them.

Mr. Scheerer: If security is here, yes, but if they are not here contact the Sheriff's Office.

Mr. Santos: Good luck with getting security out here.

Mr. Brown: Is there anyone else? Hearing none,

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Appointed Supervisor

Mr. Showe: He was not available.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 27, 2018 Meeting

Mr. Brown: Does anyone have any changes, additions or deletions to have the minutes of the November 27, 2018 meeting? If not, we need a motion to approve.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the minutes of the November 27, 2018 meeting were approved, as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1. Discussion of Attorney Fees

Mr. Clark: Periodically I ask for adjustment of the hourly rates that we charge. Currently we are charging \$270 per hour. I believe that's been in place since 2010 or 2011. I don't ask every year and won't ask every year, but our costs go up, so I would like for the Board to consider increasing our rate to \$285.

Mr. Brown: How would that impact the budget?

Mr. Showe: It's based on an hourly rate. Right now, you are \$1,600 over what the variance would be, so I think you are in good shape. It's only an increase of \$15 per hour.

Mr. Thilburg: Right.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor increasing the District Counsel hourly rate from \$270 to \$285 per hour, was approved.

Mr. Clark: Thank you for that. I will report to the Board that I drafted the letter to the gentleman who requested a refund for towing at the last meeting. Jason provided me the check to include with the letter that will be sent tomorrow. Hopefully you will be satisfied with what we have done. Ken wanted to talk about towing.

Mr. Brown: Yes, we have a handful of houses that apparently have enough cars that they can get by the seven-day rule by putting different cars in the road at different times so they never have one there more than seven days. Sometimes because they have a couple of different houses in the neighborhood, they move them around. Is it feasible, rather than looking at the car, if we ticket the address after they have called us for 35 straight days and we now deem every car belonging to a resident?

Mr. Clark: Are they calling every night and registering a car as a guest, but after a few days that car comes back up again as a guest?

Mr. Brown: Yes, we made it to where they couldn't have the same car on the street more than seven days out of 30, but they have six or seven cars so they are able to circumvent that by changing the cars out and just call different ones in.

Mr. Clark: Let me bring you some ideas at the next meeting. This is not a unique problem. I think I approached it in some other Districts in a way that might be helpful. If the Board has any

particular ideas about that, let's talk about it now. I think we can create some overall cap on the number of times you can do that. Maybe within a calendar year or something like that, but let me brainstorm it.

Mr. Brown: Okay, whatever we do I would like to also put into the rules that GMS, not override, but we give them the option to do something about it. The reason I say that is because a couple of months ago, we had a young lady that was in the military that came and visited her parents for a month. In cases like that, we can have in the rules where you can call GMS because you have someone here for a month because they were on leave or for whatever reason. We can make exceptions if you tell us in advance. If you don't tell us in advance then all bets are off.

Mr. Clark: Let me work on that. There has to be a way to categorize these persistent guests.

Mr. Brown: The seven-day rule probably got rid of 80% or 90% of them, but then there's those few remaining.

Mr. Showe: They figured out the loophole.

Mr. Brown: Yes.

Ms. Kirk: They are mostly vendors.

Mr. Santos: What is the point of putting a car in the street if street parking is prohibited, regardless of whether or not the color of the car changes? If you park on the street, you get ticketed and towed away. By having that loophole, you are allowing these people to play games because that guy that lives on our block owns a garage so he can leave cars all day and all year long.

Mr. Brown: I know, that's why I'm saying we should ticket the owner, not the car.

Mr. Santos: Not by the car, but by the house.

Mr. Brown: Yes.

Mr. Soukup: That's what he is proposing.

Mr. Santos: Okay because many families are living in that house. They cram the driveway, but then they park two or three cars on the street.

Mr. Brown: I have a feeling they might be subletting because they are changing cars.

Mr. Clark: We can notice the January meeting as a rule development and rule adoption and I can bring you some ideas. We can develop or vote on them or I can bring you things to look at in January, but with the notice periods it might be March before we can actually adopt them.

Mr. Brown: Is it a 60 day notice?

Mr. Clark: It is a 28 and 29 day notice and a few days to get it in the newspaper. Since we are meeting a week early now, we are in the position to notice it.

Mr. Showe: You can advertise it now. To Scott's point, if you meet on January 29th, your February meeting is the 26th, so you would not have time and you would have to push it out until March.

Mr. Brown: Can we get something before then that we can look at?

Mr. Clark: Yes. If we give the notice, I am going to prepare a draft and have it available. When would you have to put the notice into the newspaper?

Mr. Showe: With the holidays next week, we probably have to have it by Friday, at the latest because it has to get to the newspaper by the following Friday and they will probably be closed a few days.

Mr. Clark: Okay, I will put some ideas on paper because we can still modify it at the hearing. We are not locked into it. I will put some ideas on paper before Friday, give it you and you can circulate it to the Board so the Board can look at it and think about it. Then we will have discussion in January.

Mr. Showe: So you want a motion to authorize the rulemaking hearing for January 29th?

Mr. Clark: Yes.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor scheduling a rulemaking hearing related to Street Parking Rules on January 29, 2019 at 6:00 p.m. at this location, was approved.

B. Engineer

Mr. Brown: Mark?

Mr. Vincutonis: I don't have anything for you this evening, unless you have something to discuss.

Mr. Brown: Were we able to get the bond from Toho?

Mr. Vincutonis: I did not see it.

Mr. Scheerer: We don't have it.

Mr. Showe: They sent all of the information.

Mr. Vincutonis: There were density tests that we asked for that they were going to supply.

Mr. Brown: I'm probably overly concerned because that hole was so deep that a year from now it's going to be 2 inches lower.

Mr. Scheerer: The questions were whether we can get a copy of the compaction test and she provided that. All she said was "Yes." When the road would be paved. That's irrelevant now because it's done and whether there are any warranty issues. If there were any prior issues, they will notify the contractor. All she sent was the density testing. She said there is a performance bond, but hasn't said who the bond is with.

Mr. Brown: Maybe my understanding of bonds is incorrect, but shouldn't it be us that's on it since we own the road?

Mr. Clark: It would actually be directed to the party who is spending money on the contract, which would be Toho.

Mr. Vincutonis: Toho had the performance bond to make sure the work was done.

Mr. Clark: The work is being done on our property.

Mr. Showe: We can ask for a copy of it.

Mr. Clark: Let's look at a copy and see if there's something else that we need to ask for before they leave.

Mr. Brown: It's not that I don't think they did what they were supposed to, but it was very deep.

Mr. Scheerer: You are assuming they don't want to dig it back.

Mr. Brown: I don't think it's going to fail. I'm just concerned it's going to sag some because of work they did down the interstate. Although I've been told that we shouldn't have that problem because they have the road closed when they fixed it, it was closed for a long time. Where you typically get on the interstate where they cut it to fix the utilities, was fixed fast because they have to get the road open. This is where those problems come from. So, we shouldn't have those problems.

Mr. Scheerer: We will see.

Mr. Clark: Yes, we will.

Mr. Brown: Thank you.

Mr. Santos: Could I ask a question?

Mr. Brown: Yes.

Mr. Santos: What is the bond for Remington?

Mr. Brown: Phase 1 is done, we don't have the bond on there anymore.

Mr. Showe: Phase 2 will be done this year.

Ms. Kirk: I think its May of 2019.

Mr. Brown: Yes, but we are in Phase 1. I think we quit paying last year.

Mr. Showe: It was a couple of years ago.

Mr. Soukup: I believe it was two years ago.

Mr. Essing: Phase 2 is done in 2019.

Mr. Showe: May is the last payment, you already paid that on your tax bill.

Mr. Brown: So it won't be on the tax bill for that phase.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund we have Checks #5790 through #5812 for \$170,269.58. In the Capital Projects Fund we have Check #58 for \$8,617.50 and November payroll for \$534.10, for a total of \$179,421.18. Alan and I can answer any questions or comments.

Mr. Brown: I actually have a question, usually I'm fine with them. Does Mr. Soukup get taxed more than the rest of us?

Mr. Soukup: Yes, I do.

Mr. Showe: We base the taxes off of what he submitted on his W-4.

Mr. Brown: I guess I never noticed that before.

Mr. Showe: Sal's was different too, it's a personal choice. For purposes of some of the new Board Members, you will see some checks from the Remington CDD to the Remington CDD. When we get our tax receipts in from the tax collector, we get one check so we have to cut a separate check to the Debt Service Fund. There is a \$90,000 check in there that went to debt service.

Mr. Brown: That we won't see.

On MOTION by Mr. Soukup seconded by Ms. Kirk with all in favor the November Check Register totaling \$179,421.18 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Most account lines are falling in line so far. I will note that we started receiving some tax receipts and are 85% collected, so we are in good shape. I will have Alan go through his report.

3. Field Manager's Report

Mr. Scheerer: Just a couple of items. Last month we reported we had to replace one of the air conditioning units at the Amenity Center. The inspector came out and said we had to add a fresh air make-up air handler because we are a commercial building. It's a new code change so Frank's Air came out and put the fresh air make-up in the utility closet here. You can't really see it, but that happened this last week. The Fitness Center is in good shape. The chest press machine had a broken cable. That was repaired. The pool is in good shape. A motor needed to be replaced on the handicap lift. That was taken care of. All of the gates are working, but we did have some issues these last few days. At the Partin Settlement Road Gate the gates were up, due to a problem with the *eMerge Access Control System*, which is the brains of the entire unit. So, ACT came out and replaced it. As far as I know, the gates are working and are in good shape. Eric hasn't contacted me to the contrary. The exit gate at the Partin Settlement Road Gate was also replaced. The lakes are in good shape. Palm tree trimming is scheduled to begin later this week, but we have some bad weather coming through. REW tells me that they will work probably next week after the Christmas break. We are still looking at sidewalks. The road is complete. We received an email from Larry about the receptacle for the guardhouse for the lights. We came out last week, tested it, took some pictures and sent them to Larry. The lights were on and they were working so hopefully everything is good. The two storm drains on Remington Boulevard by Westmoreland were jetted out and vacuumed as well as the one by Janice Kay Place, so if anybody sees anything this week because of the rain in those locations, please let me know. They did pull a lot of debris out of the Janice Kay Place one. It was actually holding water from the previous rain and had not receded at all, but there's nothing in it right now. We ordered and received the new "*No Overnight Parking*" signs. Those will go in tomorrow. We found out when we placed the temporary lights at the Partin Settlement Road Gate that the arms were hitting the towing sign, so the County pulled the sign out. We kept putting it in and they kept taking it out. It will go in tomorrow now that they have the permanent lines in.

Mr. Brown: Have we ordered letters for Crown Ridge?

Mr. Scheerer: Yes.

Mr. Brown: Didn't we do something so they could not be removed easily?

Mr. Scheerer: We thought we did, but apparently not. They are having more fun stealing letters than we are keeping them on there. Maybe a suggestion in the future is the ones in Phase I have a single hard piece of wood with letters. I am getting a quote from Fast Signs of Orlando. They do a lot of curved work like that. Maybe we can have the entire sign mounted. If they want

the letter "N" they have to take the entire sign. That's what we are looking at, but they have been ordered.

Mr. Brown: Are there any other questions? Hearing none,

4. Security

Mr. Luciano: The Partin Settlement Road Gate had 97 pages with 6,596 visitors versus the E. Lakeshore Boulevard Gate, which had 230 pages with 15,640 visitors. We had 21 tags with 2 repeat offenders.

Mr. Thilburg: Were there any tows or attempted tows?

Mr. Luciano: There were none this month.

Ms. Strange: I think I told Eric, but I had to take my daughter to the airport at 5:00 a.m. and no one was in the E. Lakeshore Boulevard guardhouse. The arms were up on both sides. I figured they had to go to the restroom. The next day, I had to pick my daughter up at 5:30 a.m. and no one was there. There was no car, nothing.

Mr. Brown: Did they go home?

Mr. Luciano: I wasn't here.

Mr. Scheerer: You need to find out. They are supposed to be there until 6:00 a.m. We weren't made aware of anything. Nobody contacted us or we would've contacted management.

Mr. Brown: Look and see if it's the same person.

Mr. Santos: What are the hours of the gate?

Mr. Scheerer: 7:00 p.m. to 6:00 a.m.

Mr. Santos: Are there two guards and one rover?

Mr. Scheerer: Yes and one at the Rec Center.

Mr. Santos: If one of guards had to go the bathroom, can't a rover sit there for them?

Mr. Scheerer: That's what is supposed to happen.

Ms. Strange: Aren't they in the building?

Mr. Scheerer: Yes. If someone was to leave, we would expect roving patrol to fill the gate position until 6:00 a.m., if that's the case. Eric is not here. I don't know if the other guard even knew they were gone. What day was it so we can contact his management team?

Ms. Strange: It was two weeks ago on a Saturday.

Mr. Scheerer: If you see that, please let us know immediately.

Mr. Showe: Send us an email and we will follow up with management.

Ms. Strange: I'm not going to send an email at that time of the morning.

Mr. Scheerer: You can send an email or a text message. You can call me too because I'm usually up at 5:30 a.m. If I don't answer, leave a voicemail. It's important that we know right away.

Ms. Strange: I apologize. I will correct that in the future.

Mr. Showe: There's nothing to apologize for. We want to get it straightened out for you.

Mr. Thilburg: They are supposed to have responsible people in these positions.

Mr. Scheerer: Correct.

Mr. Thilburg: You figure they would follow procedure.

Mr. Scheerer: Roving patrol is supposed to be the supervisor. That person is in charge of the operations for that day.

Ms. Strange: They also had to have the staff to be there.

Mr. Scheerer: That's not on us. If they don't have the staff we will find somebody who does have the staff.

Mr. Showe: They haven't represented that to us.

Mr. Scheerer: Its really simple.

Mr. Brown: Who is the guy that used to come occasionally?

Mr. Showe: He no longer works for that company.

Mr. Santos: How many vehicles were ticketed for parking on the street?

Mr. Brown: He said 21.

Mr. Santos: They could do 21 in one week on my street.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Mr. Soukup?

Mr. Soukup: Nothing from me.

Mr. Brown: Ms. Kirk?

Ms. Kirk: I don't have anything. Thank you.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Yes, I would like to wish everybody a Merry Christmas and a safe and healthy Happy New Year.

Mr. Brown: I echo that, everybody has done a good job this year. The place looks good. REW never comes so we can tell them thanks.

Mr. Showe: They are probably working.

Mr. Brown: They always do a good job so I would like to thank all of them. I hope everybody has a happy and safe Christmas.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting.


Secretary/Assistant Secretary


Chairman/Vice Chairman