

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, March 26, 2019 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
Tim Mehrlich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Eric Luciano	UPS
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: I have none.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Brown: Larry, keep your comments to three minutes.

Larry Hurley, Keswick Court: I wanted to ask the Board's permission to put our banners up for the yard sale a week in advance of April 13th. We will take them down by the 14th, including the arrows. I wanted to ask Alan about the crew that picks up trash.

Mr. Scheerer: REW?

Mr. Hurley: Yes, REW. The stuff they pick off of the ground, does it include those big shells from the Palm trees? I noticed they are starting to collect. I don't see how they mow the lawn when they are still there, but there are some near the intersection of Knightsbridge and Remington Boulevards. So, I don't know whether the new guys that are doing the pickup, know they are supposed to pick those up because the other guy used to pick them up.

Mr. Scheerer: I will talk to them on Friday.

Mr. Hurley: So, do I have your permission for the sign? That's all I have for this week.

Mr. Brown: Yes, we don't need a motion for that, do we?

Mr. Showe: I think as long as there is consensus of the Board, you approved it.

Mr. Brown: Is there anyone else? If not, we will close the public comment period.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Discussion of Board Vacancy and Review of Letters of Interest

Mr. Showe: I forwarded to the Board notices of interest we received from Ms. Zaresk, Mr. Benson-Valdes, Mr. Perillo, and Mr. Mehrlich. All four are here if you want to ask questions or however you want to proceed. It's at the Board's pleasure in terms of filling that vacant seat should you choose to do so.

Mr. Brown: After reading the letters, does anyone have any questions or do we want each person to have three minutes to plead their case?

Mr. Thilburg: That's fine with me.

Mr. Soukup: I think we should give each person three minutes.

Mr. Brown: We will go in the order that we have the letters in the agenda. First is Ms. Zaresk.

Ms. Zaresk: As all of you know, I sat on the Board before as a result of a vacancy. I asked to be part of the Board and it was accepted. I enjoyed serving on the Board very much and I take a big interest in all of Remington. You see me walking up and down the road, not just in my neighborhood. Again, I'm interested and I think it's important for everybody who lives in Remington to understand what this particular body does and how they go about doing this job. I'm more than happy to be a part of the Board should you so decide. Thank you.

Mr. Brown: Mr. Benson-Valdes is next.

Mr. Benson-Valdes: I've been a part of Remington since 2011. I have been an executive for 20 plus years or so, currently working for Florida Hospital AdventHealth. My brother was voted into this seat and I'm interested in continuing his desire to serve.

Mr. Brown: Thank you. Mr. Perillo?

Mr. Perillo: I have lived in Remington since September 2001. I previously served on the Board from May 3, 2010 to October 2018. I have two things that I am really proud of. One was solving the entrance problem off of Partin Settlement Road into Remington where the traffic was backing up to the election office because it was restricted to one lane. The Board said that it was costing too much money to expand the road because they thought a power box had to be moved. I contacted a couple of different agencies and found out that the power box did not have to be removed. The road had to be 10 feet from the box and it worked out perfectly. So, I asked the District Engineer to look at it and showed him how far we would widen the road. That was completed and now there's no problem at all with that road. My second accomplishment wasn't a big one, but residents from Club Villas came to the Board complaining that our pool was not locked at night. The light was off and there was a sign saying, "No Swimming at Night," but people were still using the pool so I brought a resolution to the Board to have security lock the pool gate every day at sundown. That gate had a lock on it and we would unlock it at 9:00 a.m. We got that passed with a 3/2 vote. My main reason for locking the pool was because you never know what the community's children are going to do at night. It is now locked every night. Thank you.

Mr. Brown: Thank you. Mr. Mehrlich?

Mr. Mehrlich: Hey guys. I have lived here since 1997. I think we contracted in 1996. We moved here when the community had a lot of dirt and very small trees. I have a lot of heart and soul in the community. I moved here to stay here and I have a lot of concern about the community. I am a licensed real estate agent and a Community Association Manager. We have a local real estate office in St. Cloud called Mehrlich Properties. My wife is a broker and I managed restaurants in the area for 15 years. After that, I worked in the corporate world with the distribution of foods to restaurants. Now I do what my wife asks me to do, I'm kind of a handyman. They do a lot of property management so I'm aware of what's going on. I understand the CDD and agree with almost everything that is said, but I do feel like if someone has an opposing opinion, it needs to be brought up in a nice way or in a way that would state an opinion, not to create an argument like a fight or getting unruly. That's all I have to say.

Mr. Brown: Thank you. Does anyone have any questions?

Mr. Soukup: Have we ever been in a situation where we had multiple people running for one seat?

Mr. Brown: No, we went for months-and-months without anyone and then we would get one person.

B. Appointment of Individual to Fulfill the Board Vacancy in Seat 3 with a Term Ending November 2022

Mr. Clark: The easiest way to handle this process in my experience is for someone to make a motion to nominate, see if you have a second and if it passes. If it doesn't, then move to someone else. It is difficult to cast ballots with four Board Members and it becomes cumbersome.

Mr. Brown: Is it easier to do that than to go through a straw vote?

Mr. Clark: Yes.

Mr. Brown: It is difficult when you have four people that are qualified.

Mr. Clark: Correct, it's the opposite of the usual situation.

Mr. Brown: I will put this out there too. There is the option if you don't want to make a decision to wait until next month, and you can consider it for a month.

Mr. Clark: That is an option as well.

Mr. Brown: We haven't done that in the past. When we just had one person, we went another month, even though we liked them to see if someone else was interested and no one ever was.

Mr. Soukup: Will you give the Board Members time to review and decide?

Mr. Brown: Yes, we haven't really talked to them but we have their resumes. I don't know after hearing them if that makes a difference if you say, "Okay, now that I've actually heard people, I might want to think about it or contact them because they are not on the Board."

Ms. Kirk: Do you mean contact someone else?

Mr. Brown: No, I mean if during the month, if you wanted to talk to them because they are not on the Board you could talk to them.

Mr. Clark: It does not violate the Sunshine Law for you to talk to them, but if someone feels strongly, someone could make a motion or wait until next month.

Mr. Soukup: It's a tough choice, obviously. We have four very good candidates.

Mr. Thilburg: Since we have all four candidates here, it is my opinion that the Board should have a closed vote. Do you understand what I'm saying?

Mr. Showe: I understand, but unfortunately this is an open meeting and does not qualify for the Board having a closed session. There are certain circumstances.

Mr. Thilburg: I've never had multiple candidates and having to make a decision, but that's the way it is.

Mr. Brown: I will tell you where my feelings are on this and maybe I'll make a motion that even though I like serving with Sal and Pam, I'm inclined to nominate someone that hasn't been on the Board. The other two people lost their elections. That's not saying anything bad about them.

Mr. Soukup: No, I agree.

Mr. Brown: We've had problems in the past with the same people serving on the Board and we had some turnover. I think it's good to have new people on here. So, I'm inclined to move that way.

Mr. Thilburg: Since I know two of the candidates, personally and work with them, I spoke with members in the community. Based on that, I kind of agree in the direction you are going.

Mr. Brown: I am going to nominate Mr. Mehrlich because he's applied before. I think we chose Pam at the time instead of him.

On MOTION by Mr. Brown seconded by Mr. Thilburg with all in favor the appointment of Mr. Tim Mehrlich to Fulfill the Board Vacancy in Seat #3 with a term ending November 2022, was approved.

Mr. Brown: To everyone else, please don't take that as a refusal because it's not in the least.

Ms. Zaresk: I'm delighted that you elected someone from Park Villas because there hasn't been one on the Board for some time.

C. Administration of Oaths of Office to Newly Appointed Supervisor

Mr. Showe, a Notary Public of the State of Florida and duly authorized, administered the Oath of Office to Mr. Mehrlich.

Mr. Showe: I will notarize the Oath after the meeting. You received an information sheet. Please complete that before you leave tonight so we have all of your contact information. You also received Form 1: Statement of Financial Interests. You are required to complete this and return it to the Supervisor of Elections in Osceola County within 30 days from today. We recommend when you turn it in, you either get a stamped copy or something that shows you turned it in. There are potential fines and they have gotten a little more aggressive about levying those fines. We just want you to be protected.

Mr. Soukup: You have to do that every year.

Mr. Showe: Correct, and they will mail it to you after the first time.

Mr. Brown: It's generally in June, isn't it?

Mr. Showe: Yes. Behind that is Form 1F, which is a Final Statement of Financial Interests. You don't need to complete this now, but in the event, you left the Board, you must complete one of these at the end of your term. We just give it to you now for reference so if you ever need it, you have it. They will typically send one to you as well. The CDD is a Government, just like a City or County, so you are now a public official of the State of Florida, which means you are governed by the Sunshine Law, Public Records Laws and Ethics Laws applicable to Government officials. With the Sunshine Law, as a Board Member, you are also available to receive \$200 worth of compensation per meeting under the Florida Statutes. So, to receive that, we have W-4 and I-9 Forms for you to complete. That doesn't need to be done today. You can bring it to the next meeting and we will process the payroll. It's like receiving a paycheck. The final item is the Florida Commission on Ethics Guide to the Sunshine Amendment. As a publicly elected official now, you are held to the Government and Sunshine standards, which means you can't speak to any other Board Members about something that might reasonably come before the Board for a vote. You will notice emails from our office. If it's to other Board Members, it will say, "Please Do Not Reply to All" on it because you can inadvertently start conversations that way. Also, you are not required to keep any records from any of these meetings. That's our job as District Manager, but if you do keep them we always recommend you keep them in a separate file. That also pertains to emails, text messages, etc. Any of that is subject to the public records law, but if you have them separate if you have a public records request it won't be comingled with your personal files. A lot of Boards are now setting up a separate email with your name followed by name of the CDD. You could direct all residents there and that way, it's all in one spot. Do you have anything else Scott?

Mr. Clark: One of the things that's been an issue recently in some of the media regarding the Sunshine Law, is when you start putting posts on social media. Because your audience is endless, other Supervisors could pick it up and read it if they are on the same platform so I always discourage Supervisors from putting CDD issues out on social media.

Mr. Showe: With social media such as NextDoor or any of those sites, we try to refrain from having a Board Member involved because it's easy to start conversations there.

Mr. Mehrlich: Okay, I stay off of social media for the most part anyhow.

Mr. Showe: Do you have any questions?

Mr. Mehrlich: No.

Mr. Showe: I will talk to you after the meeting to go over some items.

Ms. Perillo: Is this going to be standard policy to get someone new, if people have been on the Board for a long time?

Mr. Showe: There's no real standard policy.

Ms. Perillo: You said that's why you nominated him, Ken, because everybody else had been on the Board before so is this going to be a standard thing that you want the next time that a seat is available?

Mr. Brown: No, I wouldn't think so.

Mr. Clark: Every other decision is fresh so that's the best policy for tonight, but future Board can make whatever guidelines it wants to use.

D. Consideration of Resolution 2019-04 Electing Assistant Secretary

Mr. Showe: We will include Mr. Mehrlich as an Assistant Secretary.

On MOTION by Mr. Soukup seconded by Ms. Kirk with all in favor electing Tim Mehrlich as Assistant Secretary and approving Resolution 2019-04.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the February 26, 2019 Meeting

Mr. Showe: Those have been provided in your agenda package. We can take any corrections at this time. If not, we need a motion.

On MOTION by Ms. Kirk seconded by Mr. Soukup with all in favor the minutes of the February 26, 2019 meeting were approved, as presented.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Updated
Roadway Pavement Evaluation Report
with Hanson, Walter & Associates, Inc.**

Mr. Showe: At the last meeting we asked Hanson, Walter & Associates, Inc. to provide us with a new roadway pavement management proposal to update that proposal so we can start looking at the future of the roads and what needs to be done. They provided that report and it's a time and materials of \$10,000.

Mr. Vincutonis: We anticipate using a golf cart to evaluate all of the roads and note the condition, whether it was repaved and the age. So, we are organizing them and coming up with cost estimates to repay the various communities.

Mr. Thilburg: What is the life expectancy?

Mr. Vincutonis: It depends on the traffic, but 12 to 18 years is a good rule of thumb.

Mr. Thilburg: Did they seal all of that to keep water from penetrating it?

Mr. Vincutonis: Nothing has been sealed that I'm aware of. You do have spacing between the bricks so water could always get in there. We have been using a product that tends to bind it together so it doesn't wash out.

Mr. Soukup: Are these listed by priority, as far as the way they are numbered?

Mr. Showe: Those are the speed humps. This is just a proposal to update the study, but when they do the study they will prioritize which roads need to be done first. It's a good time to do that as you start looking at your budget, but it probably won't impact the 2020 budget. As we look at the future, we want to make sure we are budgeting enough to cover any roadway improvements that need to be done.

Mr. Brown: I still have a copy of the plan, but I don't know if anybody on this Board, other than me has a copy of the original one.

Mr. Showe: I'm sure we have it somewhere.

Mr. Brown: We did the original one about 10 years ago.

Mr. Showe: It was completed in 2008 when you did the bond refinancing.

Mr. Brown: That was what we did when we refinanced the bonds because we had a road in Waters Edge that was failing so we had Hanson, Walter look at every single road and report on

how long they were going to last, when they were going to be paved and all of that. We used that when we refinanced the bonds and increased the assessment to put aside money for roads and as a guide on what we are going to do from year-to-year, such as paving.

Mr. Thilburg: Are we reaching a period of maturity where the roads deteriorate? In that assessment, are we projecting how long the road would last?

Mr. Brown: I think we have now paved all of them or is there still one left?

Mr. Showe: I think there are two or three roads left.

Mr. Vincutonis: Three need to be repaired.

Mr. Brown: Those are the next ones we have to do from that original plan. We are pretty much getting to the end of that and maybe we need to start projecting when we are going to have to start doing this again.

Mr. Showe: To address your concern Carl, when we started that plan, we did a few roads every couple of years so they did not all going to come up for repair or paving at the same time. They are spaced out so we have time to build the reserves and make sure we are not going to have \$3 million worth of repairs in one year.

Mr. Brown: They may come back and say, "You are not really going to have to do anything for five years."

Mr. Showe: Right.

Mr. Brown: At least we kind of know when we need to start.

Mr. Showe: Unless the Board has any other questions, I think it would be our recommendation to go ahead and approve that evaluation so we can at least have the information.

On MOTION by Mr. Soukup seconded by Mr. Thilburg with all in favor the proposal from Hanson, Walter & Associates, Inc. for an updated Roadway Pavement Evaluation Report in an amount up to \$10,000 for time and materials was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Recreation Center Roof

A. Berry Construction, Inc.

B. Steve Turbeville Roofing, Inc.

Mr. Showe: At the last meeting we were asked to bring back some proposals to look at the Recreation Center roof. I will have Alan present them.

Mr. Scheerer: You have two quotes in front of you. One is from Chet Berry outlining the work that is going to be done through Don Schmidt Roofing. One of the things that we are going to have to do prior to the roof being completed is to remove the gutters. That's not part of the proposal. We probably should look at replacing some gutters and adding more across the front for those that use the front door. Chet's proposal is for \$18,698. The second proposal is from Steve Turbeville Roofing for \$24,265. We have \$38,500 allocated in the budget for roof replacement costs for this year. I will try to answer any questions the Board may have.

Ms. Kirk: Is this the only roof that needs to be replaced this year?

Mr. Scheerer: Good question. It's not the only roof we own. I take it back. The guardhouses are okay.

Mr. Brown: I see that Steve Turbeville will provide the lien release when we pay, but we can't be liened. Can we?

Mr. Scheerer: I think we could.

Mr. Brown: We are a Government entity.

Mr. Clark: We will cover all of that in the contract.

Mr. Showe: We will have the attorney draft up a Small Project Agreement and it will answer all of those questions.

Mr. Scheerer: I don't know if everyone is familiar with Don Schmidt Roofing, but Jeff is their main guy who does all the pricing. So, when I called him, he said, "Alan, we already did a price for Chet." I don't see any increase whatsoever in the number that Jeff was going to give me. So, I think that Chet just reached out to him and he is just going to let Don Schmidt Roofing perform the work on behalf of the District. He is a local contractor here in St. Cloud. They have probably done over 1,000 roofs in total. Based on the dollar amount, I think we have extreme confidence and unless anybody has any questions, I recommend the Chet Berry proposal.

Mr. Thilburg: Did anybody look into a metal roof?

Mr. Scheerer: No. Do you want me to?

Mr. Thilburg: Yes, to see if there's a difference between shingle versus metal.

Mr. Scheerer: Are they allowed?

Mr. Mehrlich: Not by the HOA. That could be a problem for the HOA Board. We don't need the Board getting complaints from residents saying, "How come I can't have a metal roof when we put one on the Clubhouse."

Mr. Scheerer: Hopefully the shingles that are here are still manufactured.

Mr. Brown: So we are putting a new roof over the old one?

Mr. Scheerer: No, it's a complete strip. Obviously, if there is some damage to any plywood and decking, we would pay that. Don did my roof on my house after the hurricane.

Ms. Kirk: He did mine too.

Mr. Mehrlich: There is a consideration from the HOA to consider other roofing materials. There is a shingle that's solar.

Mr. Scheerer: I don't know anything about solar roofing shingles.

Mr. Perillo: The average life of a shingle roof is 25 years. In our area, if you get 15 years, you are lucky. The metal roofs have an expected life of 50 years, but you have to grind the roof. So, we have to consider the price of a steel roof and the life of it with that type of shingle. I will evaluate it.

Mr. Scheerer: It's up to the Board.

Mr. Brown: I'm all for a metal roof too, but I think that we need to stick with what everybody has.

Mr. Thilburg: Right.

Mr. Brown: I don't know how the rest of the Board feels.

Mr. Mehrlich: I'm on the ARB and if we are going to put a metal roof on, we are going to receive all kinds of complaints.

Mr. Scheerer: It would look good.

Mr. Mehrlich: It would. You're right, it's not allowed in Remington. Not to answer for the Remington ARB, but it's being a good neighbor.

Mr. Hurley: We can stop you.

Mr. Mehrlich: Larry, you can point to me at the meeting.

Mr. Thilburg: I'm looking at it, based on what Sal said, but I don't know if there's a cost variable. All I know is that during hurricane season, the metal roofs on E. Lakeshore Drive were not damaged. There's nothing wrong with metal roofs. They don't need to be repaired. That's the only reason I'm bringing it up. I personally think it looks better. I wish our Community Center had a metal roof.

Mr. Mehrlich: There is a shingle that looks like metal that I'm actually going to present to the HOA. It has a 50-year life span.

Ms. Kirk: Did you get a price yet?

Mr. Mehrlich: It is more than asphalt, but it has a higher wind speed. It's not 100% approved.

Mr. Brown: Do you want to have Alan pursue that?

Mr. Thilburg: I just brought it up.

Mr. Brown: I'm okay with having Alan look at it before we sign.

Mr. Mehrlich: So we are tabling it for a month.

Mr. Brown: We don't have to approve the roof tonight.

Mr. Thilburg: Give us two options.

Mr. Scheerer: So you want a shingle option and a metal roof option?

Mr. Brown: Yes.

Mr. Mehrlich: I could give you the name of the product that looks like an architectural shingle, but its metal.

Mr. Perillo: I think on both types of roof, you should ask the builder for something in writing on the expected life and guarantee. He might guarantee that roof for about 35 years on the steel and maybe 10 years on the shingle.

Mr. Brown: I would like to know how often we will have to replace it.

Mr. Scheerer: I know it's not in the agenda, but since we are talking about this, I have been trying for the last couple of months to get some pricing from Osceola Window & Door to replace the main door. I was also looking at upgrading the windows to get rid of the single pane and put in double pane windows in anticipation of hurricane season. I haven't received anything from Osceola, but I received a proposal from Chet to replace the 6/8 door with an 18-wide door system. Basically, there would be nine windows on each side as opposed to the 30 windows that we currently have. There will be an all metal door, a French one to replace the current one. I'm also working with ACT to try to remove the striker plate solenoid that's in there so the actual solenoid that locks and unlocks with the key card is in the striker plate. We are going to be removing that and putting a door mounted one somewhere on that particular door. Wanda who is usually at these meetings has been dealing with kids trying to pop that door open. I think having a brand-new metal door and a different type of sound system, will help prevent kids and trespassers from doing that. I tried to get additional quotes, but this is the only one I have. If you want to hold off, we

can hold off and try to get something for next month. I just figured I would bring it to the Board since there was a question that Mr. Thilburg brought up at last month's meeting.

Mr. Thilburg: Is it going to be glass?

Mr. Scheerer: Yes. It would be 18 wide and probably tempered glass. I couldn't tell you what the thickness is. It's not a single pane. .

Mr. Thilburg: Yes, but someone can punch a hole through it. Right?

Mr. Scheerer: Anybody can break a window. They can break easily if they really wanted to get in here. We have great cameras now.

Mr. Thilburg: The only reason I'm asking is they make these designer glasses that are 1 inch thick and you need a hammer to get through those. Are the electronics built into the door?

Mr. Scheerer: No. The electronics will run through the ceiling. It's all hollow up there. We can get to everything that's up there and we'll top mount the latch to the door just under the Exit light. All of that will be pre-drilled and fed through the attic.

Mr. Mehrlich: So there will be a magnetic plate at the top of the door where kids can't get to it.

Mr. Scheerer: Correct. It will be like the French doors. One half will be stationary that you can lock and unlock and then you will have another half that opens and closes. We should install a button to get out and a keycard to get in.

Mr. Thilburg: Okay.

Mr. Scheerer: We have them in another CDD in Orlando called Randal Park that has the same set up. They have a French door, single door, button to get out or a motion sensor, which is on all of their doors. They walk up, it sees you are there, demagnetizes it, lets you out and then after so many seconds it magnetizes.

Mr. Perillo: Why would we want to make that "break proof?" If somebody wants to break in here, they could come around back and flow the window out. These windows are made out of next to nothing.

Mr. Brown: When people are jimmying the door, they are not breaking it.

Mr. Scheerer: What they are doing is popping the door open to get access because they don't have a card. So that door as well as the southern door was original to the building so they must be upgraded.

Mr. Perillo: If you want to put it at the top of the door, they won't be able to jimmy it.

Mr. Brown: Correct. With the new one.

Resident (Not Identified): Since you are looking at improving the windows, put up some cheap drapes to block the sun.

Mr. Scheerer: We did.

Mr. Thilburg: Alan, since we haven't heard from Osceola Window & Door, I will make a motion.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the proposal from Berry Construction, Inc. to replace the Recreation Center doors and windows was approved.

Mr. Scheerer: I will get a price for metal shingles.

Mr. Mehrlich: It's a neat setup.

Mr. Scheerer: You need to show me some pictures.

Mr. Mehrlich: Yes. It looks just like the shingles. I will get them to the Board.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: I will defer to Mark.

B. Engineer

1. Discussion of Speed Humps

Mr. Vincutonis: At the last meeting, the Board looked at comparisons between speed humps and pavers along the Boulevard. I provided a packet with some maps of a plan we generated, which were handed out to some contractors. We received one bid from Camcor to patch or replace a curb, setting pavers and fixing pavers for \$13,888. Subsequent to that, we received a bid from All Terrain. Their price was just over \$23,000. All Terrain has done work in the community before. We also received a proposal from Berry Construction, Inc. for \$10,380. The price difference between Berry Construction, Inc. and Camcor is that they are in the ballpark. Berry Construction, Inc. has done a lot work out here so it's at the Board's pleasure on who they award this contract to. Both companies are qualified. Berry has done a lot of work out here. That would be my recommendation.

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

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the proposal from Berry Construction, Inc. for speed hump repairs in the amount of \$10,380 was approved.

Mr. Vincutonis: That's all I have.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund we have Checks #5865 through #5890 for \$73,152.81 and February payroll for \$718.80, for a grand total of \$73,871.61.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor the Check Register totaling \$73,871.61 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. It is for the Board's information. All of the account lines are falling in line so far with what we expect. Through March 11th, we are 92% collected on our assessments, so we are in great shape.

Ms. Kirk: There is an item for the trustee fee and our bond matures in May of 2019. Can you tell me whether that will go away after that?

Mr. Showe: Yes.

Ms. Kirk: What do they do for \$4,700?

Mr. Showe: They process all of the transactions and deal with the bonds.

Ms. Kirk: So it's just a fee.

Mr. Showe: Correct. It's like a fee you would pay your bank for processing your checking account. It's the same type of term, only it's for the bond service. The Trustee is hired when bonds are issued and they kind of just stay the Trustee through the life of the bonds.

Ms. Kirk: So after May, it's going away.

Mr. Showe: There will be no bonds, unless the Board chooses to issue one.

3. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. The cameras are working fine. We changed the air conditioning filters. It was mentioned at the last meeting that the lights in the Fitness Center were flickering so we replaced all of the tubes for the lighting and replaced them all with new LED lights. Now it is extremely bright in there at night. The pool is working well and so is the wading pool. The cameras are working. There were minor repairs to the gates. I noticed a little algae today that I didn't see last Friday, but I figured that's directly related to the warmer weather. I will get with Applied Aquatic to make sure they treat it. Where I noticed the algae is by the last Fitness Center station before you get to the Clubhouse. We still meet with REW on a weekly basis. Starting on April 1st, REW will go to weekly mowing. New annuals are scheduled for the end of April. We also have another application of pine straw. We are still working the numbers and the possibility of adding a tree in Windsor Park. REW has a new porter. Gino was the guy who worked here for a long time. He left and took a bunch of REW stuff with him so they have been working with a guy named Ritchie. Ritchie is working out of a pickup truck. We were also removed from the golf course. They didn't want us in there anymore so we had some negotiations with the golf course. John hired a new guy. His name is Jeff. He has been training since last Friday with Ritchie to learn the property. Larry, I will talk to him about the Palm trees as he gets acclimated to the community. REW has a trailer with all of their equipment in it. The golf course now says they can stage back in the golf course maintenance area instead of taking everything in and out, which is part of the problem they had. Jeff he's been here since last Friday. He seems like a nice enough guy. We will see. Hopefully it will work out, he will be happy and do a good job. The prior one did a good job, but unfortunately the way he left, didn't leave a good taste in everybody's mouth. I also approved some minor landscape improvements along Remington Boulevard. There's a plant down here probably on Hawk's Nest and Club Villas by the end of the wall by the lift station that we call, "Ugly Agnes," which is starting to deteriorate so we are pulling all of that out and sod it. We have some other improvements on Knightsbridge where some grass is missing. We are going to shorten some beds, pull some grasses out that are dead and add grasses in certain locations. The sidewalk grinding continues. We are getting ready to start a sidewalk replacement program. Hopefully that will get us through the rest of the year. We are still waiting on custom letters for Arden Place. Berry Construction installed an additional 12 "No Fishing" signs around the ponds. We have Internet for the camera system. We are close to having that completed. The problem that we are having right now is Partin Settlement Road has

no cable connections from Spectrum's point of connection to the guardhouse. So, they are going to have to run all new cable. So, we are working with Spectrum and our office to facilitate that. As soon as they get that done, we will bring Frank out and monitor and get it aerified. We will get that as an option at some point. We had our backflows tested. They are done annually, usually in February and March. Those were completed and they passed. At the last meeting, we talked about fish and mosquito fish. I reached out to Clarke Mosquito. They gave me a verbal price of around \$500 to set traps out here. When I did this report, I hadn't heard from Osceola County Mosquito Control. I received a call from them today. They are going to be out tomorrow and the next day, setting about six traps. They will leave those traps in place at no cost to the District for the remainder of the summer. Each week, they will pull the trap, take a look at the mosquitos, call me, send me a report on what kind of mosquitos we are having and if there's a problem or concern or something like that. They are going to place them around the wetland behind the Clubhouse, pool, baseball field, volleyball court and a couple of locations off of Knightsbridge. They are going to be set off in the woods somewhere so they can't be recognizable from the general public. They don't want people messing with the traps because there is dry ice in the turf. If anybody's touched dry ice it's not a very good feeling. We don't have to worry about Clarke's equipment so that's irrelevant in my opinion. We will let Osceola County Mosquito Control take a look at that problem for us.

Mr. Showe: Just a follow-up on what we talked about at the last meeting, Alan and I checked that gate over by the golf course. It is now closed with a lock on it.

Mr. Scheerer: It has a lock. We are going into budget season so if anybody has some projects or some things that they want to bring to my attention or get with Jason, it will be at the April meeting.

Mr. Showe: If you have any specific projects or something you want to see added to the budget next year, just let us know and we will try to build that in.

Mr. Scheerer: We are going to be looking at probably resurfacing the basketball court and some other odd and end projects around here as well.

Ms. Kirk: Have we found anything out about the walkie talkies, which would help tremendously?

Mr. Scheerer: No.

Mr. Showe: We had multiple conversations with the maintenance supervisor. They have not yet provided us any additional information.

Mr. Scheerer: He told us it would be an additional cost. They could provide that for us, but we haven't received any information as far as that cost goes. We talked about it. We would have to buy a frequency or something. He said he already had them so hopefully he will get us those numbers as soon as possible.

Mr. Showe: We will follow up.

Mr. Scheerer: One of the things that we are also looking at for the budget is Carl asked me a while ago, to estimate the addition of annuals and compare to communities that do not have annuals. As you know, we pay those annuals as part of the cost of REW. They are rotated quarterly so whatever we get, will increase our budget number times four. So, it's just something we are looking at and we will bring that back to the Board for consideration. If you want to do it, we can add the contract later on. We will be bringing that in 2020. That's all I have.

Mr. Brown: Just to be clear, mosquito traps for mosquito control don't keep down mosquitos. They are just a tracking device. So, in case people think they are going to trap a bunch of mosquitos, no. That's how they determine whether they need to come and spray.

Mr. Scheerer: Correct. It will also determine if you have some other type of virus that's a problem for the residents in the community. I didn't notice, but he said they set traps here before out here and I have no clue if they did. They didn't tell the CDD or maybe it was previous to GMS being here. No. The proposal is not to eliminate mosquitos. It's to identify and trap them.

Mr. Brown: What do you mean they got removed from the golf course?

Mr. Scheerer: There was a gentleman's agreement between REW and the golf course to allow REW to store a dumpster, keep their golf cart and some of their tools and equipment on golf course property. So, when Mark Farrow was here, he said, "I don't have a motor that will mow those hills along E. Lakeshore Boulevard, if you guys will handle that, you can keep your stuff here." Down to Earth is now the golf course provider. I think Kris Chambrot is the Golf Course Superintendent for Down to Earth. John came to me a month or so ago and said that he asked them to remove all of their equipment from back there. They no longer wanted it back there because there was a different person and they were concerned. So, I called Kris and he said, "Yeah, we just have some concerns. There has been some damage to our equipment. I had a long conversation with the Director of Golf for Down to Earth." So, John being John said, "The heck

with them. We will just pull our stuff out and they can mow their own lawn.” So, nothing has exchanged hands. It’s just, “You let us keep our stuff here, we will mow the hills. If you don’t want us here, fine we will move out and you can mow your own hills.” So that’s where it was. John approached me with this idea about a month ago as they were recruiting to replace the porter, so I reached back out to Kris and said, “We would like to partner with the golf course since we are all together. REW does a good job for the residents and the District and would consider letting them back in.” He said yes, but as opposed to storing their equipment in their covered area, John purchased an enclosed trailer and everything that belongs to REW is in the trailer parked in the back. If they need to take anything back, they would take the entire trailer with them. This way there are no accusations that they are hitting stuff or damaging anything. I’m assuming that John would go back to mowing the hill in lieu of storing their equipment trailer for the porter back there. There is no agreement with the CDD that we get space back. There was just a gentleman’s agreement that John worked out with Mark Farrow. I wasn’t angry.

Mr. Brown: I thought maybe he went on there and was picking stuff off on the golf course and they had them trespass or something.

Mr. Scheerer: No, supposedly there was some equipment that got damaged that they thought one of the new guys was coming to pick up the equipment. John has a short fuse sometimes because he called me, which was the right thing to do. I have a good relationship with Down to Earth Landscape Maintenance because we work with them in other Districts. So, I got a hold of JC at Down to Earth and he gave me Kris’ contact information. Kris and I chatted a couple of times and I think we got it all worked out. Hopefully it will benefit us again if things pick up and they keep it clean here.

Mr. Brown: Are there any other questions?

Mr. Perillo: I have two things. The golf course maintenance road gate has been locked for about a month. They put a new type of lock on it where you have to dial a code. I like the idea of you choosing new people to serve on the Board. You’ve been here about 20 years. When are you leaving?

Mr. Brown: Next time. It’s about that time.

4. Security

Mr. Luciano: This past month, the Partin Settlement Road Gate had 277 pages with 18,836 visitors versus the E. Lakeshore Boulevard Gate, which had 151 pages with 10,268 visitors. We had 100 tags, 5 tows and 5 repeat offenders.

Mr. Perillo: We had about 18,000 visitors at the gate. That comes to 600 people per night that don't have a tag.

Mr. Luciano: That is between Ubers, Lyfts, deliveries and people being dropped off by family members or friends.

Mr. Perillo: I know, but there are 600 people. I think we have to do something more to get the people to get a tag on their car. That's from 7:00 p.m. until 11:00 p.m. Then after that, you are going to get a small number.

Mr. Mehrlich: You fixed the road so I can get right through now.

Mr. Perillo: I know, because you have a tag. Why don't we try to do something to get the residents to put a tag on their car?

Mr. Brown: There are a lot of people coming through that gate in rentals because that is the side that has all of the short-term rentals.

Mr. Showe: You figure one out of three has a visitor every night.

Mr. Scheerer: Not to mention cut through traffic.

Mr. Brown: You give them those cards.

Mr. Showe: I can assure you they are still calling our office regularly to get it transferred.

Mr. Perillo: We should slow down and let them through the gate.

Mr. Brown: I was behind somebody last month and when they pulled up to the guardhouse, they rolled down the window and held out a bar code. I'm sure it was from a rental that someone just left them the bar code and said, "Use this to get in."

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Mr. Soukup?

Mr. Soukup: I don't have anything.

Mr. Brown: Mr. Mehrlich?

Mr. Mehrlich: I don't have anything. Thank you.

Mr. Brown: Ms. Kirk?

Ms. Kirk: I don't have anything.

Mr. Brown: Carl?

Mr. Thilburg: Yes. A couple of residents stopped me and asked about the sweeper. I called Alan and went around with my golf cart. The reason the sweeper didn't get there was because their trees are low enough and he has to go around them. I explained that to the homeowners that talked to me and I went through almost every community to see if there was either a car parked there when he comes or the trees are not trimmed. I explained that and they understood. I want to thank Alan for handling that.

Mr. Scheerer: Just so you know, we did get a quote for everybody in Remington by subdivision. The CDD took care of their part. We have to update the numbers, but if the HOA wants to take that information and use it, they can.

Mr. Brown: To lift every tree.

Mr. Scheerer: Yes, to lift every tree. We obtained a quote from Branch Tree Service. I actually think we received one from REW at the time and one from Enviro Tree Services. Every tree in every neighborhood is something we could revisit and try to get some updated numbers, but I don't know what we would do with the information.

Mr. Thilburg: Did the Master Association get any of that data?

Mr. Scheerer: I don't know.

Mr. Showe: I know we presented it at a Board Meeting.

Mr. Scheerer: We presented the information at a Board Meeting and I'm sure I can find it in an email.

Mr. Thilburg: One last thing. What about the flagpole?

Mr. Scheerer: We are still waiting.

Mr. Thilburg: Okay, I'm good.

Mr. Brown: Did you see if there was a place left on the Partin Settlement side?

Mr. Scheerer: The only place I could see doing the flagpole is either right behind the column of the wall in the median or in the open space in front of the flowers on the right side as you come in. There is a nice triangle with sod. We might be able to put something there. We can't put it where we want to because of the proximity to overhead wires.

Mr. Brown: So if we backed it up somewhere else, would we have to do one like out in Narcoossee?

Mr. Scheerer: The antenna one?

Mr. Brown: Yes.

Mr. Scheerer: I don't know. That's a tough spot. There are a lot of utilities in that area. Maybe we should move it to the guardhouse.

Mr. Brown: That wouldn't be a bad idea.

Mr. Scheerer: We have some space behind the guardhouse. I don't think we will need a big footer if we go 20 feet.

Mr. Thilburg: It would be good to have one by the guardhouse.

Mr. Scheerer: You can put it right behind the guardhouse. There is an island that triangles in the back. That might be a stop for a good 20-foot flagpole with a solar disk on top. We can look at that as well.

Mr. Thilburg: Can you look into that?

Mr. Scheerer: Of course.

Mr. Thilburg: Thank you.

Mr. Brown: The only issue would be if there are utilities.

Mr. Scheerer: I know the sewer runs that way because when they built that guardhouse, I'm pretty sure the cleanout that's back there, ties into the sewer connection over by Oakview or Somerset. Obviously, we have to do locates first. We will reach out to them. Have them come out and tell them that we are considering a flagpole in this location and have them locate everything. They can paint it all and we will see what we have.

Mr. Brown: Okay.

Mr. Hurley: The signs that we worked out together between the HOA and CDD that we want to post, "*No Blocking the Driveway or Parking on the Grass*" so that homeowners can be fined, those signs are going to be made. The HOA Board is going to be discussing whether we put up. I think one of the options we have is to pay the CDD to put them up so if we could get a quote, I will tell Alan how many signs we need to get.

Mr. Scheerer: The size of the pole?

Mr. Hurley: Yes. We updated our documents, which was a requirement before we could put those signs up. The Board is supposed to be decide on the number of signs.

Mr. Brown: Okay. Sal?

Mr. Perillo: I'm confused with the sweeper. Do we have a company that comes through every other week?

Mr. Scheerer: Yes.

Mr. Perillo: I don't see him at all in the Villas. I think it's because he can't get under the trees as the Pine trees were not trimmed.

Mr. Scheerer: I don't think they go through the Villas.

Mr. Perillo: They go through the Villas twice a year, but I don't see them because there are a ton of weeds going down by my area that doesn't get cleaned up.

Mr. Thilburg: He came through last week.

Mr. Showe: If there's a question, the truck has GPS and Alan gets reports.

Mr. Perillo: How often do you see them?

Ms. Zaresk: Every couple of weeks. This is something we talked about at a lot of meetings. The problem was when they were coming through, they weren't coming through slowly enough. The last few times I've seen them, they slowed it down, but they are really doing their thing.

Mr. Perillo: He needs to come down the cul-de-sac.

Ms. Zaresk: He does.

Mr. Perillo: I think he makes a U-Turn before the cul-de sac.

Mr. Brown: I just want to say that the place looks good. REW is still doing a good job.

Mr. Scheerer: I ran into Pam the other day when I was resetting the timer for the lights. There are several landscape lights that no longer have landscaping because of Palm trees that died over the years. So, I'm in the process of pricing to remove a lot of those lights and switching over to some LED lights for uplighting. We are not there yet. We are working on it. It will probably be a 2020 budget number. There are some Ligustrums out there, the big mushroom like trees, on each side. Some of them have died. We are going to remove all of the compact florescent lights and repurpose the lights and put them in different locations so they have a purpose now.

Mr. Hurley: Will you have some at the gate as well?

Mr. Scheerer: On either side of E. Lakeshore Drive and at Partin Settlement. We changed all of the single 13-watt compact florescent to a 15 watt LED fixture.

Mr. Hurley: They are really bright.

Mr. Scheerer: It does a good job. We are working on it and are putting quotes together.

Mr. Hurley: Speaking of trees, in our latest update of the HOA documents, we lifted the requirement over the street from 10 feet to 14 feet. Some of the trees aren't even that tall, but over

the sidewalk, it's still 8 feet. However, trying to get people to do it is another question. At least we've gotten closer to what the garbage trucks want, which is 16 feet.

Mr. Scheerer: We do 15 feet.

Mr. Perillo: We have 15 foot ones in the Villas.

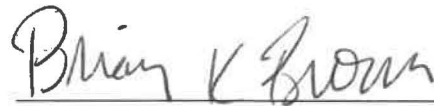
Mr. Scheerer: That's a great place to be.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting.


Secretary/Assistant Secretary


Chairman/Vice Chairman