

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, April 30, 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:

Jill Burns	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 Ms. Burns called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Brown: We have one modification, which is the Tenth Order of Business, Appointment of Audit Committee and Chairman.

Ms. Burns: Does anyone have any other modifications? Hearing none, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

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

Larry Hurley, Keswick Court: I'm just curious about what happened with the study for the speed bumps or speed signs. I almost got hit walking across Southampton Drive to get to my mailbox when someone was speeding around that corner. All of a sudden, they see you and you see them so you have to run out of the way because they are speeding. I couldn't find anything in the latest minutes as to how that all ended. Are we doing both or just signs or speed bumps?

Mr. Brown: We didn't end up doing speed bumps. What we did was one month of enforcement.

Mr. Scheerer: We had the Sheriff's Office out here.

Mr. Hurley: We did that for a month on a trial period?

Mr. Brown: Yes, we did it for a trial and it seemed to work. If I'm not mistaken, the consensus was that we might do it again if it started to be a problem again. That seemed to be a better idea than putting in speed bumps.

Mr. Hurley: That may be because we have some kids zipping around on power motor scooters, sometimes on the sidewalks and sometimes in the street. They are not registered. There was a young man on what looked like a dirt bike with no registration, speeding up and down Remington Boulevard the other night. While I was walking, I tried to call the Sheriff's Office on the non-emergency number, but no one answered the phone. It rang about 15 times and then I hung up and called back again and nobody answered the phone. So, we don't have any recourse. A couple of them were on scooters they stand on. I hate to see somebody, either a walker or them get hurt. We need to do something about that, but I'm not sure exactly what, especially if the Sheriff doesn't answer the phone. As far as the speed bumps, the speeding is down Southampton Drive. I don't think having patrols here is going to be enough because they can't be here all the time. So, in my opinion, speed bumps or a speed sign with a lower speed limit would be good options, but I prefer speed bumps, at least on that curve to slow them down.

Mr. Thilburg: Do we have roving patrol during evening hours?

Mr. Hurley: I don't know whether your security does anything about kids on scooters, bikes or speeding cars.

Mr. Luciano: Its only during the daytime now.

Mr. Hurley: They are speeding around dusk.

Mr. Scheerer: If it's dark, we should have roving patrol by 6:00 p.m. and that's well in advance of dusk.

Mr. Luciano: We can't catch them if they are on the sidewalk.

Mr. Scheerer: No, you can still call the number.

Mr. Luciano: I have.

Mr. Mehrlich: Even if they are flying down the road, they could come in around 5:30 p.m.

Mr. Scheerer: We can contact the Sheriff again if you want us to.

Mr. Brown: I would rather do that.

Mr. Luciano: Last month, there was talk about having the Sheriff every other month to cut costs.

Mr. Mehrlich: I think we need to have them here every month.

Mr. Scheerer: We can certainly reach out to the Sheriff's Office if that's the desire of the Board.

Mr. Brown: How much did it end up costing?

Mr. Scheerer: I don't recall. We can find out. It wasn't a lot of money.

Mr. Brown: It was just for a certain number of hours.

Mr. Scheerer: There is a minimum of four hours per shift, which is what we did.

Mr. Luciano: It was about \$2,100 or \$2,200.

Mr. Scheerer: I'm sure it's something we can take care of if that's what the Board wants to do. I just don't have the information with me.

Mr. Thilburg: I feel comfortable doing that, but this time get a report from them.

Mr. Scheerer: That was the other thing. They didn't provide a report.

Mr. Hurley: Are they going to issue tickets?

Mr. Scheerer: They will.

Mr. Brown: We can't guarantee that they will because we can't order them to.

Mrs. Perillo: It's at their discretion.

Mr. Hurley: I included an article in the last newsletter reminding people to stop at stop signs. We heard from somebody who wanted to include a reminder for people to stop on the white line before the hash line. In some places, they have signs. If we have done everything here, we will see how that fixes the speeding. We told them last time where to specifically to control the speeding and Southampton Drive was one place.

Mr. Scheerer: At various times during the day.

Mr. Thilburg: Do you need a motion?

Mr. Brown: I don't think so.

Mr. Scheerer: I think we have direction from the Board. Scott, are you okay with that?

Mr. Clark: Yes, you have the money allocated.

Mr. Brown: We already voted on it.

Mr. Hurley: I'm also curious about the Ugly Agnes we are taking down along the wall.

Mr. Scheerer: It was reported a couple of meetings ago that they were going to remove them and replace with sod.

Mr. Vincutonis: They are all dying.

Mr. Hurley: They look pretty ratty. I would expect it to be replaced with new bushes.

Mr. Scheerer: It's also easier to maintain sod. It was part of a plan.

Mr. Hurley: I guess it didn't make sense to replace them.

Mr. Scheerer: No.

Mr. Hurley: You mentioned that you were working on the lights on the walls at the last meeting. Some of the lights look like they have been replaced with LEDs.

Mr. Scheerer: Correct, we will continue to do that as they go bad.

Mr. Hurley: At the entrance to Harwood, I don't know if the guys who trimmed the bushes bumped into them because the light is facing the other way.

Mr. Scheerer: It wasn't as of last week.

Mr. Hurley: Not now.

Mr. Scheerer: I straightened it out myself.

Mr. Hurley: I just keep noticing it happening all over again so maybe the bush trimming guys need to be told the way the light is supposed to go and not to push them.

Mr. Scheerer: I talked to John about that at the last meeting.

Mr. Hurley: The Remington light around the left-hand side as you enter, are the same lights that went out around Christmas, which were the fluorescents.

Mr. Scheerer: The one that lights up the sign?

Mr. Hurley: Yes. The center section is out.

Mr. Scheerer: I'm not here at night. I will fix that.

Mr. Hurley: I can't expect you to be here 24/7.

Mr. Scheerer: I will take care of that myself.

Mr. Hurley: What I'm most proud of, are the 15 lights along Remington Boulevard that I got fixed about a month ago because they were all out. That's all I have.

Mr. Scheerer: Awesome. We will take care of it.

Mr. Brown: Is there anyone else?

Diego Valdes, Berry James Court: Yes. I discussed before about illegal parking in the streets. There was a vehicle parked illegally more than a week. I showed a photo I took with my cellphone to security and they said they would tag the car, which it wasn't because it still there several days afterwards. It took two emails to the CDD for something to happen. It is my understanding that they would be stricter with illegal parking policies. To my understanding, that has not occurred because people are parking excessively in the streets illegally. That was the first item. The second part is that it's my understanding we are paying the guard at the guardhouse \$126,000. This guard has not come out of this area or enforcing what it says on the sign, which is that individuals must have a Remington ID. It is my understanding that's not enforced. There was even one guard that wore flip flops and went outside to smoke. That's what we are paying for a guard in this area. The third item I wanted to discuss is there's a garbage dumpster, but people are throwing trash outside of the dumpster.

Mr. Brown: Where the commercial building is?

Mr. Valdes: No.

Mr. Scheerer: I think Chet put it there for the speed hump remediation.

Mr. Valdes: I just came out and there's garbage on the outside of it.

Mr. Scheerer: I don't know anything about it, but I'll look at it.

Mr. Brown: We did change it. Was it the last time or before that to give a little more leniency in looking at houses that call in consistently. Do you have an address?

Mr. Valdes: The vehicle was outside, but it's no longer there. It was ticketed. To my understanding, the length of time was not changed nor the responsibility of those individuals parking in front of a home were there because people would park their cars in front of other people's homes. It is not the responsibility of those homeowners. It is my understanding that the length of time is seven days, if a guest did not extend it.

Mr. Brown: It can only be extended if they contact the management company.

Mr. Scheerer: For special circumstances.

Mr. Brown: We did put in the rules there that they could get a waiver because their guest was in the military and they were home for a month, but if they don't have one then the length of time is still seven days. I know a couple in our neighborhood that have consistently flipped cars. That went on for a while and then they started getting stickers on their car. I didn't say anything because I can tell that they were moving cars around. If you see anything, contact Jill.

Mr. Valdes: I will send emails from now on.

Mr. Scheerer: That's fine. Any emails or information we get, we forward on to Eric, Scott and Jeremy.

Mr. Brown: We will have to look at the dumpster.

Mr. Valdes: Thank you very much.

Mr. Brown: My suspicion is if the contractor put it there, he's not the one that's throwing trash around it.

Mr. Scheerer: It's kind of like the old recycling problem we used to have when Larry was working hard on recycling.

Mr. Valdes: Like dumpster diving?

Mr. Scheerer: Yes.

Mr. Valdes: Is there a process where a house is considered a target because they continually bypass and circumvent the parking restrictions?

Mr. Brown: It's not really that they are a target.

Mr. Clark: The process is for a repeat offender.

Mr. Brown: They were constantly calling me every night. They gave them some leniency by saying, "Okay, you are getting calls every single night from that house." One house had seven cars and they would just move the cars around so they could beat the system. So that's kind of what they were doing. They said, "We have cars but none of them will be on the street seven days of the month," so we gave them the direction to determine whether they are visitors or owners.

Mr. Mehrlich: What happens if a house has three young adults that are splitting the household expenses that have \$60,000 to \$70,000 cars, but have several large parties on a regular basis? We live in a PUD and we have to ask permission for what color mulch we can put down, but parking is a constant problem. We live in a community like this, where we have all sorts of restrictions on what we can and cannot do, but we cannot have peace in our own home. We should

be able to have peace because that's why we're here. I'm not a saint. I've had parties over the 20 years I've been here, but it's starting to not be a safe place.

Mr. Valdes: I have other things to do than to come here and talk about parking.

Resident (Not Identified): It's a turnoff if you are coming in here to buy a house and there are always cars parked in the street. It didn't used to be like that when we purchased. I've been in some of my son's friends' neighborhoods where there are nice houses, but I'd never live there because cars are parked everywhere. Its like playing pinball to drive down the street and it's going to lower our property values.

Mr. Valdes: Just last week, there was a car on jacks with two tires off, but it wasn't on the street so it wasn't a CDD issue. It was an HOA issue. So, I emailed the HOA Manager. I'm still waiting for a response.

Mr. Scheerer: We can have full-time security if you want to increase your assessments. That's the only way you are going to be able to resolve anything. We tried to curtail parking.

Mr. Valdes: You have daytime roving security.

Mr. Scheerer: Not every day.

Mr. Valdes: I know. Its two days a week, but they have limited authority as well.

Mr. Scheerer: They have the same authority to enforce parking restrictions. Eric can speak to that because their responsibility is to provide parking enforcement per the regulations and the resolution that was adopted by this Board. We don't pay them to drive around the neighborhood. So, if they are here two days a week, it's the same protocol. They drive around. If they are there over a half hour and come back and a car is still there, they are supposed to issue the car a ticket. That is our security protocol.

Mr. Valdes: I asked them and they said that in the daytime, that's not enforced. Its only enforced at night.

Mr. Scheerer: That is an inaccurate statement. I never heard anybody say that, but Eric is here and can speak for his company. That is what they get paid to do. If not, then maybe we need to look at some other options.

Mr. Valdes: The second part is the individual that's here not enforcing it. Right now, this pool is for the entire community.

Mr. Scheerer: They are supposed to have a card.

Mr. Valdes: No one is asking to see it.

Mr. Scheerer: How many people brought their card to come to the meeting? Four out of everybody that's in here.

Mr. Valdes: It is my understanding you are required to bring your card.

Mr. Scheerer: It's a public meeting. We can't deny access.

Mr. Valdes: I was told by the security guard that next time I wouldn't be allowed in.

Mr. Scheerer: That's not the case. It's a public meeting and we can't deny access to anybody, whether they live here or not. Apparently, we need to work with security a little tighter to make sure they are up on their standards. Scott Newman sent me an email late last week wanting to set up a meeting for May. So, with Jill being on board, we will try to schedule that meeting. The purpose is to go over some of the rules and expectations for the security company. If not, we can make other recommendations to the Board on what to do next.

Mr. Valdes: On Saturday, I left about 5:10 a.m. and there was no security guard.

Mr. Scheerer: We heard that.

Mr. Valdes: My neighbor that just moved here couldn't be here this evening, but he asked why don't we have a policy in place for no parking after a certain period of time and to have a contract with a towing company to tow cars parked on the street, unless they have a visitor pass in their car. I know there are neighborhoods that do that. Before we moved here, we looked at Bella Lago and they had no parking after 8:00 p.m. because their streets are private as well.

Mr. Scheerer: Ours aren't private. We are publicly owned. I believe, Scott, if I'm correct that we have to give notice prior to towing. We can't just arbitrarily tow.

Chassidy Bowles, Westmoreland Circle: How many notices do you have to give?

Mr. Scheerer: They get one notice. The second time they get towed. That's the way it's supposed to work.

Mr. Brown: Or they try to tow it.

Mr. Scheerer: By statute we have to give a warning before we tow. If this was a private gated community, we could have all kinds of fun and do exactly what you just described, hiring a tow company.

Ms. Bowles: Couldn't a tow company work in conjunction with the security if they were here all the time? Security could give them passes.

Mr. Scheerer: We don't have a security company that can be here all the time just for Remington.

Ms. Bowles: They are here in the evening as well.

Mr. Scheerer: Anytime day or night we have to notice them. Security notifies the tow company we have a vehicle for tow. Sometimes they are successful and sometimes he's not. So, if they have call for law enforcement because who we use deals a lot with law enforcement, they are going to deal with the priority.

Mr. Brown: It's in there too that they can come around and look for people that had two notices.

Mr. Scheerer: Yes, repeat offenders.

Mr. Brown: The tow company can't tow without us notifying them, but they only do that if its profitable. If they are going to make \$5,000 in here on Saturday night, they will be here. Otherwise, they won't do it very much.

Mr. Mehrlich: Isn't it just guests that can park in the street? Owners or tenants are not allowed to park in the street.

Mr. Scheerer: They get 30 minutes.

Ms. Bowles: A lot of tenants don't have barcodes on their cars.

Mr. Mehrlich: I see a Range Rover in the street all the time. He's the tenant at 114.

Mr. Valdes: I was told that they are owners, but there's no way of proving that.

Mr. Brown: There is no way to prove it because we are not allowed to run tags. Law enforcement can only run tags so security can't so there really is no way for us to prove whether it's an owner or not. If it has a barcode on it, it could be an owner or someone from another community. I wouldn't let them near the houses. I want Eric to know the addresses and if he's constantly getting calls from there, then he has the ability to put stickers on them.

Mr. Valdes: You get smarter people who are more affluent and know the rules.

Mr. Scheerer: I think the Board has been flexible in trying to capture a lot of that. Scott is here. He drafted the original resolution and from input from residents and the Board, it's just a matter of figuring out what works each time they figure out what they can get away with.

Mr. Valdes: That's what I tell all the neighbors that I talk to. We have a house down the street from me that has three to four cars in the front yard, not in the driveway. If we don't start doing something, it's going to get a lot worse. Residents are unsure of what to do. You have to send a picture, wait seven days and then send another picture. In the meantime, the car has been

there for two months and we can't change the color of our mulch. The good guys pay the price. They just don't care.

Mr. Hurley: Once we get the latest document registered and approved, we can start putting up signs saying, "No Parking on the Grass" and "No Parking on the Sidewalk." Then we can start fining people that are doing that. Whoever is our new property manager, we are talking to them about coming in at night. The problem there is they don't patrol at night. They only patrol in the daytime.

Mr. Mehrlich: We might have to pay them to patrol at night.

Mr. Scheerer: It sounds like we have a lot of work to do.

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

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes of the March 26, 2019 Meeting**

Mr. Brown: Does anyone have any changes?

Mr. Thilburg: Yes. On Page 7, in the middle of the page, both statements from Ms. Kirk were stated by Mrs. Perillo. On Page 11, "single roof" should be "shingle roof." In the next line, metal roofs have an expected life of 50 years, but not shingle roofs.

Mr. Scheerer: They are metal shingles.

Mr. Thilburg: The bottom of the page says, "I wish our Community Center had a metal roof." We don't have a Community Center. He was talking about Club Villas. Remove the word, "Community." On Page 13, "1-inch think" should be "1 inch thick." On Page 18 Alan said, "We will be bringing that in 2023." I didn't know if Alan meant 2020.

Mr. Scheerer: It should be 2020. That was the annuals, which we did.

Mr. Thilburg: On Page 23 Mr. Perillo said, "They go through the Villas twice a month," not a year.

Mr. Brown: He might have said that.

Mr. Scheerer: He was saying that he never saw them and everyone was saying, "We just saw them."

Mr. Brown: Does anyone else have any corrections?

Mr. Thilburg: I don't have any further changes.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the minutes of the March 26, 2019 meeting were approved, as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of 2019-05 Electing an Assistant Secretary**

Ms. Burns: We would ask that you elect me Assistant Secretary, replacing Jason who was the previous Assistant Secretary. That will enable me to sign your documents.

On MOTION by Mr. Thilburg seconded by Mr. Mehrlich, with all in favor Resolution 2019-05 Electing Jill Burns as Assistant Secretary, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of 2019-06 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing**

Ms. Burns: The budget is attached to the resolution. If you look at the General Fund, we proposed that the overall budget remain the same. There are just a couple of changes within the line items. "Trustee," "Dissemination Agreement" and "Arbitrage Rebate" were removed because those fees were associated with the bond payments and this is last year that the 2008 Debt Service Budget needs to be collected. There is a decrease in the insurance cost because we had an overall decrease in the administrative portion of the budget. There was a slight increase in landscaping and plant replacement enhancements as well as an increase on the field operations and maintenance (O&M) portion. This budget projects that overall O&M assessments remain the same, which is \$678.50 per unit. I don't know if the Board had this conversation with Jason, but with several Boards, when their debt bond payments are paid off, they increase O&M assessments because of the reduction in the debt. Let's say that your O&M is \$500 and your debt is \$500, they would increase the O&M to the amount that the debt level was or a portion of that. You could get an influx of cash to build reserves or do some projects you've been waiting to do. We don't have that outlined here, but if that's something you want to do, we can look at increasing your O&M assessments because no one in the community is going to be paying a debt assessment anymore. I don't know if you discussed that or thought of that, but that is something we can look at if you

wanted to go to 24-hour security or something like that to complete any of the capital projects you wanted to do.

Mr. Clark: We will need to notice that.

Ms. Burns: Correct.

Mr. Clark: We can't just roll them like you already do. We would need to have an increase in your assessment, which triggers the mailed notice.

Mr. Brown: I have some reservations doing that because it's only a little more or less than half of the people that's happening to. For some people, it happened two or three years ago.

Ms. Brown: It's just an option to consider if you were interested in doing that, but otherwise the budget outlined here would have the same assessment per household of \$678.53. There's also the Capital Reserve Budget as well, which is on Page 12.

Mr. Hurley: Are you thinking about leaving the same \$550,000 in the reserve?

Ms. Burns: No. She was just saying it was a possibility.

Mr. Hurley: Yes, but I heard a lot of people say, "Our taxes are going to go down." If we didn't keep the \$550, what would our \$678 assessment drop to, approximately?

Mr. Brown: It wouldn't drop. You are just losing that bond payment for the year because none of that bond payment went to O&M.

Mr. Hurley: I know, but it's included in the \$678.53.

Ms. Burns: It's not. The \$678.53 is just the O&M.

Mr. Brown: The bond payment for the people that were in that bond series was a totally separate payment. It wasn't in that \$678.53.

Mr. Hurley: I paid \$678.53, but it didn't include the debt service.

Mr. Brown: You were probably already out of the debt service.

Ms. Burns: If you live in the first phase, yours was paid off three years ago.

Ms. Bowles: If you paid the bonds off three years ago, the other side are still paying the bond.

Mr. Brown: There were two bonds.

Ms. Burns: This was their last year.

Mr. Brown: Yours should've already been paid off, but even when you were paying it, it was a separate line item on your tax bill. It wasn't part of the \$678.53.

Ms. Bowles: I review my tax bill and I've never seen it.

Mr. Brown: Do all of you want to think about whether you want to add something to the budget? Because the Board is just passing a proposed budget tonight, not the final budget.

Ms. Burns: If you are going to increase it, we would need to know in order to send a mailed notice to the residents.

Mr. Clark: Tonight drives the mailing of those notices.

Mr. Thilburg: On Page 1 under "Roadways," there was an expense of \$3,595. What was that for?

Ms. Burns: For the sidewalks?

Mr. Thilburg: Yes.

Ms. Burns: It was an unbudgeted line item.

Mr. Thilburg: Was there some overage?

Mr. Scheerer: I'm just wondering if they coded it to the wrong line item. I know we did a few potholes a while ago. I would have to look at that closer, Carl.

Mr. Thilburg: I noticed an expense and then I didn't see anything in the budget.

Mr. Scheerer: Let me get back with you if that's okay.

Mr. Thilburg: That's fine.

Mr. Scheerer: Typically what we try to do is to budget wherever that line item would normally go. It's just not clicking with me right now.

Mr. Brown: Are those for all of the repairs we did this year on the sidewalks?

Mr. Scheerer: No. The sidewalk repairs were paid for out of the Capital Fund for the sidewalks, which we are still doing. You also have sidewalk and road improvements, which includes both. I'm wondering if that just got mis-coded. I will get with accounting and find out what that number is.

Mr. Thilburg: Okay. "Common Areas, Plant Replacement and Bed Enhancements" increased. Is that for the beds I've been asking for?

Mr. Scheerer: "Plant Replacement and Bed Enhancements" increased from \$10,000 to \$15,000. We may move that if the Board wants. We got a price from REW for 10 monuments in the community that do not have annuals. The cost is about \$14,000, which is for the entire year. That is for quarterly rotations. I told you that wasn't going to be cheap. So, we increased that line item to \$15,000 to cover the plant replacements or we can take that dollar amount and just put it

as an addendum to the REW contract because they do that as part of their contract now. We allocated the funds we spoke about.

Mr. Thilburg: The only reason I brought that up is because I would like to see the enhancement of each development. Some just have the green bushes and are not very attractive.

Mr. Scheerer: If the Board approves, we will add that.

Mr. Thilburg: We need uniformity.

Mr. Scheerer: Yes sir.

Mr. Thilburg: Okay.

Mr. Scheerer: That is what that dollar amount is for.

Ms. Burns: Are there any other questions on the budget or does anyone have anything they want to change?

Mr. Brown: Yes. A few years back when the roads were failing in Waters Edge and we had to fix them and put a plan together to do the roads, we raised everyone's assessment by \$200. We told them that we were doing this because we didn't plan on doing it again for 20 years or so, unless something major happens. So that's why I'm against raising our rates.

Mr. Thilburg: I don't want to raise the rates.

Mr. Soukup: I agree. We need to look at what we have. We have serious parking issues and possibly have to increase Sheriff patrols.

Mr. Brown: The only reason we would look at raising them is if we did the 24-hour security.

Mr. Mehrlich: I don't know exactly where we were when we were talking about trimming trees in the neighborhoods or if it's ever been done, but the HOA is now allowing Oak trees to be removed and Palm trees to be planted because some people don't want to trim trees. When the community was first developed, there was supposed to be an Oak tree canopy. I know it's gone in a lot of different directions since then and I know that its cost prohibitive to cut every tree in the entire neighborhood, but we have such a good relationship with a company like REW who has the truck. Maybe they could cut some trees some of the time and target the worst trees to try to get some of the homeowners to keep some of the old trees instead of cutting them all out. Because that's going to enhance the beauty of the neighborhood and maintain some of their property value. As far as I'm concerned, maybe not to everybody's because they don't all like trees.

Mr. Brown: We priced that, didn't we?

Mr. Scheerer: It just so happens we received prices from REW, Envirotree and another company Sal said was doing Club Villas. I've got the Briggs Tree estimate on my iPad. Overall, it is done by neighborhood. I would have to go back to these companies and have them reassessed because of the trees. The total overall price to do every tree in Remington including CDD trees was \$97,910. The CDD has already done Remington Boulevard. I think we paid REW around \$15,000 to do Remington Boulevard from Knightsbridge Boulevard to E. Lakeshore Boulevard because they have a tree trimming process for pedestrian safety in their contract, which we don't pay. So, we went ahead and did all of Remington Boulevard. Windsor Park was \$600, Oakview was \$7,000, Somerset was \$300 and Parkland was \$4,600. So, we have some ideas of what it would cost to do that, if at some point you decide to do that. I don't think REW will do any of the street trees. That's an item that is not budgeted for in the 2020 budget.

Mr. Brown: The reason I was questioning it was we looked at it a couple of years ago and maybe we can revisit it because we might be able to do it without raising assessments if we can move money. We looked at doing it in a three-year cycle; a third one year, a third the next and then the final third.

Mr. Vincutonis: They kind of maintain themselves to a point once they are up. We don't necessarily have to trim the trees in a neighborhood, but you have to trim them.

Mr. Scheerer: The language that comes with trimming trees and doing a Class 2 prune and thinning is you want to keep them on a three-year cycle. So even though we just did these this last year, we shouldn't have to do them next year, but we may have to start looking at some of that the year after that. Like Ken said, if you wanted me to go out and get pricing per neighborhood, you just have to figure out how you are going to fund it. I know that Mark is tasked with doing an evaluation of the roads, but what the Board has always done, along with milling and resurfacing, is to lift those trees because you have to be able to get the milling machine in there, which is about 15 feet long. That will come out of the Roadway Fund. So that would take care of whatever neighborhoods those are and we could look at updating pricing and maybe presenting that at a later date as far as funding because the trees are in dire need of maintenance. You just need to pick which one-third you want to start with first.

Mr. Mehrlich: The worst ones.

Mr. Brown: At one point, we looked at starting with the ones that were in the lights. A lot of tree branches are growing over streetlights, but who decided it was a good idea to plant trees

directly under lights. I don't know why that is. I received some complaints, even though you have lights, that its dark because they are overgrown with trees.

Mr. Scheerer: You should've seen the improvement on Remington Boulevard when those trees were trimmed. The same type of a program, internal of the neighborhoods would be a tremendous benefit to the homeowner's safety and security, but again I would have to go back to two or three different companies and have all of the trees reassessed just to get an idea of what they are in today's market.

Mr. Mehrlich: I think it makes sense to not try to do them all at once. Just cut some trees. When the guys are cutting them on Remington Boulevard, they should go into some of the neighborhoods because they are the worst.

Resident (Not Identified): Homeowners that live in front of the trees are not responsible for them.

Mr. Mehrlich: They are responsible. The HOA voted to allow the homeowner to cut the tree down, remove it completely and put a small Palm tree in lieu of a 20 to 25-year-old Oak tree. So, to keep that from happening maybe we trim some of these trees if our objective is to maintain the integrity of the neighborhood.

Mr. Scheerer: Do they need a permit to remove an established Oak tree?

Mr. Brown: They don't technically need a permit, but they have to replace it.

Mr. Mehrlich: With a piece of grass?

Mr. Scheerer: I needed a permit for a flagpole.

Mr. Brown: I don't think they can cut my tree and replace it with a Washingtonian.

Mrs. Perillo: There are three different Palm trees in Remington.

Mr. Scheerer: Is that what they are doing? Replacing Oaks with Palms.

Mrs. Perillo: With some of them where the roots are going into the septic or sprinkler system. Your guys replaced the sidewalks.

Mr. Brown: I am the opposite. Personally, I would just cut all of them down because they had so many sidewalk issues and problems going into the utilities. They are cutting all of them down and replacing them with Elms because they have gotten tired of constantly fixing utilities and sidewalks. I don't know why they permitted a big tree like that in a 2-foot swath of grass.

Mr. Mehrlich: I agree.

Mr. Brown: The roots gurgle because the developer never unrolled them when they stuck them in the ground. I think half of those are the ones we lost during Hurricane Irma.

Mr. Scheerer: They are all gurgled. Every one of them.

Mrs. Perillo: Was the septic you took care of on Westmoreland due to tree roots?

Mr. Brown: Yes. The tree was growing into someone's utilities.

Mr. Scheerer: The homeowner was in Waters Edge. Cypress tree roots were encroaching onto her property so we cleaned it up on our end, but that was it.

Ms. Bowles: Westmoreland is flooding.

Mr. Hurley: They took the Cypress trees down because they were growing on both sides of the road.

Mr. Scheerer: We had a storm drain that was full of weeds, but it wasn't due to root intrusion.

Mr. Brown: I thought we had roots going into somebody's utilities and had to take the tree down.

Mr. Hurley: It was going under a guy's house. He kept going out there and chopping them.

Mr. Clark: Are you going to remove it from the budget?

Mr. Scheerer: Yes.

Mr. Thilburg: Are people left and right cutting down trees?

Mr. Hurley: Not yet, but they could. I think his idea is right. With maintenance, it wouldn't be breaking so much. They just want to take them down versus having to pay to have them trimmed so they ignore it and we keep sending letters.

Mr. Clark: If the ARC told him he could not cut a tree down, he cut it down anyway and we took it to a court battle and instead of putting another tree in, they changed the rules.

Mr. Thilburg: It seems that the HOA doesn't have too much teeth in there.

Mr. Hurley: We have to do what the law allows.

Mr. Brown: Would the Board be okay with leaving assessments the way they are and then moving things around to do quarterly maintenance?

Mr. Clark: My point was that I would like to see the possibility of something like that. It was just a concern.

Ms. Burns: We have July 30<sup>th</sup> as the public hearing, which is the regular meeting, if that works for everybody. If there are no changes to this budget and the Board is happy with the July 30<sup>th</sup> date, we need a motion.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor Resolution 2019-06 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing for July 30, 2019 at 6:00 p.m. at this location was adopted.

**SEVENTH ORDER OF BUSINESS**

**Review and Acceptance of Draft Fiscal Year 2018 Audit Report**

Ms. Burns: The audit report is in your agenda package. I would bring your attention Pages 32 and 33, the Letters to Management, which summarizes the entire audit. Unless you want to read 30 pages for some fun nighttime reading, there were no instances of non-compliance. They had no recommendations or findings. Its considered a clean audit. I can take any questions that anyone has, but unless anybody has any questions, we would be looking for a motion to accept the Fiscal Year 2018 Audit.

On MOTION by Mr. Mehrlich seconded by Mr. Soukup with all in favor the Fiscal Year 2018 Audit Report was accepted.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Recreation Center Blinds with Berry Construction**

Mr. Scheerer: I received a text message to see about getting a cost for blinds for the building. Chet has been hands down, the contractor that's been awarded several jobs out here so I called Chet and asked him to give me a price to install the blinds in the Recreation Center. We are just talking about this room only. I didn't think you'd want to put them in the Fitness Center so he provided me a price of \$1,540.

On MOTION by Ms. Kirk seconded by Mr. Thilburg with all in favor the proposal from Berry Construction for Recreation Center blinds in the amount of \$1,540 was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Recreation Center Roof**

**A. Berry Construction, Inc. (2)****B. Steve Turbeville Roofing, Inc. (3)**

Mr. Scheerer: At the last Board Meeting, we had a couple questions, such as did we look for a metal roof? No, we did not. We had two proposals, one from Berry Construction and one from Steve Turbeville Roofing. Those proposals were included in your agenda for asphalt shingles. We were asked to take a look at a metal roof price. Chet of Berry Construction provided us with a price for two different styles. One was for a 26 gauge Kynar finish metal roof, which basically means that the roof will join on top of each section of metal roof. The other is a standing seam roof, which are side-by-side with a piece of metal over the top. It's all insulated and protects the joints. The price for the Kynar finish roof is \$30,335 and the standing seam one is \$34,606. Obviously, we would have to figure out the color of the roof if you wanted to go with metal. Chet did not provide us with the metal shingle quote, which was requested by a Board Member, but Chet's asphalt shingle quote is \$18,698. Steve Turbeville Roofing provided a couple of different proposals for us. One was for unpainted 26-gauge small rib panels for \$31,265. We would have to figure out the color. They provide a five-year warranty on workmanship, 40-year manufacture warranty on the Kynar painted panels and a 25-year warranty for painted panels and unpainted galvalume panels. He also gave us a price for metal shingles, which was is \$52,285. He was the only one that was willing to give us a price. We also have his original cost for the asphalt shingles, which was \$24,265.

Mr. Brown: Are there any thoughts?

Mr. Scheerer: I believe we have \$36,000 allocated for shingles up to \$36,000 to \$38,000 in the current budget. I believe Chet told me his contractor on the asphalt shingles is Don Schmidt Roofing, a local contractor that will do the work. He said its within 30 days to do asphalt and we are about probably 60 days out if you wanted to do metal. I didn't get a commitment on the metal shingle.

Mr. Soukup: Do asphalt shingles need ARC approval?

Mr. Scheerer: Yes. I'm assuming that we will just go with the same color.

Mr. Soukup: In my personal option, this is the way to go as it lasts a long time. I don't see the need to go above and beyond and spend a lot of money for something that we don't necessarily need.

Mr. Scheerer: We are replacing all of the gutters so I will have a price to replace them. It's only a couple of thousand dollars and fits within the roofing budget. We are also going to add gutters to the front to keep everyone dry as they walk through the entrance.

Mr. Thilburg: Didn't we have a proposal to remove the gutters?

Mr. Scheerer: No. The gutters have to come off in order to do the roof, but I will reach out to American Seamless Gutters. They gave us a quote of \$2,150 to install all brand new gutters and ground spouts. That encompasses the entire footprint, not just the sides and the back. The front was left alone. You are probably looking at a little over \$22,000 to \$23,000 as the low bidder on the roof and the gutters. Like I said, we have \$36,000 or \$38,000 in the budget allocated for roof replacements for this year.

Mr. Brown: Since we obtained bids, are there any cost savings?

Mr. Scheerer: Do you mean energy savings?

Mr. Brown: Yes.

Mr. Scheerer: No. Nobody said that I was going to get a better utility bill if I went with the metal roof over the asphalt shingle roof.

Mr. Brown: The price is high enough that it doesn't seem like we would have a return on investment. It would last longer than shingles, but the price is higher.

Mr. Scheerer: Yes. Some of the things I heard from some of the vendors that people had concerns with was not that we get a lot of hail storms, but once you get them, you have dings and dongs on your metal roof or metal shingles as opposed to asphalt shingles. Yes, it's going to break down your asphalt shingle, obviously with the coating that's on there, but it's not going to be as visible.

Mr. Brown: If you have damage in one specific shingle, its probably easier to replace.

Mr. Scheerer: Yes, you can manipulate the shingles a little easier than metal.

Mr. Soukup MOVED to approve the proposal from Berry Construction, Inc. to replace the Recreation Center roof with an asphalt shingle roof in the amount of \$18,698 and Mr. Thilburg seconded the motion.

Mr. Brown: Do we need a motion for the gutters?

Ms. Burns: Yes.

Mr. Scheerer: To approve the proposal from American Seamless Gutters in the amount of \$2,150.

On VOICE VOTE with all in favor the proposal from Berry Construction, Inc. to replace the Recreation Center roof with an asphalt shingle roof in the amount of \$18,698 and \$2,150 for American Seamless Gutters to replace the gutters was approved.

Mr. Scheerer: Scott, do we need a Small Jobs Contract for the roof?

Mr. Clark: Yes. I will get you one.

Mr. Scheerer: Send it to me and I will get it signed.

**TENTH ORDER OF BUSINESS**

**Appointment of Audit Committee and Chairman - Added**

Mr. Brown: We have an Audit Committee immediately after this meeting. It just depends on how you want to do it, if you want to appoint a separate Chair. We've done that in the past. Sometimes we just said everyone on the Board is on the committee. We will just keep the Chair the same and go right into that meeting.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor appointing the Board as the Audit Committee and Mr. Brown as Chairman was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark: I don't have anything further for the Board other than to ask if you would excuse me now. My son has a special event this evening.

Mr. Brown: Absolutely.

Mr. Clark: Thank you.

*Mr. Clark left the meeting.*

**B. Engineer**

Mr. Vincutonis: Just a couple of items. Chet Berry finished the speed hump repairs. Cameron from our office came out to make sure everything was done, per his plan. We have an

invoice for the full amount; however, the payee was incorrect so I asked them to revise it to reflect the Remington CDD as the payee. As soon as I receive it, I will send it out to you. The other item is that we are about to wrap up our Road Evaluation Report. The first phase would be Somerset and Harwood based on the age and condition of the roads. That is going to run close to \$180,000. So, I wanted to at least share that. As we go forward, the next phase would be Gleneagles, Windsor Park and Oakleaf. Then after that you have a slight reprieve, six or seven years before you would need to start thinking about the next phase.

Mr. Brown: Yes. That was the intent when we did it the first time, which was to spread it out and then we would have more time, hopefully to build up reserves again to start over.

Mr. Brown: Does anyone have any questions? Hearing none,

**C. District Manager’s Report**

**1. Approval of Check Register**

Ms. Burns: We have the check register for the General Fund in the amount of \$74,952.29, Capital Projects Fund in the amount of \$6,865 and March payroll for \$718.80, for a total amount of \$82,536.09 for March 19<sup>th</sup> through April 24<sup>th</sup>. I would be happy to answer any questions. If not, we would be looking for a motion to approve.

On MOTION by Mr. Thilburg seconded by Mr. Mehrlich with all in favor the Check Register totaling \$82,536.09 was approved.

**2. Balance Sheet and Income Statement**

Ms. Burns: No action is required by the Board on the unaudited financials through March 31<sup>st</sup>, but I would be happy to answer any questions. We are close to being fully collected.

**3. Presentation of Arbitrage Rebate Calculation Report**

Ms. Burns: This report is required by the Trust Indenture. If you look at Page 4, there is a summary. They are making sure that we are not earning more interest than we are allowed to legally. Based on the computations, we have no rebate liability. So, it’s a clean report. We would just be looking for a motion to accept the Arbitrage Rebate Calculation Report.

On MOTION by Mr. Soukup seconded by Mr. Mehrlich with all in favor the Arbitrage Rebate Calculation Report was approved.

Mr. Brown: So this is the last one of these that we will get?

Ms. Burns: They may do a wrap up report after May 1<sup>st</sup>, but this is probably the last one. Sometimes you get a one page report.

#### **4. Field Manager's Report**

Mr. Scheerer: The Amenity Center is in good shape. The cameras are working well. I received a call from the Osceola County Sheriff's Department regarding some issues. As soon as they call me back and give me an update, I will let the Board know what's going on. The fitness equipment is in good shape. The air conditioning filters were changed. We installed all of the new LED lights in the Fitness Center. We have \$10,000 in our 2020 budget for new fitness equipment. A lot of the equipment is old and outdated so I will be bringing back some proposals at a future meeting. I'm just letting you know that there may be some upgrades. Maybe there are some machines in there that we want to switch out and get a different piece of equipment. We will bring those back and let you decide. The pool is in good shape. We have an old wooden pool rules sign out there that has a nice crack across the middle. We are going to look at replacing that. Its vintage and has been there since Day 1. The gates are all working with minor repairs. The lakes are in good shape. We still continue to meet with REW on a weekly basis. New annuals and pine straw were installed. REW and I met with a couple of Arborists. They do not feel that we can place any other trees where the mature Oak tree was removed. We fixed all of the brick pavers around that. What we may end up doing is maybe just sodding that in and putting some benches out there. It would be a great place for people to enjoy because it's a nice looking lake. We have trash can and bench money in our budget so we will look at that and see if we can take care of that. As Larry mentioned, we took the Ugly Agnes out along the Boulevard and put in new sod. I received a call from Windsor Park. I couldn't believe it, but there was a sleeping bag and other items under an Oak tree canopy behind the wall in Windsor Park, but now it's all gone. We took all of the understory out from underneath there and cleaned that all up. It looks good. REW did a great job. Althea Gardner asked me to meet her and her HOA folks over there. I thought it was something that we needed to do. It enhanced the look of that area tenfold and now we don't have anybody just using it for whatever reason they were using it for. The sidewalk grinding is

complete. We are in the middle of a replacement. I showed Jill a couple of the areas we were doing today. We are still waiting on internet. They have to re-trench all new internet at the Partin Settlement Road entrance to get it to the gate. They have no signal, no cable, no anything so we are working on that. When we do, we will get everybody set up so they have access to that. We talked with the owner of the golf course. He has denied our request to install a flagpole behind the entry wall on E. Lakeshore Boulevard so we are going to find another location. I spoke with Ken. He thought maybe we could do it at the pavilion, which would have been a good spot. I was actually looking for a foot mount flagpole that we could drill into a footer or maybe have it secured against the pavilion. We are looking at that. Chet is not too keen on that right now, but we are also going to call for locates at the 260 E. Lakeshore Boulevard guardhouse. Maybe we should just do the same thing there. If we have the availability to put it in front of the guardhouse, that's where it will have to go. I'm meeting Chet on Friday morning to look at the location. We called for locates there and we don't seem to have any conflicts so we are going to install the 20-foot flagpole at the entrance of Partin Settlement Road. My guys will be out this week. I don't think they made it today, but they were scheduled to come out this week in advance of hurricane season. We popped the manholes to remove any trash and debris. Then when I was out here last Friday, the letter "O" on Remington Boulevard at Partin Settlement Road was hanging off of the sign so we got that repaired the same day.

Mr. Mehrlich: Morgan and Morgan is suing the HOA over a slip and fall on the sidewalk. I didn't know if you reviewed that or not.

Mr. Scheerer: We try to stay ahead of Morgan and Morgan for trip and falls and slip and falls. It's kind of a Catch-22 for us because the cleaning of the sidewalk will typically fall to the HOA and the homeowner, but they don't always do that. We contacted Toho Water Utility about a broken meter that Ken and I found in Brookstone when water was just pouring out of the yard. They came out to shut the water off until the meter got fixed or whatever the problem was. The meter is the responsibility of Toho. Everything after is the homeowner's responsibility, but we clean some of those. That's why the Board is gracious enough to allocate funds for sidewalk grinding and panel replacement. We've done \$95,000 last year and we are at about \$66,000 year-to-date right now. We are working through what's left in the community.

Mr. Brown: The one in Brookstone wasn't a tree. That was like a dip in the sidewalk and those people have water coming out of the yard. It was like stepping on snow.

Mr. Mehrlich: They actually had drains on the sidewalk.

Mr. Brown: That's what we were looking at doing there, but then Toho fixed it.

Mr. Scheerer: You expect water to stand during certain rainstorms and there are portions of the sidewalks that do dip. That doesn't make them a safety hazard unless what Ken described is occurring, but Toho took care of that.

Mr. Thilburg: Along Remington Boulevard, I noticed that they were replacing sprinklers. I see a lot of sod.

Mr. Scheerer: I talked to John about that and that's part of the Ugly Agnes that we removed. That's what you are referring to. What happened was that we didn't have the location of that valve on any of our prints so the guys were spot checking to find the valve. John is going to come back and we will fix that the right way. They dug it up and it was ragged looking. I met with John on Friday and I'm meeting with him again this coming Friday. We do that every week as you know. They will get that fixed the correct way. We found the valve. It was crazy. I had three irrigation techs out here looking for this valve.

Mr. Brown: How long did it take us to find all of the valves originally? I believe they were on batteries.

Mr. Scheerer: Well we had batteries over by the commercial piece, but then we also had unirrigated Bahia on the opposite side, if you remember, but Commercial Landscape and Irrigation was the contractor that was chosen after Davey Tree left in the beginning. As part of their exit, for them to get their final payment, they were tasked with doing a complete analysis of the irrigation system. There are no as-builts so they put that together and as REW came onboard, they are constantly upgrading the Irrigation Plan we have. This was all marked. There is a V-notch in the curb so we know where that valve is now and then it gets put on the print. It took a while and we probably still don't have it all, but it's a lot better than what we had since 2006-2007.

Mr. Mehrlich: REW is good.

Mr. Scheerer: If I could I would, but they can't so they don't.

Mr. Brown: In case everyone is wondering why the golf course reversed course, originally, he told us that we could do that, but because we needed a Notice of Commencement, which allows the contractor to put a lien on property, it would have been this property so he wouldn't sign anything that allowed them to put a lien on the property.

Mr. Mehrlich: It was probably because of the way we were cutting the grass.

Mr. Brown: It could be, but I think it was probably more. He didn't want the possibility of the contractor putting a lien on him. Are there any other questions for Alan? Hearing none,

## 5. Security

Mr. Luciano: There was five weeks between today and the last meeting. The Partin Settlement Road Gate had 24,608 visitors versus the E. Lakeshore Boulevard Gate, which had 10,540 visitors. We had 81 tags, 3 tows, 2 attempted tows and 5 repeat offenders.

Mr. Thilburg: On April 5<sup>th</sup>, I was leaving at 5:30 a.m. and the gates were up and the guard was coming out of the golf course parking lot. I texted Alan.

Mr. Scheerer: We sent that information to security. I have video from the outdoor camera showing the guard locking up at about 5:15 a.m. and leaving. I don't have a reason why. I never received a reason. They were supposed to leave at 6:00 a.m. I haven't heard from security as to why that officer left.

Mr. Luciano: I have no idea either.

Mr. Thilburg: Alan, you said that you were going to meet with the gentleman that owns the company.

Mr. Scheerer: He doesn't own the company. He's one of Eric's bosses. He was the one who showed up a few months ago to the meeting and introduced himself. Then he kind of went away for a while. My understanding is that he's back again. We need to make sure that security is on the same page and we expect service every day that they are here, seven days a week, 7:00 p.m. to 6:00 a.m. at the gates, that they are manning it and doing their job.

Mr. Soukup: You have to understand that they are billing us for things that they haven't done.

Mr. Thilburg: When you have your meeting can you bring up the walkie talkie?

Mr. Scheerer: We asked Scott Newman about the walkie talkies. I'll be at Sams this weekend so may pick something up for us.

Mr. Thilburg: I'm just saying.

Mr. Scheerer: Of course. The light bar was a request. We never received a proposal for the light bar or the walkie talkies.

Mr. Thilburg: Maybe if the guard had to leave or something like that, he could call the roving patrol.

Mr. Scheerer: The roving patrol should be checking those gates. We had this conversation a couple of meeting ago, but whether its Eric or his replacement on his days off, they need to be checking these gatehouses at 7:00 p.m., make sure the Rec Center officer is here and that the gates are manned from 7:00 p.m. to 6:00 a.m. I did see an example, just to give credit to where credit is due, where the officer was late at this gate at 7:00 p.m. and it didn't open. I don't recall who sent me that information, but when I looked at the camera footage, roving patrol did come to the gate around 7:25 p.m. or 7:30 p.m. and manned that gate. So, I give them a lot of props for doing that, but it would be nice if we emailed questions to security and we get an answer to the questions. Carl sent me a text and I received a couple of emails and we never did get a response. So, we are going to have to work that out with security. We need answers. The dumpster will be removed on Friday. I asked Chet if he could take the trash with him.

Mr. Brown: We can always go out for an RFP. Are there any other questions for Alan?  
Hearing none,

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Brown: REW is doing a good job.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Brown adjourned the meeting.




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Secretary/Assistant Secretary




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Chairman/Vice Chairman