

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, October 29, 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 (<i>by phone</i>)	District Counsel
Mark Vincutonis	District Engineer
Alan Scheerer	Field Manager
Patrick Solnay	UPS
Mike Beltz	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. All Supervisors were present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from Universal Protection Service

Mr. Solnay: My name is Patrick. I am taking over from Charles. I'm happy to be here today. I will try to be brief. Last month at the Partin Settlement Road Gate, we had 1,700 visitors and 2,300 residents for a total of 4,000. At the E. Lakeshore Boulevard Gate, we had 1,500 visitors

and 1,650 residents, for a total of 3,150. We tagged 135 vehicles, had 1 tow, and 4 attempted tows. The tow truck company is at the Orlando airport and it took them awhile to get here. The amount of repeat offenders this month was three. That's all I have. Are there any questions?

Mr. Mehrlich: At the beginning of the month they were bad about leaving the owner gate up to allow people to go through it and not closing it afterwards. It hasn't taken place in the last few weeks. It was a normal thing for a while, but it stopped.

Mr. Solnay: It is my understanding that the reason it was up was because there was a backup at the resident gate because the barcode reader wasn't working. As I took over, I was telling the guard to not keep the gate up.

Mr. Mehrlich: It is my understanding and I could be wrong, but in a situation where there is a backup they are supposed to open the guest lane and flag them through, but leave the resident gate down.

Mr. Solnay: Right.

Mr. Mehrlich: But what they were doing is hoping people would just drive through that other gate, as opposed to closing the other one. I'm not sure, but when you manually open it, I think you might have to manually close it.

Mr. Solnay: Yes.

Mr. Mehrlich: Because they would just leave it open. I think the procedure is to open the non-visitor gate and flow them through, which is fine I guess.

Mr. Solnay: We don't normally do that because we want to record all of the vehicles coming through.

Mr. Mehrlich: Yes, but when they are all the way out to E. Lakeshore Boulevard we have to speed the process up.

Mr. Showe: This Board permitted that if the traffic gets too bad for the visitors to check in and its out to the road and your guard sees that its out to the road, they can open the visitor lane and let the traffic die down and re-set.

Mr. Solnay: Okay. I want to take direction from you.

Mr. Showe: The Board has given that direction.

Mr. Scheerer: We had an issue with the Partin Settlement Gate, which I will discuss later. Ken volunteered to come out after hours to meet with ACT because Mr. Brown was out of town.

We will talk about that later, but we did have some resident gate sticker issues and I think we narrowed it down to what the problem is based on Ken's input.

Mr. Showe: Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Pam Zaresk, Club Villas: I just want to commend everyone that had a role in National Night Out. It was a great event.

Larry Hurley, Keswick Court: I would just like to thank everybody that helped, especially Tim for cooking. He cooked all of the hamburgers and hot dogs in two hours. Everyone had a good time and nobody got hurt, so it was a successful event. I appreciate all of the help from everybody that pitched in. I have a strange situation that I heard about through our Management Company about the gates. Realtors that are trying to have an open house, can't get their clients through the gates.

Mr. Scheerer: Are they having them at 9:00 p.m.?

Mr. Hurley: They can't stop anybody.

Mr. Scheerer: That is correct.

Mr. Hurley: There is one gate. You just drive up, say what house you are going to, the guards open the gate and let you in.

Mr. Scheerer: Correct.

Mr. Hurley: So there shouldn't be a problem.

Mr. Showe: If you can narrow it down and they have some more specific information, have them call me directly and we will try to resolve it.

Mr. Hurley: There should be no reason why they can't come in.

Mr. Showe: Correct.

Mr. Scheerer: That is correct.

Mr. Hurley: If they put up a sign for an open house, they have to take it down that day or they are going to disappear.

Mr. Scheerer: Correct.

Mr. Hurley: I know the Board's concern is that people will put them there and leave them there. I had to buy those signs myself. If I left them out and they disappear, I lose money. They should be taken down, unless they forget. The grounds are looking great. Even the golf course is

looking better. We are trying to do everything we can to help them look better, within the limited capabilities we have. Anyway, I would like to thank all of you for the work you've done. We appreciate it.

Ms. Zaresk: Regarding the restaurant, the last word I got from them was when the fall lunch menu goes into effect it will be available during Happy Hour. Because my crew doesn't just drink, they want to eat. I haven't seen anything anywhere that their fall lunch menu is in place. If anybody knows any differently, let me know.

Ms. Kirk: I don't see anything different.

Ms. Zaresk: Have them do that.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the September 24, 2019 Meeting

Mr. Brown: Does anyone have any changes or additions?

Mr. Soukup: No changes.

On MOTION by Mr. Brown seconded by Mr. Thilburg with all in favor the minutes of the September 24, 2019 meeting were approved, as amended.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019

Mr. Showe: At your July meeting, the Board selected Grau & Associates to perform the auditing services for the District. This agreement is in line with that proposal, so it would be our recommendation that the Board approve the agreement for Grau & Associates for Fiscal Year 2019. That way, they can start as soon as those financials are completed.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2019 in the amount of \$3,400 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Street Sweeping Proposal with USA Services

Mr. Showe: We provided you with a proposal from USA Services. This is obviously an increase from what we have seen in the past. Alan can give you some of the history on how we got here.

Mr. Scheerer: Yes. Several months ago, I presented this proposal to the Board for street sweeping during peak leaf season. They were just going to bring them out for a few times out of the year, but they contacted me and said, "We don't think that's going to work, because we want a dumpster every time we sweep." So that's the reason why we haven't had any street sweeping for the last few months. I contacted one of my colleagues and asked for a recommendation for another sweeping company and he gave me the number to Pro Sweep, who happens to be a local company here in St. Cloud. Well, his numbers were higher than these. So I sent everything to Jason to take a look at it. Basically, the common denominator in this is the dumpster. They were apparently driving their trucks down to a landfill, wait in line to dump, pay a fee and come back and do it again. Sometimes it can take two or three times for them to get through the entire community. They sent this proposal to me recently, which is why it's in the agenda today. They are lower. I think Pro Sweep charged \$2,000 per sweep, with a dumpster and \$1,000 in the heavy months, from November to March. One of the things you could consider, if you wanted to do is from November to March timeframe, having street sweeping twice a month and then asking them to provide a proposal for once a month, from April until October. That's always an option. We will take any direction from the Board. We just wanted to bring it back to you because we are obviously into leaf season.

Ms. Kirk: Is that half of the cost if we go for a shorter period of time?

Mr. Scheerer: It would reduce by \$1,500 for each month.

Mr. Showe: Its actually \$2,400 because it would be two sweeps.

Mr. Scheerer: We would have to go back to them and tell them we would like to do it once a month and ask them to present a proposal?

Mr. Thilburg: Prior to this, we were only paying \$695.

Mr. Showe: It was \$675 per sweep.

Mr. Mehrlich: For a long time, right?

Mr. Showe: Yes, but that's when they came to us and said that they can't continue at that price.

Mr. Scheerer: They have been street sweeping here for 20 years. They were the original company when I was here, and they were here when your previous Management Company was here.

Mr. Mehrlich: So where do they put the dumpster?

Mr. Scheerer: I assume they bring it out here and leave it in the parking lot or baseball field. I explained to them Mr. Hurley's valiant effort in doing recycling and the repercussions from leaving an unattended open dumpster here at Remington; however, we would take zero responsibility for people dumping their garbage.

Mr. Mehrlich: Are they leaving it here?

Mr. Scheerer: They are going to leave it here, dump and then take it out.

Mr. Showe: So it's only going to be here while they are sweeping. Hopefully they don't get too much of personal debris or construction.

Mr. Thilburg: Are they agreeable to that?

Mr. Scheerer: That is their proposal.

Mr. Showe: Their prior proposal, which was a little cheaper, was leaving the dumpster there and we weren't comfortable with that.

Mr. Scheerer: When we started the whole conversation back and forth with what happened with the recycling program here and all of the problems that Larry had when he tried to implement the recycling program, I said, "People are going to see a dumpster and they are going to use it." They will just throw their stuff away.

Mr. Brown: I think we also have to make a dumpster enclosure for it.

Mr. Scheerer: Code Enforcement wants an impervious surface.

Mr. Brown: The problem is that they must have an enclosure.

Mr. Thilburg: Did we budget for this?

Mr. Showe: We did not budget this amount. Based on our typical expenses, I think we would be okay if you went ahead and entered into it for financial purposes this year. We typically have some overages in other lines that would accommodate it, but it's really up to the Board. This wasn't an amount that we were comfortable just approving on our own, so we wanted to have some discussion from the Board.

Ms. Kirk: What options do we have?

Mr. Scheerer: You can approve it and then we can go back and say, "*Would you do a tier type of sweep,*" or you can say that you don't need it and not do it all.

Mr. Thilburg: Usually, it's just when the trees are dropping all of their leaves.

Mr. Scheerer: When they were here under the original agreement, they swept twice a month, regardless, no matter what.

Mr. Mehrlich: I would approve it like it is.

Mr. Mehrlich MOVED to approve the street sweeping proposal as is with USA Services in the amount of \$1,200 and Mr. Soukup seconded the motion.

Mr. Brown: So I understand that November from March, we get a lot of debris, more than normal; however, shouldn't we be as much concerned about June and July, because everything that is in the road goes into the drain during those months?

Mr. Mehrlich: Yes.

Mr. Brown: So there might not be as much debris in the road, but everything gets washed out.

Mr. Scheerer: I think Mr. Mehrlich's motion to approve this as is, would be the question before the Board.

Mr. Showe: When we get to the budget cycle again, if we feel like maybe it's something we want to adjust your budget to accommodate, we can take care of that.

Ms. Kirk: Will they let us do that?

Mr. Showe: We would have to negotiate with them.

Mr. Brown: I'm guessing that our attorney would have a 30 day, "*get out of jail*" clause.

Mr. Showe: Yes. We would obviously look to Scott to create a document with a contract of this size.

On VOICE VOTE with all in favor the street sweeping proposal with USA Services in the amount of \$1,200 was approved.

Mr. Showe: Just for reference, I have the proposal from Pro Sweep, which was \$2,900 per sweep and in December, January, February and March, it was an extra \$1,000 per service.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Clark: I don't have anything.

B. Engineer

Mr. Vincutonis: I just have one item this evening. At Knightsbridge and Thornburg, the small area between the sidewalk and curb is starting to settle again. We think a storm pipe is causing it. You may remember a couple of months ago we went out there, dug it up, and patched together the underdrain. We restored it and found some new soils in a void underneath the curb. Recently it started settling again, so I spoke to Alan about it and obtained verbal price from him to get a camera crew out here to video the storm and possibly the sanitary sewer system if they can. There is a sanitary ladder that comes up into that lot that crosses through there. The materials had to go in somewhere. Getting in there with the video would probably be the best thing to do. If that sounds amenable, we will prove it and get that video so we can see where that material is coming in.

Mr. Scheerer: Yes.

Mr. Vincutonis: There has to be some dirt in the pipe that's sitting there. Its right near the pond so it doesn't have very far to go. The pipe is not deep. My recommendation would be to do it. At this point, second to videoing it, you have to tear up one lane of that road to get underneath those pipes at a much bigger expense.

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

Mr. Showe: No. We have direction from the Board.

Mr. Scheerer: He already said it was approved, so we will get it done.

Mr. Vincutonis: That's all I had.

Mr. Brown: Thank you.

C. District Manager's Report

Mr. Showe: If the Board is interested, we can start having the agendas on iPads at the next meeting if you prefer. It would save you some money in terms of printing, binding and materials. So we can start doing that if anyone is interested. *There was Board consensus.* We already purchased the iPads and could still send you a hard copy, if that's what you prefer.

Mr. Thilburg: Would we still get the email version?

Mr. Showe: You would still get the email version in advance, but instead of bringing out hard copies, we would just bring iPads.

Mr. Thilburg: That's good.

Mr. Showe: We just wanted to check with the Board before we did that. We didn't want to surprise you at the next meeting.

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6028 through 6050 in the amount of \$121,303.90 and September payroll in the amount of \$903.50, for a total amount of \$122,207.40. Alan and I can take any questions.

On MOTION by Mr. So8ukup seconded by Mr. Thilburg with all in favor the Check Register for September 18, 2019 to October 22, 2019 totaling \$122,207.40 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Although these financials are through September 30th, there may still be some invoices out there, which we will just have to keep an eye on. To offset the street sweeping costs, in your Admin Budget, there was an extra \$14,000 and an extra \$18,000 in your Maintenance Budget.

3. Presentation of OCSO Detail Reports

Mr. Showe: I provided the reports from the Osceola County Sheriff's Office for the off-duty patrols.

4. Field Manager's Report

Mr. Scheerer: I just have a few items. Larry showed me a picture of a sidewalk on Remington Boulevard. We just finished the sidewalks in all of the communities, so I forwarded it to Chet. He will be out here tomorrow to take a look at it. Then we will work on the sidewalks on both sides of the street on Remington Boulevard. The Amenity and Fitness Centers are in good shape. If you haven't seen the 200 new pieces of fitness equipment that was installed, I don't know

how much use they are getting, but they are nice new pieces of equipment to replace the older equipment. The gates were discussed earlier. At the prior meeting, we had a discussion about bar codes not working, so I called ACT and set up an after-hours service call. They came out at 7:00 p.m. when the gate was closed, and the security officers were here. Mr. Soukup graciously volunteered to meet me out here at 7:00 p.m. They did a number of tests coming in and out, checking the scanner and if I'm not mistaken, Ken, the biggest culprit for a majority of the stickers was the age of the sticker.

Mr. Soukup: Yes. The ones that were reduced in shape did not work on a vehicle that was super low and too close to the pole for the scanner to read it.

Mr. Brown: That could be my issue.

Mr. Soukup: I know that a lot of the people here have old stickers and some that don't have any at all, which is currently a challenge. I want to thank Alan for coming out here on his own time to work with ACT. I haven't had any complaints like we had about last month where it continuously wasn't working. Hopefully that will continue, and we will work with security. If residents are having issues, they may want to reach out to our office so we can issue a new sticker to them.

Mr. Brown: Did they do anything to it?

Mr. Scheerer: I had them out earlier in the day to go through all of the mechanics. They didn't do anything that I'm aware of to the system. We did have a problem at one point with the laser not being on, so they went ahead and fixed that, but it's in such a tight space, unlike Lakeshore where you have ample room. Perhaps you are getting a little too close or have one of those small cars like Hondas that is lower and may not reach the beam. That's the only item I have. Everything is working as well as possible.

Mr. Brown: I apologize that you had to go through that, Ken.

Mr. Soukup: I accept that.

Mr. Brown: Alan called me and asked if I could be here at 7:00 p.m. and I told him that I was on my way to California, which was why I wasn't at National Night Out.

Mr. Scheerer: The ponds are in good shape. We removed debris off of the top of the outfall structure by Par 3. New annuals were installed. Mulch was installed. The Canary Palm is gone and are not replacing it. We finished all of the sidewalk repairs in South Hampton, Crown Ridge, Owenshire, Arden Place and Brookstone. We also have pressure washing scheduled as well as the

painting of all the green and white neighborhood signs that you see in the first phase. We will have to sand and touchup the metal signs in Knightsbridge. We provided two additional tables after the last meeting for the room. Somebody ran through the median during a storm and took out the resident/visitor sign that was out there. I saw it on camera, but they were going so fast, it didn't even pick up the license plate. They didn't even stop. They just ran through the median, hit the sign and kept going. So I bought a new sign and made it reflective. So hopefully that will help. That's all I have.

Mr. Hurley: What about the accident where someone missed the turn to go up Knightsbridge and rammed into the light post? There were pieces in the road on Sunday night.

Mr. Scheerer: I never heard anything about it.

Mr. Hurley: I was going to send you a picture. They knocked out the "No Parking" sign. Someone leaned it up against the brick wall before you get to my turn in South Hampton. They messed up the area between the sidewalk and hit the light post on Knightsbridge. You can see where the dirt was affected. They were going too fast around the corner. I saw the remnants of it. There were a lot of car parts in the street.

Mr. Scheerer: There are none there now.

Mr. Hurley: I was trying see if I could find out who did it, but I have had no luck so far.

Mr. Scheerer: Okay.

Mr. Brown: Right as you turn onto Knightsbridge, there is a geyser from a broken head.

Mr. Scheerer: I will be here on Friday to do wet checks.

Mr. Hurley: Did you remove the lid from the Lift Station?

Mr. Scheerer: No. Kids keep throwing the lid into the Lift Station and I have to wait for Toho to come out to the Lift Station.

Mr. Brown: You don't have a key to the Lift Station?

Mr. Scheerer: No. It's not my Lift Station. I can call Rodney and see if he will get me some keys.

Mr. Brown: I thought we had a key to go in and mow.

Mr. Scheerer: We don't mow inside or maintain the interconnect.

Mr. Brown: Oh.

Mr. Scheerer: We don't maintain any Lift Station, so Toho does their own maintenance.

Mr. Mehrlich: I would just like to formally ask if we could look at the possibility of trimming some trees for next year, liked we talked about doing every three years.

Mr. Hurley: What do we have pavement wise coming out next year?

Mr. Vincutonis: I can't remember the names of the ones that are still to be done, but the ones at the far end, would be the next ones.

Mr. Scheerer: We will take care of the ones this year and can factor in the rest.

Mr. Mehrlich: I think we can just do a little at a time and spread it out.

Mr. Scheerer: I will definitely get with the tree crews and see if I can get some updated estimates. We already have the count. It really hasn't changed unless someone received permission from the HOA to remove trees, so we will just have to verify the count of the trees, based on the maturity of the trees from the last proposal to see if there is any additional work. We can try to gather that information over the next couple of months.

Mr. Brown: You know I've talked about this before, but since we have a new Board, can you get a count of how many trees are directly under streetlights?

Mr. Scheerer: We took care of the ones for the CDD. Are you talking about the residential trees?

Mr. Brown: Yes. A lot of people have tree is planted directly underneath a streetlight in front of their house.

Mr. Scheerer: For some reason they do that. I'll take a count by neighborhood and try to put something together for the Board.

Mr. Brown: Please, before they start messing up the lights. Where I grew up, if there was a tree and a streetlight like that, the power company came out and took care of it. Here, they don't seem to do it.

Mr. Scheerer: That's a good question.

Mr. Showe: Within the Municipal Service Taxing Unit (MSTU), they probably would.

Mr. Scheerer: That was where I was going because with any of the streetlight leases that we have in the name of the CDD, we are required to provide access to the light at all times. So we do exactly what you are describing, but we don't have a lease here. Maybe that's something we can reach out to the county and say, "Hey, we are paying you or the residents are paying you, but under the MSTU, we have lights in here that need to be trimmed", but I don't know if that effects OUC and KUA. It's one or the other. I guess we can reach out to the KUA and ask them.

Mr. Showe: Yeah, we will take a look.

Mr. Scheerer: We did all of ours with OUC. Jimmy is the guy I deal with over there. He is pretty accommodating. He's happy with everything that the Board did on the CDD side, because he has access to all of the lights now. If we continue that, we won't ever have that problem again, but I'll identify them, and we will see if we can't get some answers from the utility under the MSTU.

Mr. Brown: I would like to know if there's anything we can do to alleviate the incessant newspapers thrown in the street, in the rain that just wash down the gutters. They don't get picked up. The HOA can't do anything because its technically not soliciting, but I would think since it's our stormwater system, we could go after people for polluting the stormwater drain.

Mr. Scheerer: Obviously, you cannot dump into the stormwater system, whether its trash, debris, glass clippings, anything. You can't do it. So if people are out delivering papers and they just fling it out the window and they pay no attention to where it's going and the residents don't pick up their paper, they should be picked up.

Mr. Soukup: A lot of times it's out there for weeks.

Mr. Mehrlich: Where does the stormwater go?

Mr. Scheerer: It goes into these wetlands and eventually discharges into Lake Toho.

Mr. Mehrlich: It doesn't go into the ponds, specifically though.

Mr. Scheerer: It does. These all interconnect into the stormwater system here. Correct?

Mr. Vincutonis: Yes. Then it discharges into the wetland.

Mr. Mehrlich: The runoff from the houses goes into the pipes.

Mr. Vincutonis: Absolutely.

Mr. Scheerer: So if you look at the storm drain work we did in Westmoreland Boulevard, when it floods like that and its clogged, we discharge it and then it heads to whatever pond that it happens to be pipped to. We have most if not all of the stormwater plans.

Mr. Mehrlich: So the lakes are stormwater ponds.

Mr. Showe: Yes.

Mr. Scheerer: That is correct.

Mr. Showe: There are no official lakes. They are retention ponds.

Mr. Scheerer: I think one goes out to the Turnpike, the one back here behind the baseball field. Then there is the ditch that runs along Lakeshore Drive, out by old 10, that heads out to Lake Toho.

Ms. Zaresk: Are these papers that people are just providing, and no one is subscribing to? Within our community, we had companies delivering papers and we called them and said, "You cannot deliver these here." We took the position that it was soliciting because if the resident don't have a subscription, it's not wanted. I don't know if that's your problem, but it's our problem when people are getting papers they don't want.

Mr. Brown: I think you are in a better position to handle that because they are not public roads.

Mr. Hurley: It's soliciting if there is no subscription.

Mr. Mehrlich: The weird thing is that you can get The Orlando Sentinel in Spanish for free, but you have to subscribe to the English version.

Ms. Kirk: Everybody should pick up the phone, call them and say, "*Stop*." Unless you subscribe, we should stop getting them.

Mr. Hurley: I go around and pick them up.

Mr. Brown: They come through in a monsoon and just throw them out. I say to them, "Why are you throwing them out? They are soaking wet by the morning."

Mr. Scheerer: It's their job to distribute them.

Mr. Brown: Even if we send them a letter, they might stop.

Mr. Showe: We will look into it.

Mr. Thilburg: On our patrols, are we getting any feedback from the community on how well this is being received?

Mr. Scheerer: I'm sure that it's not being received very well at all.

Mr. Showe: They are still writing tags for street parking. They towed one car this month.

Mr. Scheerer: We had really good luck with the last guy named Patrick. I hope it rubs off.

Mr. Thilburg: I want to thank Alan. Some residents from Hawk Nest stopped me about the trimming by the pond by the #9 tee box. A couple of water moccasins had come up and Alan took care of that right away. I appreciate that.

Mr. Scheerer: I appreciate the Atta Boys. Thank you.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Does anyone have anything else to address? Hearing none,

TENTH ORDER OF BUSINESS

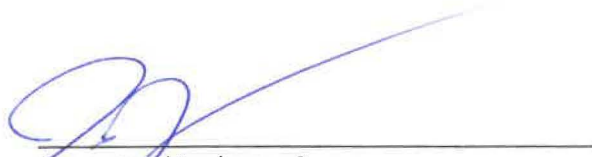
Next Meeting Date – November 19, 2019

Mr. Brown: Our next meeting is November 19, 2019.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, Mr. Brown adjourned the meeting.



Secretary/Assistant Secretary

Chairman/Vice Chairman