

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, December 17, 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 Chair
Carl Thilburg	Assistant Secretary
Barbara Kirk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Shawn Hindle	District Engineer
Alan Scheerer	Field Manager
Patrick Solnay	Universal Protection Service
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from Universal Protection Service

Mr. Solnay: Hello everyone. Last month, at the Partin Settlement Road gate, we had 1,800 visitors and 2,807 residents, for a total of 4,607. At the E. Lakeshore Boulevard gate, we had 1,566 visitors and 2,000 residents, for a total of 3,566. We tagged 101 vehicles, had no tows, 4 attempted tows and 3 repeat offenders. Are there any questions?

Ms. Brown: I'm okay with attempted tows. You did what you were supposed to do.

Mr. Soukup: There's not much we can do.

Mr. Solnay: I would just like to know how serious you are about towing. We can probably get a different towing company.

Mr. Showe: We tried another company and it was even worse. They have to be within a certain radius of the property. This is the only vendor we found that is even halfway responsive.

Mr. Solnay: The reason I brought it up is because I don't want you guys to feel like we aren't trying to tow these vehicles.

Mr. Showe: Oh no. As long as you are making the call, you've done your part.

Mr. Brown: I know a lot of people will move their cars before the tow truck gets here. That's okay because that's what we want. We are not really in the towing business. If they move, I'm fine with that.

Mr. Solnay: At the E. Lakeshore Boulevard gate, the phone is not working.

Mr. Scheerer: It's in my report. There is a bad wire between the demark and the guardhouse. We are already working with CenturyLink to get it corrected. So there's no timeframe on when it's going to get corrected because they have to come in and run a new cable from the demark to the guardhouse. The demark is in the other island across from the guardhouse.

Mr. Showe: So it's in process.

Mr. Scheerer: The demark is where the telephone entry device used to be. They were putting in a brand-new phone, but it was a bad phone so there's no phone right now.

Mr. Soukup: So we are on the schedule and don't know when.

Mr. Scheerer: I haven't received a call. They told me they would call a week ago. We have a box from the middle island to the guardhouse. I told the guy it shouldn't be that hard to achieve. It's just a matter of trenching it over to the demark and burying the cable. There are two junction boxes on each nose of the island to bring cable from the guardhouse.

Mr. Solnay: With the Christmas holiday coming up, I know everybody is having their family over, but we still have a job to do in terms of cars parked in the streets. What do you guys think about that?

Mr. Brown: Christmas and Thanksgiving we have generally said that we won't enforce unless somebody is blocking access.

Mr. Solnay: Alright. Thank you.

Mr. Solnay left the meeting.

FOURTH 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.

Pam Zaresk, Club Villas: I wanted to wish everyone a Merry Christmas and a Happy New Year.

Ryan Kemp, Westmoreland: I noticed that a few lights are not as bright. The lightbulb is under the pole, not on the side. On Remington Boulevard, from 75 meters, there's no light at all. Its dark.

Mr. Brown: We can add light poles.

Mr. Scheerer: The light poles in that area, if I'm not mistaken, are on a homeowner's property. There are large poles mixed in with small poles. What's happening is you have a canopy of trees that are pretty much growing over and as the trees have grown, it created a problem.

Resident (Not Identified): Can you replace the light poles?

Mr. Brown: I don't know because the poles are not our responsibility. The county maintains the light poles, but in five minutes, we are going to talk about tree trimming. So that might help too.

Mr. Scheerer: Well if the trees are in the resident's yard, we are not going in the resident's yard and that's allowed the problem.

Mr. Brown: Thank you.

Terri McCloud, Club Villas: I would like to comment on the sidewalks. I like the way they look. I think the pressure washing looks great.

Mr. Soukup: They did a nice job.

Ms. McCloud: They did a very nice job.

Mr. Brown: They are not as slick as glass.

Mr. Scheerer: We are grinding edges this week along Remington Boulevard. They are going to take care of the trip areas.

Mr. Brown: Thank you. Are there any other public comments? If not, we will move on.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 19, 2019 Meeting

Mr. Brown: Does anyone have any changes?

Mr. Soukup: I don't have any corrections.

On MOTION by Mr. Soukup seconded by Mr. Thilburg with all in favor the minutes of the November 19, 2019 meeting were approved, as presented.

SIXTH ORDER OF BUSINESS

Discussion of Street Tree Trimming

Mr. Showe: This is a summary of the same information we presented last month. It's just as a discussion point. I don't know if the Board needs to take any specific action. You will note that in some cases, they noted no trees. They obviously went through and did their own counts.

Mr. Scheerer: I went through with Enviro Tree and REW did their own counts. The ones for Somerset are not CDD trees.

Mr. Soukup: That's why its zero.

Mr. Scheerer: That's why its zero. Glen Eagles has one CDD tree. So REW isn't doing anything. They aren't charging us for the one tree, but Enviro Tree wanted \$50 to limb up the tree. It does need to be trimmed up. Some of the discrepancies may be, since I didn't go through with REW, with decoratively pruned trees, which they didn't count or did count as opposed to Enviro Tree, but their prices are close. They are not that far off; a couple thousand.

Mr. Thilburg: Why does Enviro Tree have various costs per tree versus REW?

Mr. Scheerer: REW priced per tree. Regardless of the tree, that's what you are going to pay. Enviro Tree prices are based on the canopy of the tree and the amount of work to trim the trees. So each tree was identified in the neighborhood and they estimated so many manhours and what they would need to do, whereas REW provided a flat rate. So if we didn't have to do a tree, we wouldn't pay. So that's the difference in the pricing.

Mr. Showe: I'm not sure that the Board needs to take any specific direction tonight. It is more for information. Obviously, none of these costs are budgeted.

Mr. Brown: Tim is not here, and he has to vote on it.

Mr. Scheerer: One of the thoughts we had was to find out what the next set of roads to be paved were as a starting point so we would know. We are going to have to do those anyway. I know the question was asked if we are just doing the street or the entire tree. Just for clarification, it won't just be the roadside tree. It would be the sidewalk tree. Its best for the health of the tree.

Mr. Thilburg: So we will have that on the next agenda?

Mr. Scheerer: I don't know. Do you have the roads to be paved?

Mr. Hindle: I brought the exhibit we provided for the different phases of the paving. I also have a report of how many years they can possibly last. It could be shorter or could be longer. As far as Oak View, Windsor Park, Eagles Landing, Parkland Square and Somerset were the ones that need to be done sooner rather than later. They are the ones that have five to seven years minimal left. The direction that you want to go depends on whether they are all equally bad.

Mr. Scheerer: It sounds like everything in Phase 2.

Mr. Hindle: Besides Glen Eagles because that was done previously, those five haven't been done. They were scheduled to be done in the last paving report we did 10 to 15 years ago and were never done. Those five need to be done pretty badly.

Mr. Brown: How many have we typically done in a year?

Mr. Showe: It varies based on the needs of the District. There hasn't been a standard. As long as we have funds in the Roadway Paving Fund, we've done whatever the District Engineer recommended. So if the Board is amenable, we can have the District Engineer bring back some quotes at the next meeting or a scope or proposal. It's likely going to exceed the bidding threshold so we may have to go through a formal bidding process. So if you can bring us back a scope of what you think the cost is going to be, we will take it from there in terms of bidding and getting all of the documents together.

Mr. Hindle: Would you like different options for different areas or an option for all five pods. Do you want to do two and then three in the next phase?

Mr. Showe: I think if you give us an estimate per pod cost, then we can look at what we have in the budget and what funds are available. I know there are some mobilization savings if they do it all at once.

Mr. Scheerer: Yes. Then we would also price these trees on that roadway and do the roadway work at the same time. So if were to do all of them as mentioned, its \$17,700. That would also be charged to the paving. So it wouldn't really hit your operating.

Mr. Hindle: I know we put together a preliminary cost with our original pod when we looked at it that I can send to the Board and take a deeper look at it. I can provide that to you and what the costs would be.

Mr. Showe: There is \$1.1 million in the Pavement Management Fund right now so there should be sufficient funds to accomplish whatever scope of project you would like.

Mr. Brown: I guess my only concern, thinking about it now, is whether we can do that, meaning before it starts to rain.

Mr. Showe: I think the District Engineer is going to have to look at that, the weather, the timing, etc.

Mr. Brown: Yes, because normally we would be working on them. They started in November or December so that they could finish a couple of them.

Mr. Hindle: Once they are out here and working, it shouldn't take that long. So I think there should be enough time, if we can get them started in January or February.

Mr. Scheerer: It is about \$177,000 for Eagles Landing, \$184,000 for Windsor Park and \$207,000 for Oak View. So the total for Phase 2 is \$569,178.62.

Mr. Soukup: Plus the trees.

Mr. Scheerer: \$17,700 for the trees, so you are looking at about \$600,000.

Mr. Hindle: Those are the most recent paving prices. It's going to be based on demand. I was here when they did the last set of pavings in Owenshire and Southbridge. I was out here inspecting. They usually do half of a pod in a day, where they will mill and pave all in the same day. Maybe, they will do a pod a week.

Mr. Scheerer: So based on their schedule, they were recommending Parkland Square and Somerset, which is \$185,000 and \$201,000. Then the remainder of Phase 2, which according to this is Eagles Landing, Windsor Park and Oak View. Its however the Board wanted to tackle it. If you want to do two or three or move on up.

Mr. Hindle: All five of those need it, whether we want to do half of it this year or next year.

Mr. Showe: If they all need it, I think it's probably best to do all of them at one time.

Mr. Soukup: I agree because we don't what's going to happen next year.

Mr. Hindle: We should have a couple of years after this year before anything needs to be done, maybe small patchworks here or there that may pop up, but we shouldn't have any major paving issues.

Mr. Brown: When did we start doing it? Has it been 10 years?

Mr. Showe: You refinanced the bonds in 2008.

Mr. Brown: So we probably started in 2009.

Mr. Showe: Yes.

Mr. Scheerer: It's every 10 years.

Mr. Showe: If he can bring us back some estimates maybe for each pod and start getting the documents together, so if they approve it at the next meeting, we can bid it out immediately.

Mr. Hindle: Okay.

Mr. Showe: Hopefully by February, we will be able to approve something.

Mr. Hindle: If you want to send me the tree information, I can add that into the cost.

Mr. Showe: I think we have that.

Mr. Scheerer: Will do.

Mr. Brown: Thank you.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: I don't have anything.

B. Engineer

1. Consideration of Proposal for Pipe Replacement

Mr. Hindle: We received your email about possibly getting some more prices. We can, but we don't know if those prices are going to be any better. We will definitely bid it out for you. The only concern Mark had, is if those companies are going to want to also video and check it themselves, which adds extra costs.

Mr. Showe: If there is a recommendation to move forward, I'm not opposed to it.

Mr. Hindle: Mark would rather move forward with that because he doesn't think we are going to get it cheaper than that, because we have been out with them recently and in general, they have been the cheapest. It's just expensive because the pipe is right by the roadway, so it's going to be difficult because they have to replace part of the roadway and part of the sidewalk. Our recommendation would be to use them, but if you want us to get bids, we can get bids.

Mr. Showe: No I'm comfortable.

Mr. Scheerer: They have been lower than All Terrain and other companies.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the proposal for the pipe replacement, was approved.

Mr. Showe: You are good to go.

Mr. Brown: Do you have anything else?

Mr. Hindle: That's it.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6065 through 6092 in the amount of \$94,074.75, Check 70 out of the Capital Projects Fund in the amount of \$11,220 and November payroll in the amount of \$903.50, for a total amount of \$106,198.25. Alan and I can answer any questions the Board might have on those invoices.

Mr. Brown: Does anyone have any questions?

Mr. Soukup: No.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the Check Register for November 11, 2019 to December 10, 2019 totaling \$106,198.25 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board, but it is there for your information. This is only through November, but it's pretty much falling as we would expect.

3. Presentation of OCSO Reports

Mr. Showe: We also provided the Osceola County Sheriff's Reports for the off-duty patrols. We are continuing that program. I have them scheduled through January.

Mr. Thilburg: What was the Thornburg video/cam repair for \$3,000 for?

Mr. Scheerer: They had to video the line that you just approved the repair of.

Mr. Brown: They put a camera down the pipe before they did the repair work.

Mr. Thilburg: For Spies Pool, is that 200-gallon charge for chlorine? It says, "*Bulk Bleach-200QT.*"

Mr. Soukup: It should be because there is a 230-gallon tank out there.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. We installed the Christmas light clips as we promised, but according to Mr. Mehrlich, they were horrible and fell off no sooner than they put the lights up, so they used the old clips from last year. We put them up the way they were designed. I figured Larry would be here, but maybe he was too upset.

Mr. Brown: What kind were they?

Mr. Scheerer: They were the kind that you put on a pole and they clip over the edge of the gutter. Then you just hang your lights on them. I don't know how they installed the lights, but according to Tim, the clips fell right off.

Mr. Brown: I was just wondering.

Mr. Scheerer: We did what we said we would do. It didn't work out so we will work on the process for next year. The pool is in good shape. The emergency phone was tested. The cameras are working. I received a text message over the weekend that the right-side exit gate at E. Lakeshore Boulevard was down. I called ACT and they sent a tech out that day. The gate arm was on the ground. They couldn't put a new gate arm on. They didn't bring one, but they went through the system. I'm not sure what happened with the gate arm. I reset the system, brought a gate arm out on Monday and replaced the gate arm. As security mentioned earlier, the E. Lakeshore Boulevard phone is down. CenturyLink is working to correct the problem. They think there is a bad line from the demark to the guardhouse. We had some toilet issues in one guardhouse. It was running constantly. I had them replace the toilet seat and the bowl gasket. The ponds are in good shape. We put in some additional landscaping at Waters Edge. The sidewalk work on Remington Boulevard has begun. I don't know if the pressure washing of the sidewalks and curbs are done yet, but I will inspect them on Friday. All of the neighborhood green and white monuments were painted. The basketball net was replaced. The lock was broken on the playground, so we had that replaced. One thing that I forgot to put on here was that I received a call from Osceola County School Transportation about streetlight flashers that weren't working. I came out here and found out that the batteries failed, so a Control Specialist was very quick to respond later that day. They put in a couple of brand-new batteries and got them up and running by the afternoon and a discharge schedule was implemented. That's all I have.

Mr. Thilburg: When the E. Lakeshore Boulevard gate was down, of course I went around it, but somebody was impatient and took it out. Frequently, they have a problem with the gate staying down all the time.

Mr. Scheerer: A lot of times when the gates are down, I find that the guard didn't put the switch in the up position.

Mr. Thilburg: It's just that one. Not all of them.

Mr. Scheerer: That's the first time I've seen it.

Mr. Showe: Hopefully they resolved it.

Mr. Scheerer: Let's hope they resolved it. If not, we will use a laser scanner.

Mr. Brown: Somebody knocked the one off at Partin Settlement Road, didn't they?

Mr. Scheerer: The gate arm?

Mr. Brown: Yes.

Mr. Scheerer: They blew through there.

Mr. Brown: Did we get that on video?

Mr. Scheerer: They were going so fast, I couldn't even get them on video camera. I think we reported that at a prior meeting. They took out the sign and a couple of other things. I went to pull up the camera footage and it was like, "*Holy Moses, they are gone.*" It was raining that day, but we just got the gate arm put back on, fixed the landscaping and replaced the sign.

Mr. Brown: I hope they had to replace a windshield.

Mr. Scheerer: I hope they had to do something.

Ms. Kirk: Have we heard anything on the flagpole?

Mr. Scheerer: Yes. As a matter of fact, we got the permits and hopefully, by the first of the year the flagpoles will be in.

Ms. Kirk: Good.

Mr. Scheerer: The Notice of Commencement was signed, and I was added as another contact person, so we didn't have to wait. So we are good to go. We are going to have a 30-foot flagpole behind the E. Lakeshore Boulevard wall and a 20-foot flagpole in front of the guardhouse, with a solar light cap on top of both.

Ms. Kirk: Good.

Mr. Scheerer: We trimmed up the Oak tree behind the golf course wall. We are definitely going to have to pressure wash it.

Mr. Thilburg: How about the lights at the entrance?

Mr. Scheerer: We are going to get those the first of the year. We have the electrician coming out. We are going to remove some of the lights, cap them off, make sure it's done right and then put in some smaller LED uplights. Twenty-Five years ago, they used a 6-inch PVC pipe with a PVC cap and drilled a hole in it. So we are going to have to redo all of that. We are just going to wait until after the first of the year. We will have all of those landscaped. There are a few landscape tree lights on Partin Settlement Road that we are going to update too.

Mr. Thilburg: The ones on E. Lakeshore Boulevard are out.

Mr. Brown: I also have a question about the lights at Somerset.

Mr. Scheerer: We need to replace those lights. We asked REW to lower the bushes.

Mr. Brown: They are shining on the bushes.

Mr. Scheerer: Unfortunately, whoever designed the lights, put the bushes in front and the lights in the back, but we will get those all resolved as quickly as possible. I know that was one of Larry's questions last month.

Mr. Brown: They are all on.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Mr. Soukup?

Mr. Soukup: After the first of the year, I would like to look at some of these islands, especially towards the E. Lakeshore Boulevard side. We have some plants that are dying.

Mr. Scheerer: In the median?

Mr. Soukup: Yes.

Mr. Scheerer: People are driving through there with their cars. We will address that.

Mr. Soukup: It's by E. Lakeshore Boulevard, towards the Villas. They are old plants.

Mr. Scheerer: People are always driving through those medians.

Mr. Soukup: Its tough. That's all I have.

Mr. Brown: Mr. Thilburg?

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

Mr. Showe: You too.

Mr. Scheerer: Thank you.

Mr. Brown: Ms. Kirk?

Ms. Kirk: Nothing.

Mr. Brown: Did Toho Water do what they were going to do last week?

Mr. Showe: Yes, as far as we know.

Mr. Brown: What were they doing, because I didn't see any major thing going on? I sent that over to the School District because I wasn't sure what they were doing, but I never received a response. I guess it wasn't a big project.

Mr. Showe: I think it was a very minor project.

Mr. Scheerer: I didn't see anything when I was out there. They mowed the bushes in their interconnect and sprayed them down. We didn't do it so maybe that was the project.

Mr. Brown: Maybe. The place looks good. REW is doing a great job. All of you are doing a great job.

Mr. Scheerer: Thank you.

Mr. Brown: Security really stepped up in the past few months and are better than they have been. We all appreciate that and hope everyone has a Merry Christmas and Happy New Year.

NINTH ORDER OF BUSINESS


Next Meeting Date – January 28, 2020

The next meeting is January 28, 2020.

TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman