

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, February 25, 2020 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
Tim Mehrlich	Assistant Secretary

Also present were:

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

**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: Last month, at the Partin Settlement Road gate, we had 1,829 visitors and 4,522 residents, for a total of 6,351. At the E. Lakeshore Boulevard gate, we had 1,015 visitors and 4,522 residents, for a total of 5,537. We tagged 139 vehicles, had 2 tows, 4 attempted tows and 3 repeat offenders.

Mr. Brown: Are there any questions? Thank you very much.

*Mr. Solnay left the meeting.*

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Brown: We only have members of District Staff and the Board present.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the January 28,  
2020 Meeting**

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

On MOTION by Mr. Soukup seconded by Mr. Mehrlich with all in favor the Minutes of the January 28, 2020 Meeting were approved, as presented.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark: I don't have anything.

**B. Engineer**

Mr. Hindle: The only thing we have is tomorrow is our pre-bid meeting with any contractors that show up. We had five sets of plans picked up and either four or five may be picked up tomorrow. Camcor completed the repair on Thornbury. They had to fix two pipes, seal them and repair the sidewalk. I drove by and it looks good.

Mr. Brown: Were we going to water here today? Somebody at work told me that Toho had a main break.

Mr. Hindle: They did. It affected Monticello for sure.

Mr. Scheerer: I had an alert on my phone about it.

Mr. Thilburg: I got an alert too.

Mr. Scheerer: We irrigated overnight.

Mr. Brown: So it probably was a different line than what came in here.

Mr. Scheerer: Yes.

Mr. Hindle: That's all I have unless you have any questions.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: In the General Fund, we have Checks 6117 through 6130 in the amount of \$15,793.65. Alan and I can answer any questions the Board might have on those invoices.

Mr. Brown: Are there any questions? If not, we need a motion to approve it.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor the Check Register for January 11, 2020 to February 10, 2020 totaling \$15,793.65 was approved.

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. Most account lines are falling in line better than what we expect. Compared to our proration, we are about \$30,000 to the good of where we would expect to be at this point in the year. We are also 92% collected on our assessments so we are in great shape.

**3. Presentation of OCSO Reports**

Mr. Showe: We also provided the Osceola County Sheriff's Reports for the off-duty patrols. Based on some complaints they received near the school, we added some extra patrols at school time, because there were some parking concerns. We have also been working with the Sheriff to see if there are ways we can improve our signage and try to get some additional enforcement for residents.

Mr. Soukup: I saw one parked there the other day, but as soon as they are out there, everybody is all over the place.

Mr. Showe: I understand. We are trying to do the best we can without blowing the entire budget. We are trying to see if we can get some help over there, but I don't know how it is without their enforcement. We relayed concerns from the residents to them as well.

Mr. Brown: They put the signs up, but the bushes cover them.

Mr. Showe: We are to the point now where the only place we can add new signs is in people's front yards. So we are hesitant to do that, especially if the Sheriffs aren't enforcing the signs we already have. We even sent pictures when Alan was out here with cars in the areas that

the Sheriff told us to paint and they would enforce. We are going to try that for a little bit to see if it helps.

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

Mr. Scheerer: The Amenity Center is in good shape. The Fitness Center is in good shape. The pool is in good shape. As part of our pre-spraying, we had Chet Berry go through and level all of the brick pavers and look for any other issues out on the pool deck, so that was completed. The cameras are working at all the gates and the Rec Center. The phone at the E. Lakeshore Boulevard gate is not working. CenturyLink put a temporary line above ground. They are going to come back and bury that. Security reported to me that the handle is broken on the Partin Settlement Road French doors to get into the gatehouse, so we had those fixed. The ponds are being treated. The contractor was out on Monday to spray them. The Palm trees were trimmed. I still meet with REW every week. They started some minor repairs on Remington Boulevard. We replaced all of the up lights on the landscaping at the E. Lakeshore Boulevard entrance. We reattached the Oakview sign. The letters were replaced at Arden Place. Additional lighting was added to each flagpole. We have not only the solar disk, but an uplight. Someone damaged the double gate on the baseball field, which we had repaired. I emailed USA Services about the street sweeping and tried to set up a meeting with them earlier in the meeting. Last week, when I was on the property, they had finished their street sweep, but the dumpster was still here on Friday. I called them. I'm assuming that they came out and picked up the dumpster, because the dumpster that is there now is not the same dumpster that was there on Friday. We received an email from Mr. Valdez about this dumpster and how it's unsightly, but we received that information too late to get a hold of USA Services. So we will find out what's going on with them tomorrow. They need to make sure that they remove that dumpster as quickly as possible after the sweeps are complete, because the last time, they were here for about five days. REW removed all of the excess. That's all I have.

Mr. Thilburg: It says that the Partin Settlement Road gate was not working. They took the arm down. The E. Lakeshore Boulevard gate has been down. The gate arm was lying on the ground. Did someone hit it or are you removing it?

Mr. Scheerer: No. We have two gates at E. Lakeshore Boulevard. We received a report a week or so ago. Security called me. One of the gates went up and the other one stayed down, so instead of trying to get people to manipulate, we asked them to remove the gate, repaired the gate

and this way both gates are working like they are supposed to, instead of trying to navigate people through a single gate. The same thing happened at the Partin Settlement Road gate on Sunday or Sunday night. I received a call from security on Monday morning, that the gate was down. I asked them to remove the gate arm and just leave it there until repairs could be made. ACT had to order a part and they should be out hopefully tomorrow. I noticed it was still in the down position today, but the gate arm has been removed so traffic can flow out. Otherwise, we wouldn't have a way to get people out.

Mr. Thilburg: I understand. It seems like this is a frequent problem.

Mr. Scheerer: It opens and closes a million times a week.

Mr. Showe: Unfortunately it's a frequent problem at every property where we have gates.

Mr. Scheerer: It's not unique to Remington.

Mr. Thilburg: I'm just asking.

Mr. Showe: The other issue is that we use nylon nuts now and sometimes it's not even that somebody hits it. The nylon nuts give way, due to the amount of times it goes up and down. However, they are also designed to break if they are hit. That way you don't have to replace the gate arm.

Mr. Scheerer: It reduces the damage to any vehicle that hits it. If you put steel nuts on it, the gate arm is going to fold and whack somebody's car. So it makes sense to have nylon nuts because it does its job and it's supposed to break away and minimize damage.

Mr. Thilburg: I understand if it's down and the guard comes out. That's good.

Mr. Scheerer: We can try to keep track of them because a lot of times this happens 9:00 or 10:00 p.m. and at 2:00 to 3:00 a.m., I'm getting text messages or phone calls.

Mr. Thilburg: Okay.

Mr. Scheerer: Patrick has done a good job with trying to assist with that so we can keep traffic flowing. Yes, it's the only way we can do it. If it's an entry gate, then we cone off the gate and funnel everybody through the guard, which is a whole other level of frustration for the residents here.

Ms. Kirk: To the guard.

Mr. Scheerer: To the residents that sit there because they are used to coming in and then you direct traffic into one lane and it becomes a problem that way too. At least we have the guards at the gate.

Mr. Showe: That's all we have.

## **SEVENTH ORDER OF BUSINESS**

## **Supervisor's Requests**

Mr. Brown: Ms. Kirk?

Ms. Kirk: I don't have anything.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: I just want to say that REW did a great job with the sidewalks and cleaning up.

Mr. Soukup: There was a massive leave drop.

Mr. Scheerer: It's also not in my report because I received the information too late for the agenda package, but we installed some additional drains on Knightsbridge Boulevard. I don't know if you remember last year when it rained, but we had to grove the grass, just to get the water off of some of these areas. So they put in probably five or six additional sidewalk drains on Knightsbridge Boulevard to help remove water for the rainy season. I will let them know. Thank you.

Mr. Brown: Mr. Soukup?

Mr. Soukup: Not this month.

Mr. Brown: Thank you for looking at the one yesterday.

Mr. Scheerer: Yes sir.

Mr. Brown: I gave her those pictures and said, "It doesn't look bad." She said, "Well it was, but the people living there were new, and they might have been trying to take care of it because the house sold."

Mr. Scheerer: It looks like one of the sidewalks need to be pressure washed. There was no standing water. I didn't see a lot of wetness in the yard or anything when I drove by.

Mr. Brown: It could've been the people that were there before they were running their irrigation. Driving in today, I saw a geotechnical company doing borings down to the bridge.

Mr. Scheerer: I saw that.

Mr. Brown: They are going to close that bridge for about a year on Partin Settlement Road. So that road will be closed at the Turnpike for about a year.

Mr. Soukup: They are making it a four-lane road.

Mr. Brown: They can't build another bridge while they are using that one, so that one just has to go.

Mr. Scheerer: Is Junior Davis doing the work?

Mr. Brown: Yes.

Mr. Scheerer: I guess Mable Simmons Road will be a good cut through.

Mr. Brown: Yes.

Mr. Thilburg: When are they going to start that?

Mr. Brown: I don't know, but they were doing geotechnical work today, so I guess they are ramping up.

Mr. Clark: It's the Partin Settlement Road ultimate project.

Mr. Brown: Yes. So the county is going to be doing Partin Settlement Road, Neptune Road, Bonnet Creek Drive, Simpson Road and maybe Sinclair Road. I think the other one is out west.

Mr. Hindle: I think Neptune Road is the first one, but I don't think the other ones start right away because all of those roads would've already started.

Mr. Scheerer: That is not the answer to your problem. We need to get the developers out here to pay for that instead of me paying for the road.

Mr. Brown: So the county refinanced the bonds for Osceola Parkway. Supposedly all of those roads are going to be done by 2025. That's what they are saying. So it may be done in conjunction with 192. When I hear about when they are going to close that bridge, I will tell you.

Mr. Scheerer: They haven't even widened Mable Simmons Road just to account for all of the extra traffic.

Mr. Soukup: E. Lakeshore Boulevard is going to be a nightmare.

Mr. Brown: It's going to be nice for Amber Point. They will be able to get out easier.

Mr. Scheerer: You can't even get to Amber Point to cut through because the bridge is closed. We will need a temporary stop light out here once you pull off of Neptune Road to deal with the flow of traffic. It's going to be crazy.

## **EIGHTH ORDER OF BUSINESS**

**Next Meeting Date – March 31, 2020**

Mr. Brown: The next meeting is on March 31, 2020.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman