

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, November 17, 2020 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Kenneth Soukup	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Diego Benson-Valdes	Assistant Secretary

Also present were:

Jason Showe	District Manager
Alan Scheerer	Field Manager
Michael Belz	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. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: We do not have any.

**THIRD ORDER OF BUSINESS**

**Security Report from Universal Protection Service**

Mr. Belz: Good evening everyone. I wanted to quantify these numbers by saying that because the meeting was moved up a week, it is for a shorter period of time. This is from November 1<sup>st</sup> through November 14<sup>th</sup>. At the Partin Settlement Road gate, there were 1,048 visitors and 3,246 residents, for a total of 4,294. At the E. Lakeshore Boulevard gate, we had 468 visitors and 1,989 residents, for a total of 2,457 for the month. We tagged 32 vehicles, had 0 tows, 0 tow letters, 1 attempted tow and 2 repeat offenders.

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

Mr. Benson-Valdes: Do we have an opportunity to ask questions?

Mr. Brown: Yes.

Mr. Benson-Valdes: A couple of times I witnessed that there haven't been security guards at the gate when they are supposed to be. I brought up that issue with Jason. I have seen the guard leave early and was not there at a given time. Are you working on this?

Mr. Belz: In order to investigate, I need a date and time, but we use a time clock system that is locked to the phone in the gatehouse. Meaning they can't call from the other line. So, if they don't hit an electronic punch, it sends off a series of phone calls and emails. We get notice of that. I went through and resolved all of my punches. I have no evidence of that any time recently.

Mr. Benson-Valdes: So, you are saying there was someone there yesterday at 4:00 p.m. and at 7:00 p.m.

Mr. Belz: Correct.

Mr. Scheerer: Did they just not have the gate in operation?

Mr. Belz: Yes. That was when the gate arm was off.

Mr. Scheerer: It doesn't matter because that was the exit gate. On the entrance gate, both arms were on and working. It was the exit gate where the arms were off. Correct?

Mr. Belz: Correct.

Mr. Scheerer: It didn't keep the officers from performing their services.

Mr. Benson-Valdes: You can see what time I passed the gate and it was 7:04 p.m.

Mr. Scheerer: The gate is back up today.

Mr. Benson-Valdes: I'm saying that I passed the gate and there was physically no one in there and the light was off.

Mr. Scheerer: Okay.

Mr. Benson-Valdes: I did see the officer coming about 7:05 p.m., the roving one. If they are supposed to be there at 7:00 p.m., I want to make sure that they are there at 7:00 p.m. When somebody hears something from someone, I'll let Brian know.

Mr. Showe: Just shoot us an email. We just need to make sure, even if they are clocking in that they have it open at 7:00 p.m.

Mr. Soukup: There are cameras on those gates. Correct?

Mr. Scheerer: Not on the inside of the gate. Only on the outside of the gates.

Mr. Soukup: Okay.

Mr. Benson-Valdes: Thank you.

Mr. Showe: Are there any other questions for security? Hearing none,

*\*Mr. Belz left the meeting.*

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Brown: Are there any public comments? Hearing none,

**FIFTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Mr. Showe: Mr. Soukup is going to serve another term and Mr. Benson-Valdes was elected to the Board. So, we will have them do the Oath of Office.

*Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Soukup and Mr. Benson-Valdes.*

Mr. Showe: We provided Mr. Benson-Valdes a package of information. We will go over some of it. You already filled out your Form 1, Statement of Financial Interests. You will receive one every year. Just look for that. We provided Form 1F, which is a Final Statement of Financial Interests. It is for your records in the event that you leave the Board. We will try to send that out to you.

Mr. Soukup: Isn't Form 1 due by June 1<sup>st</sup>?

Mr. Showe: Yes. We will remind you when those come up because we get a report showing us if you turned it in or not. You are eligible to receive compensation of up to \$200 per meeting. So, you need to complete W-4 and I-9 forms. The last item is the Florida Commission on Ethics Guide to the Sunshine Amendment and Code of Ethics. As a good refresher for the Board, you are public officials and governed by the Sunshine and Public Records Laws. You are not allowed to talk to other Board Members of items that might come before a vote of the Board, unless you are at a public meeting that has been advertised. This applies to anything. You are probably affiliated with the HOA. So, if you are at an HOA meeting and there is another CDD Board Member there, if something for the CDD comes up for discussion, we encourage one of you to leave the room. We want to keep you safe. The Sunshine Law applies to any form of communication, including emails, text messages, phone calls, smoke signals, everything. Social media is a new form of communication that they are watching. If you are on social media and something about the CDD

comes up for discussion and you chime in, it is now a public record and you are responsible for maintaining that record. We just discourage you from getting into those conversations. Plus, it is easy on those platforms for Ken to post something and you comment on it. Now you have inadvertently started conversations that are CDD related. So, we discourage that. You are not required to keep any records for any of these meetings. That is our job as District Manager. We are the official recordkeeper, but if you keep records from these meetings, we encourage you to keep it in a separate file, so if there is a public records request, your CDD documents are separate. You are not going through your personal files and intermingling. The same thing with emails. A lot of folks are now setting up a special CDD email, so all of your CDD stuff goes to this email. If there is a public records request, that is where they are going to look for emails. If you want to keep your regular email, I would keep a folder and drop anything regarding the CDD into one folder. It makes it complicated if you are mixing personal emails with CDD emails. I think those are the basics. If something comes up and all Board Members should know that information, you can send it to me and we will distribute it to the Board. You will see emails from us where we note at the bottom, "Please Do Not Reply to All" just as a reminder. We are not going to report you, but we want to keep you out of trouble as much as we can. If there are any questions, something you are not sure about, reach out to myself or District Counsel. Because of how many Districts we manage, you are probably not going to encounter something that we haven't seen before or we can't work through with you. Welcome aboard. If you have any questions, we are here as a resource. Alan is here as a resource. He certainly can set up an appointment with you while he is onsite. He can take you around and show you everything.

Mr. Benson-Valdes: Thank you.

Mr. Soukup: Does the Board follow Roberts Rules of Ethics?

Mr. Brown: As close as we can.

Mr. Showe: There is nothing in the Statutes that says as a CDD Board Member, you have to follow Robert Rules of Order. Every Board has their own process. Typically, the Chair in this District has run the meetings. Obviously, it is up to the Board to set your own policy. There is nothing in the Statutes that says how you have to do it. So, we let each Board run it how they want to.

Mr. Brown: We have a modified version of that. Usually we ask for a motion, get a second, have discussion and vote on it. We usually have discussion before we ever have a motion.

Mr. Showe: That's how it was followed. We have some Districts that are loose, but there is always a motion, a second and then discussion. Each Board follows their own protocol. With that, are there any other questions?

Mr. Soukup: No.

Mr. Brown: I have a question. HOAs do not fall under the Sunshine Laws. Do they?

Mr. Showe: Correct. That is my understanding. I am not an HOA representative or an attorney, but they are not a governmental entity and that is what triggers the Sunshine Law.

Mr. Brown: People come here and I didn't want to get anybody in trouble.

Mr. Benson-Valdes: Correction. They do follow the Sunshine Law.

**B. Election of Officers**

**C. Consideration of Resolution 2021-01 Electing Officers**

Mr. Showe: After every election, we are required to have an election of officers. We provided Resolution 2021-01 to the Board. Typically, the Board makes a motion to appoint somebody as Chair and someone as Vice Chair. What we would ask from our office is that you appoint George Flint as Secretary, me as an Assistant Secretary and Ariel Lovera in our office as Treasurer. That is for the purpose of bookkeeping and signing checks. We typically have a Board Member as Chair, another Board Member as Vice Chair and the remaining Board Members as Assistant Secretaries. At this point, we will open it up for discussion on how the Board would like to fill those offices. Do just want to discuss the Chair and Vice Chair and then we can fill it in from there?

Mr. Soukup MOVED to appoint Ken Brown as Chairman and Ms. Zaresk seconded the motion.

Mr. Showe: Are there any other nominations for Chair? I can fill this out and read it into the record after the Board discusses it and then approves it as read.

Mr. Benson-Valdes: How many terms have you served as Chair, Ken?

Mr. Brown: I don't have the vaguest idea. Do you, Jason?

Mr. Showe: I don't have that information on me. I have to go back and pull that.

Mr. Brown: It has been since Joe Volpe left.

Mr. Showe: It has been five or six years.

Mr. Brown: I am happy not to do it.

On VOICE VOTE with Mr. Soukup and Ms. Zaresk in favor and Mr. Benson-Valdes and Mr. Brown dissenting, appointing Ken Brown as Chairman was not approved. (Motion Failed 2-2).

Mr. Brown: I nominate Ken Soukup as Chairman.

Mr. Benson-Valdes: I second the nomination.

On MOTION by Mr. Brown seconded by Mr. Benson-Valdes with Ms. Zaresk, Mr. Brown and Mr. Benson-Valdes in favor and Mr. Soukup dissenting, nominating Ken Soukup as Chairman was approved.

Mr. Showe: Now we go to Vice Chair. Are there any appointments?

Mr. Brown: I nominate Pam Zaresk.

Mr. Benson-Valdes: I second the nomination.

On MOTION by Mr. Brown seconded by Mr. Benson-Valdes with Mr. Soukup, Mr. Brown and Mr. Benson-Valdes in favor and Ms. Zaresk dissenting, nominating Pam Zaresk as Vice Chairman was approved.

Mr. Showe: So, we have Ken Soukup as Chair, Pam Zaresk as Vice Chair, George Flint as Secretary, Ken Brown, Tim Mehrlich, Diego Benson-Valdes and Jason Showe as Assistant Secretaries and Ariel Lovera as Treasurer. We need a motion to adopt Resolution 2021-01, electing the officers as stated.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor, Resolution 2021-01 Electing Officers as stated was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes of the October 27, 2020 Meeting**

Mr. Showe: Those minutes were provided as part of your agenda package and we can take any corrections or changes at this time.

Mr. Soukup: I had no corrections.

Ms. Zaresk: Me either.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the October 27, 2020 Meeting as presented were approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Showe: District Counsel said he wouldn't be able to be here, but he sent out a memo. Because the Executive Order from the Governor expired, we are no longer able to use Zoom or any other tele-meeting. Obviously, we will keep an eye on anything that changes between now and your next meeting and keep you up to date.

**B. Engineer**

Mr. Showe: The District Engineer did not have any updates, but I know they completed the roadway project.

Mr. Scheerer: They also did the cleanup and punch list items for the work at Partin Settlement Road. They removed any survey stakes and traffic cones. I believe all of those were picked up. We were notified by the contractor when it was completed.

Mr. Showe: If you have any questions, we can pass those along to both District Counsel and the District Engineer.

**C. District Manager's Report**

Mr. Showe: We provided the Board with the security bids. We just received those yesterday when they were due, so we haven't had a chance to go through them one-by-one, but we wanted to let you have them tonight. We expect at the next meeting, to include a score sheet in your agenda. There is a formula where we calculate at least the price section. So, once we verify the pricing on a formula basis, we will plug those numbers in so when you get your scorecard it will already have those points weighted in there for you. You will have to weigh everything else on that scoresheet. You can go through whatever process you want. If there are two that you want to bring back to present to the Board, we can certainly do that. It's really up to you on how you want

to go through that process, but we received four bids, which was good. We actually had seven people pick up packages.

Mr. Benson-Valdes: Can you send that information to us individually prior to the next meeting?

Mr. Showe: It's part of your agenda package. The score sheet will be in there already filled out. Typically, we try to bring one, if you want to scribble notes or whatever on it. If you prefer, this Board has gone through electronic agendas and we can certainly coordinate that as well. It's really up to you.

Mr. Benson-Valdes: I did see a couple of errors on this one.

Mr. Showe: There are probably going to be errors. That's just how it goes.

Mr. Scheerer: When you put the spreadsheet together and are trying to compare apples-to-apples, you are definitely going to find something that's amiss.

Mr. Benson-Valdes: He said one is completely out of range price wise.

Mr. Showe: One is \$1,000 less than everybody else. When we do the bid opening, it's a public bid opening, where we open up the bids, read the price and it's done. We haven't evaluated them all. When we deal with the points for the formulas, we will correct anything. We will also make a note. Typically, we have a matrix of each company, showing their prior CDD experience. So, it kind of gives you some basis.

Mr. Benson-Valdes: Thank you.

## **1. Approval of Check Register**

Mr. Showe: Regarding the Check Register, in the General Fund we have Checks 6335 through 6361 in the amount of \$85,211.54, Checks 29 through 31 from the Pavement Management Fund in the amount of \$473,451 and Checks 84 and 85 from the Capital Projects Fund in the amount of \$36,775, for a total of \$595,437.54. Alan and I can answer any questions the Board may have on those invoices.

Mr. Benson-Valdes: Is there anywhere on the agenda I can see who the checks are to?

Mr. Showe: The next page.

Mr. Benson-Valdes: Sorry.

Mr. Showe: No worries at all. We individually do those. If there is any time you question one of those and you want to see the invoice, we have all of those too. All of them are either

approved by Alan or myself depending on the type of invoice it is or the District Engineer in terms of the roadway work. If there are no other questions on the Check Register, we need a motion for approval.

On MOTION by Ms. Brown seconded by Mr. Benson-Valdes with all in favor the October 1, 2020 through October 31, 2020 Check Register totaling \$595,437.54 was approved.

## **2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. This is only for the first month of the year, so it is hard to draw any trends at this point. We are not outperforming the budget, so that's in good shape. We have not received any assessments yet.

## **3. Presentation of OCSO Reports**

Mr. Showe: We are continuing with that service. We asked them to issue citations, but between the last meeting and this meeting, there is not a lot of reporting.

Mr. Brown: Before you move on, how many did we carry over from the Pavement Management Fund?

Mr. Showe: The start of the Fund Balance was \$725,000, but I believe we made some payments out of that.

Mr. Brown: So, we haven't closed out the year.

Mr. Showe: No. They just completed their punch list. I think we are waiting on the District Engineer to approve that final invoice yet to be paid.

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

Mr. Scheerer: I handed out a copy of the Field Manager's Report before the meeting. The Amenity Center is in good shape. The Fitness Center is in good shape. We had some issues with the gates. Mr. Benson-Valdes mentioned a few issues about the gate being down. We also had a couple of instances where for some reason, ACT during Daylight Savings Time, typically will come back and set all of the boxes for us. However, they missed a few clients, including us. I received a phone call from Mr. Soukup and Mr. Brown on a couple of different occasions about the gates being down. That was because the clock wasn't set. We got the clocks reset. One of the

other things we had to restate in the Security Office was there were gate switches on all of the gates. So, if for instance, the gates are automatically activated at a specific time, if the gate switches are not in the up position, the gates will come down. Say an officer was late to work, called out sick, the gates came down, there's nobody there, it takes a phone call to try to get either security or somebody come out and open the gates. I think since the clocks have been reset and Jason sent an email to Michael who was just here a few minutes ago, I don't think we had any more incidents of gates coming down without switches being in the up position.

Mr. Benson-Valdes: In your contingency plans to see if that were to happen, there was something similar to someone popping a switch down and they didn't show up, is there someone residents can reach out to or Supervisors can?

Mr. Scheerer: Yes. I will give you my card, but usually that's my call. I know that our Rec Center Officer, when she's here, it has been a blessing because if we don't have relief, she can go back to the gates and when the roving patrol is on duty during the day, that's the only number you can really call to try to get a hold of somebody other than me. Residents can call the office. Board Members can call me. Most residents that I know have my cellphone number. Ken Brown called me a couple of times. Again, we got a hold of the Rec Center Officer. The other day it was after the time had just been changed. It was a little after 6:00 p.m. Roving patrol was here. I called them and they manned the gates. I will make sure you have my business card with my email and cellphone on it as well. As far as all of the ponds, they are being treated in accordance with our agreement. We meet with our lake contractor continuously on a weekly basis. Irrigation inspections are ongoing. We haven't had a whole lot of repairs. We are waiting on locates for all pine trees that we cut down due to the pine needles and other diseases. We are going to have them stump grinded. John and I are working on some of the monuments like Westmoreland and Hawk's Nest that are missing plants. We are going to look at replacing all of those plants and hopefully get that done during the next couple of months, probably early Spring. Sidewalk repairs today have been completed. We have gone through all of the neighborhoods in Remington. They have either been shaved down or the trip hazards have been replaced. So, we have done both Boulevards, Knightsbridge and all of the interior communities. That project is now complete. We are still waiting on the basketball court. They got behind due to the weather. We raised and changed all of the entry monument lights to LED lights. We used to have compact fluorescents. Some were elevated so they could actually see the name of the community. Pressure washing was delayed due

to the last tropical event, but they are back out here now. They are also going to be cleaning the white PVC fences. They did the one by the baseball field and then the other by the pond past Windsor Park. We will be doing that. We plan to have that project completed by the end of the week and ready for the holidays. Berry Construction was out working on the speed tables. I don't know if he completed that. I know he was pulling these depressions out, re-leveling the sand and putting pavers back in. I also received a phone call from a Supervisor from USA Services. They just wanted the Board to be aware of this. Some communities have this little jetty out in the community off of the main road. I guess he missed that. Tim sent an email. I contacted the Project Manager with USA Services. They came back the next day and hit that area again. We just approved an increase in pricing for us to get all of our streets done. They need to make sure that they are doing all of the flat paved surfaces within the community. Even the little jet outs have a lot of debris. They still need to come back and sweep them back. I had that conversation with Charlie over at USA Services. If you don't know, in Windsor Park, a resident hit a brick column. We received authorization to move forward with the repair and are going through Geico insurance to send the bill to Heritage Service Solutions.

Mr. Showe: At no charge to the District.

Mr. Benson-Valdes: Do you have bricks?

Mr. Scheerer: We are going to use all of the bricks. They hit the entire column. They wanted me to pick it up and set it right back down in place. I said we are not going to do that. We need to repour the footer, make sure it's solid and they will take that apart. He said they will probably start that project on Monday or Tuesday of next week. That's all I have.

Mr. Brown: Thank you. What about the gutter?

Mr. Scheerer: We had a damaged gutter in Water's Edge. We did the last four panels on Water's Edge and had a damaged gutter so we are pulling that gutter out. That will hopefully be done this week.

Ms. Zaresk: I think the guys that did the sidewalks did a really nice job.

Mr. Scheerer: Are you talking about the pressure washing or the sidewalk grinding?

Ms. Zaresk: The sanding to get it even. There were several that I was concerned about. I thought they did a really nice job.

Mr. Scheerer: If I may, for the record, I would like to thank this Board, because that's one of our biggest expenses and was a safety concern. This Board has been nothing short of generous

in allowing us to use somebody like Chet. Chet is not the cheapest, but he will be here and do a 4,000-psi sidewalk panel. It will be done when it's done. We use a number of companies, but when I really need it done right, I use him. Without this Board's support and allowing us to do that, we spent a lot of money to clean the sidewalks for the last six months because in another six months, we will be doing it all over again.

Mr. Showe: It's a priority no matter what.

Mr. Scheerer: I would like to give a big thank you to this Board for their continued support on all projects.

Mr. Benson-Valdes: One of the columns that were hit by a car about a year and a half ago is still not repaired.

Mr. Scheerer: The contractor has not been back. The one on Knightsbridge is not back and the double pole at the entrance to E. Lakeshore Boulevard. I had a nice conversation with OUC about a month ago. They told me that they were aware of it. I said, "Okay, but if you don't give me any other light poles, can you put up the one at E. Lakeshore Boulevard, because that's really your marker." Other than the two Remington signs on either side, it provides a little light off of E. Lakeshore Drive. There are three lights out; one by the columns, one by Knightsbridge and one at E. Lakeshore Drive.

Mr. Benson-Valdes: They have been down for over a year.

Mr. Scheerer: They are not CDD owned.

Mr. Showe: It's part of the Municipal Service Taxing Unit (MSTU), so you might want to call the county and let them know because you pay for that as part of your taxes. Everybody pays for that, so they might be able to put some leverage on it, but because we are the CDD, we really don't have any involvement, so Alan calls them and says it belongs to the CDD.

Mr. Scheerer: We do a lot of work with OUC on other streetlight projects.

Ms. Zaresk: We don't get no respect.

Mr. Showe: No. Utilities are probably the hardest folks to deal with in terms of all the repairs that we have. They are incredibly slow.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Showe: Are there any Supervisor requests?

Mr. Brown: I'm glad Jason brought that up because I was going to anyway. Last year, you talked about that we may have to raise assessments. So, we are three months out from starting a budget.

Mr. Showe: We are only four or five months out. I have it on my list.

Mr. Brown: So, if we are going to go down that route again, I didn't want to do it because when we did it last time, we told people we thought that would stay in place for 20 years and it has been 15 years, maybe 16 years. So, it didn't make it. I'm not saying that we will do it because it is up to the entire Board on whether to raise assessments. I don't like doing that, but we have a lot of money poured into the sidewalks, roads and other transportation facilities. So, if we do, can you also take a look at and get with OUC to see how much it would be per light for us to take those over?

Mr. Showe: Yes.

Mr. Brown: If we did, what would the cost to each resident be?

Mr. Showe: I can reach out. I will start with the county because they charge per light.

Mr. Brown: The difference is that we charge a fee that's spread over it, so everybody pays the same amount.

Mr. Showe: Right.

Mr. Brown: Apparently in a MSTU, bigger houses pay more than smaller houses. You can argue that politically. Some people think that's better if everybody pays the same because you get the same use. They are always looking. We looked at it once before to get rid of MSTUs because they always end up being the thing that pushes us over the millage. When neighborhoods have a high MSTU, it pushes their millage rate high. So, I'm just curious to see if it would be a big hit for people. Because I wouldn't want to do it if smaller homes are paying \$100 this year and when we say, "Oh, if we take it over, they are going to pay \$300," that's not fair.

Mr. Showe: Yes, because we would definitely have to do it the same per house.

Mr. Brown: I don't want to surprise anybody. When we looked at it before, we were thinking that it would be the same, but it would just be a wash because you wouldn't be charged by the county. You would now be charged by the CDD. So, they chomp off your tax bill to go on our tax bill, but that may not be the case because it is a different mechanism for charging. If we are going to do it and that would be feasible, I would want to take that at the same time, just so the lights are ours.

Mr. Soukup: Yes, so we have control.

Mr. Scheerer: All of the lights?

Mr. Brown: Yes. Then it would be OUC and Toho, because the MSTU covers all of it.

Mr. Benson-Valdes: We don't know what the increase would be on the CDD side.

Mr. Showe: We just need to look at what you are paying for under this program and what it would be if the CDD took it over.

Mr. Benson-Valdes: Regardless, you are looking at CDD assessments going up.

Mr. Showe: I think we are going to have to, partly because a lot of the capital projects have been eaten up with the sidewalk repair. You also had increases that you have had for security, for some other things, because the Board hasn't raised assessments in probably 10 years. I think it has been pretty level.

Mr. Brown: It was when Charlie Crist was Governor.

Mr. Benson-Valdes: I think my assessments dropped because I was part of a development that had the CDD that you were paying for.

Mr. Showe: The bond.

Mr. Brown: It was at the same time.

Mr. Showe: It was 2008.

Mr. Brown: Yes, probably.

Mr. Scheerer: When we did the gates and increased security to cover the cost for the gates, we had our first assessment.

Mr. Showe: The second phase of bonds was two years ago.

Mr. Benson-Valdes: There's no idea of how much the assessment would go up?

Mr. Showe: Once we look at this light issue, we can say, "That increases it this much." I think what Ken is saying is we might be looking at an assessment increase anyway, if we can provide some savings to the residents by taking on the lights, at the same time. What's going to happen is we have to send out a mailed notice so we are going to send out 1,800 mailed notices and you are going to have a lot of people firing bullets at you. What we like to do, is set an assessment one time, for at least the next five years. We don't want you to go through that process every year because it's painful. We have Districts that do it every year and it's not fun at all, but if you do it once and explain to them in the right way what you are doing, why you are doing it and don't do it again for the next few years, they kind of go away. So, it's just something we have

to look at. We have spent a lot of money on sidewalk repairs. We also have lake repairs that could be coming up where you might need some extensive lake repairs. We also have not increased our allocation into the Roadway Fund. While those costs are going up, we have been putting in the same amount. So, we have some things that we think could increase your revenues and provide some services to the residents as well.

Mr. Benson-Valdes: Like Sheriff patrols.

Ms. Zaresk: Yes.

Mr. Benson-Valdes: It is all an additional cost.

Mr. Brown: When we did it the last time, it was purely for roads.

Mr. Showe: Right.

Mr. Brown: So, we refinanced the bonds because the Water's Edge roadway failed and we had the money to fix it, but then it didn't end up costing as much as they initially said. So, we rolled that over into the Pavement Fund. The assessments we raised only went to the Pavement Fund. We didn't raise like what you paid security and all of that. We left that the same and just earmarked it to go to pavement so we could put that big book together that we have.

Ms. Zaresk: I wasn't on the Board then, but I've seen it.

Mr. Brown: We thought that we had enough to do everything else, so we will put that much in roads, because that is the biggest issue. We may not have to raise them again for 20 years. So, then a few years later, we looked at the lights and did a study on whether we could take the lights over, but nobody on the Board wanted to go through that.

Mr. Soukup: Yes. We were gun shy.

Mr. Brown: They were like, "We don't want to do that again unless we have to." We are now to the point where if we have to, then yes. We should look at a holistic approach.

Ms. Zaresk: I agree.

Mr. Brown: If we are going to do it, let's do it and not have to do it every year.

Mr. Showe: Correct.

Mr. Brown: We would not have to do it for 12 years.

Ms. Zaresk: I say this from my HOA point of view, but I think there are good arguments when we take a look at it. When you have that big meeting, most people don't want to hear a good argument. They just want to know what's going to happen.

Mr. Showe: We had other Districts where you had the same issue. We will try to do a nice presentation on why. Also, for 15 years we kept assessments the same. In that 15 years, all of these things have increased because the Board worked with this assessment.

Mr. Benson-Valdes: Especially if we increase 2% to 3%.

Mr. Showe: Correct.

Mr. Benson-Valdes: Since the assessments that are collected yearly are for road projects, that portion is put into a reserve.

Mr. Showe: Yes. The interest is very minimal, obviously at this point, like everything else. It is not high interest.

Mr. Scheerer: We can't make a lot of money.

Mr. Soukup: I just want to make sure you minimize.

Mr. Showe: Absolutely. All of our accounts have some kind of interest on it, even your General Fund, based on how much money is in there. We also try to use the SBA account, which is a governmental banking account. So, they try to, on a monthly basis, if there is enough cash and we know that we can make it two or three months, they will move a couple of months' worth in there and just make a little bit off of it. So, we are trying to maximize that for all of our Districts.

Mr. Brown: During that meeting, we got a few things. The only reason I remember Charlie Crist was Governor was because one guy screamed at me, "Charlie Crist gives to us and the CDD takes it away."

Mr. Showe: I do remember that.

Mr. Brown: But we told them that we are taking this and putting in roads. We said for six or seven months, we would pay at least three neighborhoods and then everybody was fine.

Mr. Benson-Valdes: You had a tangible result. You can see it going into something.

Mr. Showe: Yes. I have streetlights on my list.

Mr. Brown: Thank you.

Mr. Benson-Valdes: I have a statement. I know from the past that we don't have the attendance that we should be having at these meetings. One of the things that you recognized, is that I know we posted on the website, but is there any possible way of putting a sign at the entrance of Remington saying, "We are going to have a CDD meeting at this date and time?" Some people don't even know what a CDD is and much less know where the website is. So, if they don't know what it is, they certainly don't know where the website is. You made a comment that people don't

show up. So, I'm concerned too. We are going to increase assessments. They are upset about it and they have a right to be. They want to know what we are doing with the funds. If they don't know when we are having a meeting, then they can't voice concerns other than on social media.

Mr. Showe: Yes.

Mr. Benson-Valdes: I don't know if that's a possibility.

Ms. Zaresk: It was posted in the *Remington Reporter*. I know that.

Mr. Benson-Valdes: It could be. It is there. My question was whether we could post it at the entrance.

Mr. Showe: The one thing that we have done in another District is that same approach.

Mr. Scheerer: We put signs out to the entrances.

Mr. Showe: They are going to be nice style signs at least to start with that just say, "The Remington CDD meeting is next Tuesday at 6:00 p.m. at the Rec Center." We can put one of those out at each entrance and see if it increases. It doesn't cost a whole lot. Alan can put them out here when he is out on Friday before the meeting and then we will take them down after the meeting.

Mr. Benson-Valdes: I don't know how the Supervisors feel about it. This is my first day here, so as a Supervisor, I think it is important to have members.

Ms. Zaresk: I hear what you are saying and I have often commented on the fact that I'm surprised how many people live in a neighborhood and don't understand how it functions and don't go online. I don't think it's a bad idea if we have these little signs and we put them up.

Mr. Showe: They are relatively cheap and are not going to be super expensive. You can always try them out. If it is something that works, obviously, you can have a more permanent sign. We are testing out some LED electronic signs in other Districts.

Mr. Benson-Valdes: Even if one person sees it.

Mr. Soukup: I don't want a sign either, but I have been to enough HOA meetings where we told people when the CDD meeting is.

Mr. Showe: We field calls from residents all the time and always explain to them about the CDD and when the meetings are. I direct them to the website. Sometimes it's a testament to the property being well run, because if you had a room full of people here tonight, something was majorly wrong.

Mr. Benson-Valdes: If the majority of the Supervisors don't feel that's a good idea...

Mr. Brown: We used to do that.

Mr. Scheerer: There were some a few years ago.

Mr. Benson-Valdes: I believe when the HOA used to put it up, they had the HOA and the CDD on them.

Mr. Brown: Even if we just put one out that says, "CDD meeting tonight." We used to put one out.

Mr. Showe: I think the one that we use at another property would say something along the lines of, "Remington CDD Meeting – Next Tuesday Night at 6:00 p.m. at the Rec Center."

Mr. Benson-Valdes: That's fine.

Mr. Showe: That way it's reusable for every meeting. You don't have to create a new sign.

Ms. Zaresk: That's a good idea.

Mr. Showe: Alan, can put it out on Friday. It won't sit there for too long. We can always try it out and see if it works.

Ms. Zaresk: Alright.

Mr. Showe: We could also put the Remington CDD website address at the bottom.

Mr. Benson-Valdes: I only say that because I was discussing it with one of my neighbors.

Mr. Showe: Is there anything else?

Mr. Benson-Valdes: The only item is about the lights. Alan, it really looks good. You can see signs at night very well.

Mr. Scheerer: The property I think overall looks good. We have 30-year-old landscaping out here for the most part. The lights look good. Again, it is all because of the support of this Board. So, thank you.

Mr. Brown: Has the HOA asked about putting lights up?

Mr. Scheerer: They are more than welcome to do so.

Mr. Brown: Don't they usually ask if you have checked the breakers?

Mr. Scheerer: Things are good. I think last year we did the breakers for Larry for battery operated lights. He was complaining that the extension cord was too long for lights at the entrance, so I had the electrical sockets moved to the middle of the monument and they didn't even use them. Everything is good.

Mr. Benson-Valdes: If the Board decides to move forward with lights, is it okay with the CDD?

Mr. Soukup: We always supported the HOA doing that. We don't have a problem with it.

Mr. Scheerer: The plugs for this building are outside. There are four dedicated plugs that are in use for National Night Out usually when they have the stage out here.

Mr. Benson-Valdes: Thank you.

Mr. Brown: They do National Night Out, the lights and a couple of yard sales. They usually set up in here to let people into the restrooms.

Mr. Scheerer: They typically show up and ask for permission to put yard sale signs up.

Mr. Brown: Didn't they buy special hooks for the roof for the lights?

Mr. Scheerer: Yes.

Ms. Zaresk: That didn't work out at all.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date – November 17, 2020**

The next meeting is on November 17, 2020.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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