

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 15, 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
Scott Clark <i>by phone</i>	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
Michael Belz	Universal Protection Service

FIRST ORDER OF BUSINESS

Roll Call

Mr. Soukup 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 changes to the agenda.

THIRD ORDER OF BUSINESS

Security Report from Universal Protection Service

Mr. Belz: Good evening everyone. The numbers are going to be low because the meeting was moved up. This is from December 1st through December 14th. At the Partin Settlement Road gate there were 832 visitors and 2,262 residents, for a total of 3,094. At the E. Lakeshore Boulevard gate there were 439 visitors and 1,784 residents, for a total of 2,223 for the month. We tagged 43 vehicles, had 1 attempted tow, 0 tows, 0 tow letters and 5 repeat offenders.

Mr. Soukup: Are there any questions for security? Hearing none,
Mr. Belz left the meeting.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: Please state your name and address and try to keep your comments to three minutes.

Resident (Rendon Miller, Somerset): A week and a half ago, for the fourth time, I was almost hit by a car crossing Remington Boulevard and Somerset Place Drive. It is a very dark intersection. The only lights are on the other side of the road. The car wasn't coming from Remington Boulevard, it was car coming from Somerset Place Drive. I've seen other people almost get hit too. I've been there four years and that was probably the fourth time. I don't know if the driver was on the phone. I yelled. When the moon is not out, it is very dark.

Mr. Scheerer: It is part of the Municipal Service Taxing Unit (MSTU).

Resident (Rendon Miller, Somerset): Any lights that are just around the corner, there are huge Oak trees covering it.

Mr. Soukup: We are looking at possibly bringing that in under the CDD, because that is OUC and we don't have any say so.

Mr. Benson-Valdes: We have the same issue in Westmoreland. It is very dark.

Mr. Scheerer: If I may, as Supervisor Soukup just said if the CDD ends up taking those lights, maybe we can negotiate an upgrade to LEDs and get rid of these high pressure sodium lights which are more like an off white yellow. I don't know if we have the ability to do that now, even though they are part of the MSTU. I guess we can find out.

Resident (Rendon Miller, Somerset): I'm just bringing this to your attention.

Mr. Scheerer: We appreciate it.

Mr. Soukup: The existing ones take forever to repair.

Resident (Matt Psarsky): Westmoreland is actually under the KUA. Not under OUC.

Mr. Brown: We probably can't request LEDs, but we can request additional lights through the MSTU.

Mr. Scheerer: Who does that request go through?

Mr. Brown: The special assessments.

Mr. Showe: I have to reach out to them anyway to see if there is the option of taking it over.

Mr. Brown: The same people as when we moved it. Remember when we moved a couple, we had to get their permission to move them?

Mr. Scheerer: Right.

Ms. Zaresk: Since we are on that topic, people are talking about lights at E. Lakeshore Boulevard. Did we not at one point have lights or am I hallucinating?

Mr. Scheerer: At the very end of E. Lakeshore Boulevard and Remington Boulevard there was a double headed light.

Ms. Zaresk: Yes.

Mr. Scheerer: I spoke to someone at OUC who happened to be at another project. He says it is in the works. The issue with those light poles is they don't make them. I just said, "Look, if you can get us any other light within Remington, we really need one at E. Lakeshore Boulevard." I will try to reach out to him again this week and see where he is at with that. I have no control over that by any means. I do a lot of work with OUC at another CDD and they are out there pretty much every other week doing light repairs, but I will reach out to them again to see if we can't get something out there.

Ms. Zaresk: I wanted to make sure that I wasn't losing my mind.

Mr. Scheerer: No. You're still sane. We had one relocated here at Knightsbridge and then there is one over by where the old Phase 2 gate used to be. He is aware of all of those. It is just a matter of whenever they decide to come out. I will reach out to them.

Ms. Zaresk: Thank you.

Mr. Soukup: Are there any other comments?

Resident (Matt Zarsky, Westmoreland Circle): Should we decide to go with a different security company or keep the current one, I would like to make sure that they are able to keep Leona. She is a fixture here in Remington. She knows the property and has outstanding rapport with residents. So, if there is a possibility for that to happen, I would definitely love to see that.

Mr. Soukup: They submitted a bid so there is the potential for that. Is there anyone else?
Hearing none,

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 17, 2020 Meeting

Mr. Showe: We had some changes that Mr. Benson-Valdes presented. There are some corrections and misspellings. We will incorporate those changes as well as any other changes or comments at this time.

Mr. Soukup: Are there any others? Hearing none,

On MOTION by Mr. Brown seconded by Mr. Benson-Valdes with all in favor the Minutes of the November 17, 2020 Meeting were approved, as amended.

SIXTH ORDER OF BUSINESS

Review of Proposals and Selection of Firm to Provide Security Services (RFP 2020-100)

Mr. Scheerer: At the last meeting we provided proposals that we received from A & Associates, Universal Protection Services, St. Moritz and DSI. We received some scoring sheets from the Board. Scott, do you want to discuss the contract process while I tally them?

Mr. Clark: Sure. There was a form of contract in the Request for Proposals (RFP). Some updating needs to be done due to some law changes. For instance, we are required to have a requirement for immigration purposes. I've already revised the form of contract and we are ready to do it. After the Board ranks and selects the number one ranked firm, then you would direct me to go into the contract process with that firm and try to enter into a contract. Since the contract was attached, I don't expect that to be an issue here. We will do that as soon as the Board makes this decision. There is a termination clause and we will make sure that we time it correctly so we have continuous service, but we will figure that out. So back to you, Jason.

Mr. Showe: I am still tabulating.

Mr. Soukup: We can proceed to the Engineer's Report.

Mr. Brown: Should we rank them one, two, three and four and if negotiations fail with the first one, then we go to the second ranked one?

Mr. Showe: Yes, we can certainly do that.

- **Engineer's Report (Item 7B)**

Mr. Glasscock: I don't have anything other than we are finishing up the final path of the repaving that was done. I do believe that is the last section that will be done. The beginning sections were done in 2007. I meant to go by and see how they are doing. It has been 13 years since it has been done. Other than that, I don't have anything, unless you have any questions.

- **Field Manager's Report (Item 7Civ)**

Mr. Scheerer: The Amenity Center is in good shape. The Fitness Center is in good shape. We are going to do an annual service on all of the equipment. So hopefully, Fitness Showcase will get out here relatively quickly and go through all of that. The pool is in good shape. We performed an analysis of all of the pool deck pavers and had some of those fixed. We had a small issue with Kings Three, a volume adjustment issue, for the emergency phone. They will be out on Monday and will make the adjustments. The cameras are working at all of the gatehouses. We are still working on some minor maintenance items and the guardhouses. The ponds are in good shape. I noticed today on par 3 on Remington Boulevard that we had some bright green algae. They were just out a few days ago and sprayed it. So hopefully we will see that go away. We are still working with REW each week. I will be meeting with them on Friday. We are still working on some enhancement pricing for some of the neighborhood monuments; Hawks Nest, Harwood, etc. On that same par 3, there was a switch gear transformer. We shaved earlier in the year, that portion of the concrete, but it started to raise again. So, I had them come out to recut it, repour it and clean out the root system. Hopefully that will last for a while. As you can tell, the basketball and tennis courts are being resurfaced. The contractor requested that we take that off to keep people from going on it. We also removed the rims that are in storage and as soon as they are done, we will put everything back. Hopefully by Christmas or New Year's, we will have a fresh new set of courts to be playing on. The pressure washing may be complete. I haven't heard from the contractor, but they were on Knightsbridge and they did a good job. Berry Construction worked on the speed tables, relining a lot of the pavers. The contractors are out in Windsor Park on a column that was hit. I received a call from Geico yesterday. They assumed full responsibility for that repair. So, I sent them photos and a copy of the proposal we had, which I already told them we are already doing the work. We are not waiting on them. They can just pay our contractor. So that is what is going on. They got the rebar in place today and should be pouring either today or tomorrow. Once

the concrete for the footer is set up, we will go vertical. I know one of the HOA folks was asking about the message board on that column. That is getting replaced as part of the repair. So that message board will go back up there for the folks at Windsor Park. We placed meeting signs at both guardhouses as requested. I don't know if I touched on this last month, but both flags were replaced in November. I didn't see it on my previous report. I can take any questions you might have.

Mr. Brown: Did we fix the drainage at the basketball court a few months ago?

Mr. Scheerer: Yes. We are replacing the drainage and were out there again. I located another drain right before the work started. So that should all be completed. It pops up next to the drain closest to the parking lot. It doesn't come this way. I was there with REW and their contractor last Friday. So hopefully we can get that 110% okay and won't have any issues with water ponding there.

Mr. Brown: It does more damage to the basketball court.

Mr. Scheerer: At some point, we are going to have to asphalt and redo the entire thing. Maybe we can elevate it a little more so we don't have these drainage issues in the future. We seem to get three years of life every time we resurface. The basketball court is the most used amenity in my opinion other than the outdoor fitness equipment. It gets a lot of use. Thank you.

- **Review of Proposals and Selection of Firm to Provide Security Services (RFP 2020-100) (Item 6)**

Mr. Showe: I tabulated all of the score sheets that I received. DSI received 353.72 points for a ranking of number 1. Universal Protection Services received 341.8 points for a ranking of number 2. St. Moritz received 336.84 points for a ranking of number 3 and A & Associates received 315 points for a ranking of number 4. So that is the ranking of the Board. You can discuss those rankings. If there is some discussion about rearranging them, we will leave that to Scott. So, at this point, you can use that ranking sheet to make a motion of the Board. DSI would be ranked the number 1 firm and you would authorize staff to negotiate a contract with them. We also need to terminate the current provider in accordance with their 30-day termination. We would look at probably trying to have them start on February 1st, which gives us an additional week or two to work with the new vendor. We will bring a full contract back with Scott's recommendations at the January meeting for approval.

Mr. Clark: I agree.

On MOTION by Ms. Zaresk seconded by Mr. Benson-Valdes with all in favor accepting the ranking of DSI as the number one ranked firm to provide security services and authorization for staff to negotiate a contract with DSI, was approved.

Mr. Showe: We will notify all of the vendors and start working with the new vendor.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: I didn't have anything else.

B. Engineer

This item was discussed.

C. District Manager's Report

There being none, the next item followed.

1. Approval of Check Register

Mr. Showe: Regarding the Check Register, in the General Fund we have Checks 6362 through 6381 in the amount of \$48,453.05 and Checks 86 and 88 from the Capital Projects Fund in the amount of \$13,625, for a total of \$62,078.05. Alan and I can answer any questions the Board may have on those invoices. If there are no other questions on the Check Register, we need a motion for approval.

Mr. Soukup: Are there any questions? Hearing none, we need a motion to approve.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the November 1, 2020 through November 30, 2020 Check Register totaling \$62,078.05 was approved

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. The security contract that was just approved, if we enter into it, there is an increase over your current budget. We are outperforming the budget, at least for the first month and will monitor it. We obviously have to look at that as part of the process as we go into our budgeting next year.

3. Presentation of OCSO Reports

Mr. Showe: Reports from the Osceola County Sheriff's Office was provided to the Board.

4. Field Manager's Report

This item was discussed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: I have nothing other than I hope everyone has a Merry Christmas.

Mr. Benson-Valdes: What documents are we using stating that the roads are public?

Mr. Showe: The CDD is a governmental body, it funded the construction. By using tax exempt bonds, they are owned and maintained by the Remington CDD. By definition, everything that is publicly owned by a governmental agency is a public facility. It is in Florida Statute Chapter 190. There is no document that we have that says it. We just own it and because we are a governmental entity, it is public. Is that your understanding, Scott?

Mr. Clark: Yes.

Mr. Benson-Valdes: Alright. I just wanted to make sure.

Mr. Showe: There are some CDD rules, but typically those just fall in line with what Florida Statute Chapter 190 says. The only real adjustments that will be made to that is when the Board wants to make some changes to internal policies, but there is not a document we can point to that says we own and maintain the roads. Typically, we get requests from real estate agents that want to see the insurance as proof, so we will send them the insurance binder showing that we insure those.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I have nothing, but I will echo Ken. Merry Christmas and Happy New Year. I hope 2021 is better than 2020.

NINTH ORDER OF BUSINESS

Next Meeting Date – January 26, 2021

Mr. Soukup: Our next meeting is scheduled for January 26, 2021.

TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman