

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 23, 2021 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
Tim Mehrlich	Assistant Secretary
Diego Benson-Valdes	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod	DSI Security Services

**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: The only item that is noted on the agenda is consideration of the yard sale banner. We received that after the agenda went out.

Mr. Soukup: Anyone else? Hearing none,

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

This item was tabled to later in the meeting.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

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

Resident (Red Miller, Berkeley): I would like to extend my driveway in Sampson's Ridge. What year did the Board require insurance? I know the people that did it before were exempt from insurance.

Mr. Showe: I wouldn't classify that anyone who doesn't have an agreement is exempt from insurance. Scott can jump in. He is our District Counsel. If they made modifications to CDD property or infrastructure, we don't have a responsibility to have ongoing maintenance.

Mr. Clark: I think we recognized at the time there were some pre-existing, but we wanted them to have insurance as well.

Resident (Red Miller, Berkeley): My neighbor did his fairly far back. I don't think he signed anything or got insurance. So, would he be exempt?

Mr. Clark: Not from the insurance.

Mr. Mehrlich: What is this on?

Mr. Showe: The driveway apron between the sidewalk and the curb.

Mr. Mehrlich: So, you just want to be named on the insurance?

Mr. Showe: Anyone who we knew about, we made them sign an agreement. We did that several months ago. We presented one to the Board and had the homeowner agree to it. We provided them the conditions. In many cases people do those and we never know about it, but our typical response is although that portion is on CDD property, it really is a benefit to the private home. So, if they make alterations to that, if they change that access to their private home, we don't have any maintenance responsibilities. We don't have any maintenance responsibilities anywhere between the sidewalk and the curb in front of residential homes.

Mr. Soukup: We said before, if there's an issue, let's say they did pavers, because of utility access, whenever we would take it out, we would only go by the pond. Not the back of the road.

Mr. Showe: Correct.

Mr. Benson-Valdes: My concern is the liability to the CDD, not the maintenance. So that being said, if we do not acknowledge those and they don't come to us, obviously there are field managers that go around. We do not approach those individuals to say, "You did this so you have to sign this waiver." There is liability to the CDD.

Mr. Clark: Absolutely.

Mr. Benson-Valdes: I believe that's something we need to look at. If we go around and notice that individual has not put in a waiver, we need to request a waiver or we are going to be held liable. We are in litigation.

Mr. Clark: I think so.

Mr. Benson-Valdes: If we know it should not be used, we need to acknowledge those individuals that we do not know.

Mr. Clark: Yes. The Board should give some direction if that's what you want to do. Send out a survey and try to match up the driveways with the agreements.

Resident (Brad Miller, Berkeley): What is the difference between grass and concrete or pavers?

Mr. Clark: Pavers are harder to fall on for one thing and tend to shift and create trip hazards.

Mr. Benson-Valdes: So, the concrete gets offset.

Mr. Soukup: If they can't use the sidewalk, they would have to walk on the apron and something happened.

Mr. Benson-Valdes: Some people have changed the sidewalk.

Ms. Zarek: Do we have any sense of how many?

Mr. Mehrlich: I know in Somerset there are nine that encompass CDD property out of 120 houses.

Mr. Showe: In a community of 1,800 homes, there are probably going to be upwards of 100.

Mr. Mehrlich: In the last year, there was probably seven or eight. Its monkey see/monkey do. So, if I get it under control, just exponentially, you know where I'm going.

Mr. Benson-Valdes: I was working with Caitlin and the HOA Property Manager. As we get requests for driveway expansion, she sends an email saying, "FYI, we are approving this." So at least we can do a survey like we are talking about to get an existing count. If we do get requests, we should tell them to contact the CDD to approve pending ones.

Mr. Clark: Just have them contact the CDD. They should ask for evidence of it.

Mr. Benson-Valdes: There are two different entities.

Mr. Mehrlich: We can work together.

Mr. Benson-Valdes: I agree. Bring up in the focus group, "You have to have the waiver as part of the application program." The problem are the ones that have already been approved.

Mr. Showe: I think we can develop a survey. The Board will want to set certain criteria so if it meets "A, B, C," Jason can just sign it. Otherwise, it needs to be brought to the Board. The one request was brought to the Board. Both the engineer and counsel drafted an agreement that met the conditions that the Board made at that time. I would imagine that the ones already in place, we probably want to do a survey. Counsel can help us draft a letter outlining our responsibilities to each one of those homes, which we no longer have the responsibility of.

Mr. Mehrlich: Are you talking about 2 feet by 3 feet on either side of the driveway?

Mr. Showe: If that.

Mr. Benson-Valdes: I read the agreement and your insurance is \$300,000 per situation.

Resident (Brad Miller, Berkeley): Is that something we need to check on a yearly basis to make sure they were carrying that or is that a one and done deal?

Mr. Benson-Valdes: I think once they signed it, they are committed to it.

Mr. Showe: As part of that they are indemnifying the District in case something was to happen.

Mr. Clark: Yes. It gets more complicated, but you can do it in a way that you give notice of discontinuation of the insurance.

Mr. Benson-Valdes: The issue too is with the homeowners themselves. So that agreement is basically null and void.

Mr. Glasscock: You might want to think about future repairs as well. When they build a house, essentially, they are getting a building permit to attach to their driveway through the CDD right-of-way (ROW). You might want to consider whether or not you want to mess with any improvements beyond that.

Mr. Clark: We did that in the agreement. If we have to do work on it, we will restore the concrete.

Mr. Brown: Are people just replacing their driveway that exists with pavers?

Mr. Benson-Valdes: I will use myself as an example. I replaced it according to the specs of the HOA. I chose not to do the apron because after reading the 12-page agreement, I chose not to do it.

Mr. Brown: I was just wondering if other people have done it without going to the HOA just to replace what they have. Like maybe they tore up the concrete and put in pavers.

Mr. Benson-Valdes: You still have to get approval.

Ms. Zaresk: With that approval, they were saying that the footprint would be through the HOA.

Mr. Showe: The only thing we approved, is if they expanded it and have been made aware of that prior to them doing the work.

Ms. Zaresk: Okay.

Mr. Showe: In some cases, the county or whoever is doing their permits has stopped them and said, "You need to get permission from here." Otherwise, we don't have any way to know what someone has done on a private lot prior to it being done.

Mr. Soukup: Are there any suggestions or make a motion to do a survey?

Mr. Showe: I don't know that you need to make a motion at this point. It sounds like there is consensus from the Board. We just need to try to get a handle on how many we have with staff and then we will work with District Counsel.

Mr. Soukup: I think a motion does need to be made.

On MOTION by Mr. Brown seconded by Mr. Benson-Valdes with all in favor surveying the community for driveway alterations, was approved.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the January 26, 2021 Meeting**

Mr. Showe: The January 26, 2021 meeting minutes were provided as part of your agenda package. We received some corrections and those have been made in our signature file, but we can take any other corrections or changes at this time.

On MOTION by Mr. Benson-Valdes seconded by Ms. Zaresk with all in favor the Minutes of the January 26, 2021 Meeting were approved as amended.

**SIXTH ORDER OF BUSINESS**

**Consideration of Swim Program License Agreement with Sharks & Minnows Swim School, Inc.**

Mr. Showe: We do this annually with the Sharks and Minnows. This is the same basic program that we have had in the past. They will do 10 vouchers for each class for any Remington

resident for \$50 off. Obviously, if there are provisions in there or it becomes too intrusive or we get too many complaints, we can cancel it quickly.

Mr. Soukup: Is this the third year?

Mr. Showe: It is the sixth year. It has been quite a while. We have been very happy with their program.

Mr. Soukup: We haven't received any complaints.

Mr. Showe: We haven't.

Mr. Scheerer: Because the pool is in good shape.

Mr. Showe: The reason we have to do a new agreement is because there are renewals. So, this is a fresh one.

On MOTION by Mr. Brown seconded by Mr. Benson-Valdes with all in favor the Swim Program License Agreement with the Sharks & Minnows Swim School, Inc. was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02  
Providing for the Removal and  
Appointment of Treasurer and  
Appointment of Assistant Treasurer**

Mr. Showe: This is a housekeeping item. Mr. Ariel Lovera in our office is no longer going to be involved in the day-to-day operations with GMS. So, I would like to appoint myself as Treasurer and Ms. Katie Costa, the Head Accountant as Assistant Treasurer. The only change that the Board will see is in who signs the checks. There is nothing really else that changes.

Mr. Soukup: Are there any questions on the motion?

Mr. Benson-Valdes: Yes, the oversight. Since you are the Director of Operations, are you overseeing yourself?

Mr. Showe: All I will be doing is signing the checks. You guys will still approve the Check Register every month. There are still steps that happen before Ariel ever saw the checks. So those would have to be approved either by myself or by Alan prior to checks being issued and cut.

Mr. Benson-Valdes: I'm not questioning your integrity. I usually see someone overseeing someone else and I don't see the overseeing, but it is whatever the Board wants.

Ms. Zaresk: We are the oversight. Are we not?

Mr. Clark: Accounting staff works the payables list.

Mr. Showe: Correct.

Mr. Clark: After the Board approves it, it doesn't go to him to write checks. It goes to a back office with policies that you put in place.

Mr. Soukup: There is an audit at the end of the year.

Mr. Showe: Correct. I won't have any involvement in the audit. This is simply just signing the checks prior to them going out.

Mr. Benson-Valdes: Thank you for clarifying that.

Mr. Brown: Is this until Ariel comes back?

Mr. Showe: It is my understanding at this point that he is not going to be back, but we don't know. This could be changed in the future. We might find some other way in our office to handle it. First and foremost, we wanted to make sure that your checks were cut so your vendors get paid.

Mr. Brown: If he doesn't come back, are you going to fill that position?

Mr. Showe: I'm not sure. That's a decision above me.

Mr. Benson-Valdes: What is that position currently?

Mr. Showe: He was an employee and part owner of the company. So, he is no longer going to be involved for some health reasons. He had to step away from the day-to-day operations.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor Resolution 2021-02 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer was approved.

- **Security Report from DSI Security Services**

Mr. Showe: Bill is here to go through his report.

Mr. McLeod: I appreciate being here. This is the first meeting I'm attending. I'm sorry to be late. The Partin Settlement Road gate had 1,561 visitors between the time we took over until now and 2,037 residents. The E. Lakeshore Boulevard gate had 2,848 visitors and 781 residents. Twenty-two citations were issued. We had 0 tows and 0 repeat offenders so far. I did discover that there was a miscommunication that I'm going to rectify. Apparently, someone on staff thought that in order for somebody to be able to park on the street, they had to get permission from the CDD. Unfortunately, that's not true. They only need to call the gate and leave a message. I will rectify that situation. So, if there were any problems concerning that, please let me know and we

will rectify that. The officers will be retrained and we will get that taken care of. If you have any issues, comments or concerns, let me know.

Mr. Mehrlich: I have a question and I would like for you to correct me if I'm incorrect. For someone to park in the street, they have to be a guest, not a resident. Correct?

Mr. Soukup: Correct. Unless they are a vendor.

Mr. Mehrlich: An issue that happens with these people jumping cars is they are registering as a guest, but they are actually a resident. So, I'm hoping that we work on a way to resolve this.

Mr. McLeod: I already spoke to Jason. We are very proactive on this.

Mr. Showe: Yes.

Mr. McLeod: I don't have a slew of officers coming in and driving around the community. Only a couple. The reason I wanted to do that is for consistency. They are going to remember the cars that they see.

Mr. Showe: Right.

Mr. McLeod: It depends on what you want them to do. I don't really know of a particular resident that is cycling cars, but we will notify Jason when that happens and go from there. We are aware of that and looking for it.

Mr. Benson-Valdes: I think we are allowed to park in the street for 30 minutes.

Mr. McLeod: Yes. That's what I'm saying.

Mr. Showe: We are aware of the several houses where we believe that's happening after their 30 days, which is when that triggers that more than seven days in a 30-day period. That's when are going to start identifying some of those particular issues.

Mr. Soukup: Boards cannot do that.

Mr. McLeod: We will be able to tell who lives there. When you work at somebody's house enough time, you are going to remember what cards are in play. Where are going to know who is playing the system. The good news is not many houses are doing that, so it's going to be addressed. I do understand there was an issue about an officer leaving early. That has been addressed. He apparently left a few minutes early and had the gate open at 5:57 a.m. That has been addressed. These officers understand that they are not to leave and open the gates until 6:00 a.m.

Mr. Soukup: Have you received any complaints, Alan?

Mr. Scheerer: No. I saw some emails from Supervisor Benson-Valdes regarding that. It was communicated directly to Bill and his team. The only issue we had at the gates, which is in



my report, is the E. Lakeshore Boulevard gate wasn't working for a few days. We got that fixed. Trust me, they are sending us stuff every day. So, I think you will start seeing improvements.

Mr. McLeod: The traffic system that you have is by log. The network is located in Atlanta, Georgia. There is a program that allows them to do reports. What Rich and I are doing is we are placing what we call pings on each row. So, any time an officer logs in to do a tour, it will show what roads they are on. We only have 12 roads put into the system so far. I will spend the weekend putting all of the roads you have here in Remington into the traffic system and put a ping on it. I will set it up where if they drive within 20 meters with that ping, I will know where they are at all times. So, if you wanted to know where so and so was at a certain time, I will be able to tell.

Mr. Benson-Valdes: That is what I was going to ask you because Ms. Valarie Scott was discussing about RFID locations of the security.

Mr. McLeod: I can do that. It's just not going to be very effective for what you need. You want your rover moving every day. When I put up these little RFID disks, I put them on back of stop signs or somewhere innocuous on somebody's property. The problem is that now the rover has to stop and get out of the car. It just slows them down. With this software, she can drive down each road and you can tell where she is. It is the same thing as using GPS.

Mr. Benson-Valdes: That seems to be a perfect tool. What is your timeframe to completion?

Mr. McLeod: Things have been crazy around here. I will have that up and running within a week.

Mr. Showe: Just as an addendum, this is the last report we received from them. That is when they started adding those roads in. It says, "Checkpoint names." It tells you that they were at this street at this particular time.

Mr. Benson-Valdes: I just wanted a timeframe.

Mr. McLeod: I will get it up within a week.

Mr. Benson-Valdes: Okay. The roving patrol number from one company to another that is no longer in use, I don't know if the other Board Members discussed this with the residents or not, but I did. They are not happy that they are not able to communicate with someone.

Mr. McLeod: Can I ask why?

Mr. Benson-Valdes: Because they feel like if they need to call for something that is not law enforcement related, but more of a nuisance.

Mr. McLeod: All we do is observe the report. If somebody wants us to get involved in a situation, then I wouldn't do it. That's not what we are here for. We are here to observe your community. If anything, abnormal happens, we call law enforcement, but we are not responding to somebody calling and coming to fix a problem. That should be left for law enforcement. That is not within the realm because what is an emergency to you may completely be different from what is an emergency to law enforcement.

Mr. Benson-Valdes: I said excluding law enforcement. So, it could be related to parking issues, multiple cars and things like that. This is the feedback that I received. They feel that if they call the gatehouse, how is that individual going to find out in a timely manner that this is a crime?

Mr. McLeod: Your rover is going around the community. They start by E. Lakeshore Boulevard and hit all of the areas between here. By the time they get to Partin Settlement Road, they get their messages down there. We didn't feel that there would be anything of that emergency or that nature that we would have to respond that quickly to. So, I don't know what type of calls you are getting. People are trying to report and they feel that they can't because they don't have our number. I just don't know whether we are receiving whatever the complaint is.

Mr. Benson-Valdes: Every single resident I discussed it with expressed concern. You said, "We" decided. Could you elaborate on "We?" Was it, "We" your company?

Mr. McLeod: Yes.

Mr. Benson-Valdes: I am just letting you know that the residents expressed concerns, the ones that I spoke to.

Mr. Soukup: If there is an issue with parking in the street, they should be taking pictures and sending them to Jason. I'm sure he will share that information with them.

Mr. McLeod: Jason stays very responsive.

Mr. Showe: He is going to get an email before he leaves the room.

Mr. Benson-Valdes: I might have to continue to call or email Jason, but it is a change; however, it was not well received.

Mr. Showe: I will note and Alan if I'm misstating it, you can let me know. I don't think it was ever this Board's intention to give out that roving patrol number originally. What happened is the security guards took it upon themselves to start giving it out. The Board's intent was always that the phone is for the roving patrol to stay in contact with these guardhouses and do his roving

patrol. They at some point decided, mostly for their convenience, so they could get texts instead of actually taking phone calls.

Mr. Benson-Valdes: Obviously that was before me.

Mr. Showe: Correct.

Mr. Soukup: To be fair, the previous time he had a cellphone and he contacted all of us, nothing was done.

Mr. McLeod: You fired this company because of their responsiveness and poor management. If you take me out of the picture and I don't know what's going on, we are just shooting ourselves in the foot. So, I'm not trying to be resistant.

Mr. Benson-Valdes: No, no, no. I just want clarification.

Mr. McLeod: I talked to one lady. She was upset and I asked her, "What is it that you needed to phone in for?" She said, "I was coming home one night and felt like I was being followed and it was just nice to be able to get the security officer to call and make sure that I got home alright." I'm a former law enforcement officer out of Hillsborough County and if you got in that situation, hindsight is 20/20. What if she was actually being followed by somebody that wanted to do harm, what is a security guard going to do? We are unarmed. We are just basically a deterrent. We are a speed bump at that point. If it starts out innocuous, it can build. If they did this, then they can do this. So that's why I'm a little bit resistant to get that done.

Mr. Benson-Valdes: I don't take that as resistance, it's just different. My next question is that Valerie and Rick both said that there was going to be a smartphone for the officer in this building.

Mr. McLeod: The smartphone was a flip phone for this building.

Mr. Benson-Valdes: It's in the minutes.

Mr. Showe: I think the flip phone is the phone. We will double check. It was our understanding in talking to Valerie it included two phones; one for here and one for the roving patrol.

Mr. McLeod: Okay. I will get with Alan. If we made a mistake, we would make it right.

Mr. Showe: I will follow up on that too. Alan, is that your understanding?

Mr. Scheerer: Yes. We agreed to go to the Track-It.

Mr. McLeod: That there would be two Track-It phones?

Mr. Showe: That was our understanding. Yes. We might have misunderstood, but it was our understanding that there were going to be two phones; one here and one for the roving patrol.

Mr. McLeod: Was that when I was here and we were all sitting in the office area?

Mr. Showe: Yes.

Mr. McLeod: I remember her saying something about that. If that's the case, we will provide it.

Mr. Benson-Valdes: The individuals that are violating the parking policies is going to do so on an ongoing basis. One thing that the previous company did after 30 days, they wiped the slate.

Mr. Scheerer: That's not going to be the case.

Mr. Showe: We concur that there was some flushing of data.

Mr. Benson-Valdes: It's all computerized. So that's a plus.

Mr. McLeod: We will have it. I'm positive you don't understand how easy this will make your life.

Mr. Showe: It helps us in the office because we have staff that gets this as well. So, if somebody calls and say, "Hey, why did I get a ticket?" We already have the report. We can pull up the picture. We see the car on the street. It's clear. We take a picture of the car and include it when we put the ticket on the window.

Mr. Soukup: Anything else?

Mr. Benson-Valdes: No.

Mr. Soukup: Are there any other questions?

Ms. Zaresk: I just want to make a comment that the staff at the E. Lakeshore Boulevard gate have been extremely professional.

Mr. McLeod: I love to hear that.

Ms. Zaresk: I was very impressed. There were a couple of times when I come through and they have interacted.

Mr. McLeod: Thank you so much. I appreciate that.

Ms. Zaresk: Pass that on to them please.

Mr. McLeod: Everybody has their day. I have another account and there are some challenges. I haven't heard anything here, but it's our expectation that offers retain that professionalism. So, I appreciate that. Thank you.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Yard Sale Banner -  
ADDED**

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor installation of a yard sale banner by the HOA was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark: Nothing from me.

**B. Engineer**

Mr. Glasscock: Nothing from me.

Mr. Brown: Does the CDD hold the stormwater permit for this neighborhood?

Mr. Glasscock: I do believe so, but I can double check. I'm pretty sure that the permit is in the CDDs name

Mr. Clark: I will double check.

Mr. Brown: If someone were to decide to put townhomes on the golf course, they would have to come to us to modify the stormwater permit. Wouldn't they?

Mr. Glasscock: I think that would be handled through the Water Management District. You can modify it.

Mr. Brown: They can modify it without the homeowner's permission.

Mr. Glasscock: I think you can, but the problem is you have to go through the Water Management District because they are the responsible entity.

Mr. Brown: In other words, they allow you to do this and they would be the ones that would allow them to do something else. Is there anywhere that there was a successor to the developer assigned when the golfers were out here? In other words, would we need a successor to the last set of golfers?

Mr. Clark: For HOA purposes, not necessarily. When you do it, you don't always have a successor. For the purpose of infrastructure and maintenance, we would be considered separate as we have our own stormwater owned by the developer. For development purposes and things like that, I don't ever want to be a successor of the developer because I get stuck of what he didn't do.

We had that issue where a wall was completed several years ago. So, we don't want to be a successor to much of anything if we can avoid it.

Mr. Mehrlich: Do you know something we don't know?

Mr. Brown: I know that the guy here is interested in getting out of the golf course business.

Mr. Clark: There are a host of strategies that are playing out all over the place. It helps to be a PUD like this because essentially that everyone that owned it, had certain rights to the status quo, which is not to say that the zoning authorities decided to do something. They can usually get away with it unless there's a written agreement. Some neighborhoods have restrictions, which can't be changed without a percentage of signatures. If that comes here, we will take a look at it.

Mr. Brown: I would think that if they had approval to modify an apartment, that we would accept it.

Mr. Clark: People like we try to find a speed bump.

Mr. Brown: They would have to modify the PUD and go through the public hearing.

Mr. Clark: In my opinion, everyone goes far standing to object to it. It depends on what promises were made. Certain communities have deed restrictions and they said, "It will be a golf course." There are others that are more ambiguous than that. By and large, it's a political question. Usually, the largest number of screaming people were voters.

Mr. Benson-Valdes: The Governing Documents refer to the golf course in further detail.

Mr. Clark: So, if it becomes an issue and you want to task me to look at it, I will.

Mr. Brown: It depends on how well you know them

Mr. Showe: I think the CDD Board entered into an agreement with the owner to issue bonds and purchase the golf course.

Mr. Scheerer: Yes. We actually hired a company to come out and evaluate the golf course and then they develop a scope and some of the parameters for purchasing the golf course. Then they would go out for bids. Different entities would provide the bid. It wasn't just the golf course. It's the pro shop. There's a restaurant there. There's a bar there. So that's how they get it. They had several meetings over several, several, several months and chose to reissue bonds or take out a bond and purchase the golf course. The CDD actually manages the golf course.

Mr. Showe: Solivita did the same thing in Poinciana.

Mr. Clark: If you have to convince your bondholders that there is enough money, the way that they are going to play that is they won't finance it with the golf course. They finance it with assessments on the homes.

Mr. Scheerer: Correct.

Mr. Clark: Because they know if will get paid. Then you end up having meetings with lots of residents who now believe that they are the manager of the golf course.

Mr. Benson-Valdes: \$1,200 is only a one-time payment because if there isn't money monthly because of maintenance fees, that would be an ongoing increase to our assessment fees.

Mr. Scheerer: There is whole separate account for golf. Everything is run out a whole separate pot of money. So, what they have for their CDD assessments for their homes and stuff that the CDD owns is totally different than what the assessments are for the golf course."

Mr. Clark: Unless they lose money and then they come back. We are operating at a deficit. It was \$300,000 this year.

Mr. Showe: Yes.

Mr. Scheerer: It is only the first year.

Mr. Mehrlich: Is there a short answer since the attorneys are talking? Since the bonds are paid off, can we take over the roads? We already paid everything on the roads and closed the gates. I don't understand why since the bonds were paid for that we can't take more control over the roads.

Mr. Clark: The short answer is no because they are public access. When the bonds go, you have more flexibility. I have communities where there's no bond debt, closing at night and having a hard gate and only resident access. When you don't have bonds, the worst thing that can happen is the judge can tell you to quit doing it. Then you can spend money getting there. When you have bonds, the worst thing that can happen is you lose your tax-exempt status and suddenly you owe \$3 million to the bondholders. I would personally love to see the legislature do something to enable CDDs to transition after they pay their bonds off. Some will never and some are just so complex and have amenities and things like that, but there are other CDDs that just own stormwater ponds. They would love to go out of business and it's something where it probably should be easier for them to just give ponds to the HOA, but we are not really there yet. They have not progressed very well. It's a thought process.

Mr. Mehrlich: Thank you.

**C. District Manager's Report****1. Approval of Check Register**

Mr. Showe: The Check Register for January 1, 2021 through January 31, 2021 is included in your agenda package. In the General Fund, we have Checks 6411 through 6428 in the amount of \$76,499.60; Check 34 in your Pavement Management Fund in the amount of \$330,428.59, which closed out the roadway project we just completed and Checks 95 through 96 in the Capital Projects Fund in the amount of \$19,100, for a total of \$426,028.19. Alan and I can answer any questions the Board may have on those invoices.

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

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the January 1, 2021 through January 31, 2021 Check Register totaling \$426,028.19 was approved.

Mr. Benson-Valdes: The ledger itself has limited information. I just wanted to know, since I'm know, I wanted to ask questions on some of the charges.

Mr. Showe: Sure.

Mr. Benson-Valdes: What is the field management charge of \$2,280?

Mr. Showe: That is the contract of services, which includes Alan, plus all of the field management of the District. It is under the GMS contract.

Mr. Benson-Valdes: Okay because there is a management fee also.

Mr. Showe: The management fee covers admin and accounting. An additional scope is added to your contract which covers field management.

Mr. Benson-Valdes: Okay. There is a technology fee that is outside of the management fee. There are a lot of fees there.

Mr. Showe: That is a pass through for us to continue maintaining your website, which is a requirement of the State of Florida under ADA compliance.

Mr. Benson-Valdes: I see that pool maintenance, the \$600, with all of the chemicals is equivalent to \$1,000 a month.

Mr. Scheerer: There were repairs, which are separate. There was another issue. We use liquid acid that is mixed with chlorine. It is delivered bulk so we have that delivered. Then we had the pool company go through and inspect the chair lift to make sure it was in good order.



Mr. Benson-Valdes: The \$1,000 I said was not part of that. If I calculate the requires, that's the \$2,000 for that money. Just the maintenance itself is \$600. I saw that and thought that might be a lot. I don't know. I'm just asking.

Mr. Scheerer: So, the \$600 is the pool cleaning. That is the company that cleans the pool. So, if you look underneath there, the \$600 is for Roberts Pools. Roberts Pool is the service the Board entered into with to provide the day-to-day pool care here. They come in and vacuum, test the chemicals, clean the filters, do all the day-to-day stuff to make sure that we are in compliance.

Mr. Benson-Valdes: Once a week, right?

Mr. Scheerer: No, they are here three days a week and in the summer months, they go to five days a week. So that is their monthly contract. What you see under Spies Pool is any repairs, chemicals, deliveries, anything that has to do with maintenance of the pool facility.

Mr. Mehrlich: The controllers of the pool is included.

Mr. Scheerer: That's correct.

Mr. Benson-Valdes: I see that we paid almost \$16,000 to clean this recreation area.

Mr. Scheerer: Where is that number at?

Mr. Benson-Valdes: In the check run.

Mr. Showe: The recreation center cleaning is the budget for the annual cleaning.

Mr. Scheerer: That's five days per week service, Monday through Friday. They were also doing a COVID cleaning periodically to stay in compliance with any CDD guidelines for the cleaning.

Mr. Mehrlich: Including the fence.

Mr. Scheerer: Yes, the Fitness Center, Rec Center, Card Room, bathrooms and the two guardhouses. The two guardhouses are done on a weekly basis, not five days a week.

Mr. Showe: Yes, it's \$250 per week, plus about \$2,500 in supplies.

Mr. Benson-Valdes: Okay. I'm new and just wanted to know.

Mr. Showe: No worries. We're here to help.

Mr. Scheerer: You can always call or email me and I will get you answers.

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

Mr. Showe: No action is required by the Board. You are out performing your projected budgets by approximately \$62,000. So, we are in good shape there. You also collected about 96% of your assessments through January 8<sup>th</sup>, so you are in great shape on your assessment collections.

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

Mr. Showe: Reports from the Osceola County Sheriff's Office was provided to the Board. We presented to you all of the reports from the Sheriff's Office. They are included in there as we receive them. We are continuing that, so it's eight times a month, depending on how many people pick those shifts up. Whenever they pick them up, we get a report.

Mr. Benson-Valdes: So, we are continuing to have a Law Enforcement Officer here?

Mr. Showe: Yes, until the Board provides me with a change in direction. We have that process going for now.

Ms. Zaresk: I think that we should really keep that up. I was delighted to hear that the security company made that differentiation that they are not here to enforce and the fact that we do have regular law enforcement people here is good. Let's keep them.

Mr. Showe: Just for the Board's information, we send them a schedule every month, but we rotate that schedule so it's not Monday/Wednesday every week. We will do a Friday. We will do a Monday. We switch it all around so that nobody gets comfortable when they are here.

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

Mr. Scheerer: It is pretty redundant for the most part. The Amenity Center is in good shape. The Fitness Center is in good shape. The pool is in good shape. We have an issue at the E. Lakeshore Boulevard gate with one of the cameras that was repaired. All of the cameras are working well. We also have an issue with the resident bar code scanner. I received a couple of text messages that it wasn't picking up. We thought it was an isolated incident. Security reported that it was more than just that. So, ACT came out and did a quick evaluation. We needed some extra eyes. Apparently, there is what is called an eMerge board. It used to be where the push button phone telephone entry device was. That is what connects the gates to the scanner. It was going from the scanner to the eMerge, but it wasn't telling the eMerge to let the gate open. So as far as I know, and I got a thank you for fixing it. It is working good now. So, all gates are working are in

good shape. We were without a phone in the cart room for a while. We had to cut the line on the outside of the building. CenturyLink since repaired it. All of the phones are working. We had an issue with the guardhouse key not fitting the bathroom door lock key at the guardhouse and someone got locked up so we got them in and just put passive door locks on there and left the deadbolt on if someone is in there and needs privacy. So, we took care of that. All palms are being treated in accordance with our agreement. I am scheduling a meeting next month with the vendor just to make sure we get out to tour all of the ponds and get eyes on them before we get into the season. I am still meeting with REW on a weekly basis. Irrigation inspections are ongoing. I haven't forgot about the drainage issue. They are cleaning the sidewalk in Eagles Landing. They will come out in the next few weeks. The streetlight that was replaced at E. Lakeshore Boulevard gate had been on constantly. I saw it this morning when I came through and it looked like it was off. They will be here again tomorrow morning to do some follow up work, but it looks like they got it resolved. We had an issue with the drinking fountain next to the tennis court. That is being fixed. There was the mention of a pothole, just like some delamination or whatever you want to call it. We are going to cut that out, square it off and make it look pretty in places. That's all I have.

## **TENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Brown: REW is doing a good job as always.

Mr. Scheerer: The grass looks good.

Mr. Brown: You are responsive.

Mr. Mehrlich: I wish you would cut the trees. In Westmoreland, we have some people that wacked the trees so bad. I don't know how they are going to live. They mutilated them. The HOA is allowing trees to be removed. They are supposed to put trees back. They are not enforcing the trees going back. If they were cut when they were supposed to be one time a month, they would have to cut them.

Mr. Showe: I will speak for Alan. Alan has numbers on it. I think it was our intent. We might have to look at an assessment increase anyway this year. So, I think we were planning on building at least a three-year cycle of those trees into the budget. Should you choose to do that during the budget process, if you are looking at an increase anyway, that's probably the time to bite that bullet if the Board was inclined.

Mr. Scheerer: These won't have to be done for a couple of more years. I think it was just paved. We have three years on that, but we can add everything from Knightsbridge to E. Lakeshore Boulevard.

Mr. Benson-Valdes: How much was the tree trimming?

Mr. Showe: I think it was \$30,000 per year, if we did it on a three-year cycle. Maybe less than that.

Mr. Scheerer: The way to do it would be to just do it all at once and then cycle them every three years. We already have a price per community already in place. We might have to adjust for inflation down the road. Say we did the five in Phase 2 and we do the rest of them, it would be two more years before we even look at it right, if you wanted to do it or maybe like Tim said, we wouldn't have to do it. They would be manageable at 15 feet.

Mr. Benson-Valdes: In my area they were cut.

Mr. Scheerer: The CDD did it.

Mr. Benson-Valdes: Why is it not done in Westmoreland?

Mr. Scheerer: Because we are paving the roads.

Mr. Showe: We are doing that as we are paying the roads.

Mr. Scheerer: The rest of the neighborhoods, we've done paving in your neighborhood. The CDD made that same commitment that we would like to get the trees trimmed in advance. So, we went in and trimmed all the trees. The milling machines came in and did their thing, but it's been a lot of years.

Mr. Glasscock: It was in 2002.

Mr. Scheerer: It is in the Roadway Capital Fund.

Mr. Showe: Those have also gone up too. I think the challenge you have is managing all of those costs, plus I think we are running kind of lean this year anyway as we talked about during the budget process. So, I think it's time to start looking at a possible increase. If you were doing that, the way that Alan suggested is kind of the right way, that you get them all done and then you budget some money to do about a third of it every year. Then you just get through the entire community every year.

Mr. Scheerer: Then the residents are all paying assessments. The only ones we are not doing are the ones that are lollipop or look like a mushroom or cylinder. We don't touch any of those trees. That's something the homeowners invested a lot of their time or their money in doing

the pruning. We never touched any in your neighborhood when we did that. It's not just neighborhood. I'm not picking on you. There are other neighborhoods that have that same look.

Mr. Benson-Valdes: My concern with the assessment increase is how much would we increase? So, while trimming the trees is nice, there is also some responsibility to that homeowner as well.

Mr. Showe: That's always been the discussion we've had as a Board. They really are responsible for doing that.

Mr. Benson-Valdes: Just like cutting the grass.

Mr. Glasscock: Somerset has no curb trees.

Mr. Scheerer: I guess we'll wait and see. We plugged in the numbers. The good news is that you can take it out if you don't like it. We are just giving you the information in April and allowing you to make that decision. If you don't want it, out it comes.

Mr. Mehrlich: You will save a lot of streetlights.

Mr. Scheerer: Yes, we will look at that.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – March 30, 2021**

Mr. Soukup: Our next meeting is scheduled for March 30, 2021.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman