

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, March 27, 2018 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Brian (Ken) Brown	Chairman
Sal Perillo	Vice Chairman
Carl Thilburg	Assistant Secretary
Kenneth Soukup	Assistant Secretary
Pam Zaresk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Leigh Ann Buzyniski	District Counsel
Alan Scheerer	Field Manager
Mark Vincutonis	District Engineer
Eric LaSalle	UPS - Security
Frances Cordero	Kidsville Christian Academy
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Brown called the meeting to order at 6:00 p.m. and Mr. Showe called the roll.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We added one item to the agenda, which is the discussion of our Recreational Property Use Agreement. It will be Item 5 on your agenda.

Mr. Perillo: I would like to tell Larry that I have the latest brochure from Osceola County for recycling. It tells you exactly what goes and doesn't go in a recycling bin. You can copy the front and back and put it in the newspaper. I also have a brochure from the voting office. It has the primary election date for August 28th and November 6th for the general election. Early voting is going to be from August 7th to August 26th for the August election. There is going to be another

early voting from October 26th to November 4th. I would like to get this into the newspaper so that homeowners can read it and know what's going on.

Mr. Hurley: The next issue comes out in May.

Mr. Perillo: I know. They will have plenty of time to participate in both of these. The primary election is August 28th, which conflicts with the CDD meeting. It is a very important election, so I'm wondering if you can change the date from August 28th to August 21st.

Mr. Brown: I don't see why not. Do we have to vote on that?

Mr. Showe: Yes.

On MOTION by Mr. Thilburg, seconded by Mr. Perillo, with all in favor, moving the August 28, 2018 meeting to August 21, 2018 at the same time and location, was approved.

Mr. Showe: We will advertise that. That will likely be your budget meeting too, so we will make sure that the resolution and the website reflect the revised date.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Brown: If you have any comments, raise your hand and state your name, address and keep your comments to three minutes.

Mr. Hurley: Larry Hurley, 2616 Keswick Court. I just noticed that the lights on the community subdivision letters are either pointing in the wrong direction or, in the case of Harwood Circle, one of the two lights on the sign, shine into the sky. I just wanted to make Alan aware of that.

Mr. Scheerer: We are aware of that. We have our maintenance guys working on it. Thank you.

Mr. Hurley: Other than that, we talked before about the lamp lights not working. Are they the responsibility of OUC?

Mr. Scheerer: Yes.

Mr. Hurley: I noticed that some of them have a ribbon around them. On the ones that come on when you are walking by and then go out, I don't see any action. I was going to put a brighter ribbon around it and take the numbers off of them and send it to OUC for their website.

Mr. Showe: That's probably the best way to do it.

Mr. Scheerer: If you know that they are going off and on, indicate that.

Mr. Hurley: I did.

Mr. Scheerer: A lot of times OUC doesn't know that. They will come out and see that it's on.

Mr. Thilburg: Larry, you have to turn that in to OUC for their website.

Mr. Hurley: I've done that.

Mr. Thilburg: I listed the pole numbers and everything, twice now, for two months.

Mr. Hurley: We will keep on them. Sooner or later, we will get to the top of the list. I had to make sure that we were on the list. Thank you.

Mr. Perillo: Carl, when you submit that, you don't send anything to the Board, do you?

Mr. Thilburg: No.

Mr. Scheerer: Any resident can go online.

Mr. Perillo: I just want to be sure. I was wondering if he was doing it for the CDD. Come to us first and let us know. That's why I'm questioning it.

Mr. Showe: They are not technically a CDD function.

Mr. Perillo: I know that. We went through the lighting system a long time ago.

Mr. Brown: Is there anyone else? If not, we will proceed to the minutes.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 27, 2018 Meeting

Mr. Brown: We have the minutes of the February 27, 2018 meeting. Does anyone have any changes, additions or deletions? If not, we need a motion to approve.

On MOTION by Mr. Soukup, seconded by Ms. Zaresk, with all in favor, the Minutes of the February 27, 2018 Meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Discussion of Recreational Property Use Agreement

Mr. Showe: We were just recently approached by Kidsville Christian Academy who has now taken over the commercial property that used to be Kingdom Christian School. For those Board Members that were on the Board at the time, we had an agreement with Kingdom Christian School that allowed them to use some of the District facilities for designated time periods. There

was a fee of \$485 a year for the rights to use everything between the Recreation Center and the fields, which is outlined in the agreement, from Tuesdays from 9:00 a.m. to Noon and Thursdays from 9:00 a.m. to Noon, only when the Osceola School Board is operating normal hours. It wouldn't include the summer. Kidsville Christian Academy asked if the Board would be interested in entering into an agreement with them. Obviously, with Kingdom Christian School no longer being here, this agreement is no longer valid, but it would be in the same form. If the Board is interested, we can have the agreement drafted quickly and replace the name. We have a representative here. Do they want to say anything?

Ms. Cordero: Yes. We are going to use the area on Monday through Thursday.

Mr. Showe: They had some discussion on that when the agreement was first created and Tuesday and Thursday was what the Board was comfortable with, so we can ensure that other residents have access to it.

Mr. Brown: We rent out the ballfields a fair amount. I don't have a problem with it.

Mr. Soukup: No problems came up with the last agreement?

Mr. Showe: There were some issues with the previous vendor using it at different times, other than what was in the agreement, but as soon as they were notified, they made the correction.

Mr. Brown: The only issue the last time was that there were some residents here who didn't like that school being there, and didn't want us to do it at all, but once we did it, I don't think we had any problems with them.

Mr. Showe: No. There were times when they should've been using it.

Ms. Cordero: I have been an administrator for Kidsville for four-and-a-half years. Most of the kids that we have that are going to the school, are Remington residents.

Mr. Brown: The biggest problem that I thought we had with them before, was that they used the exercise equipment.

Mr. Showe: Usually they were on the playground, so we had to make sure we knew when they were off. Essentially the agreement covers the basketball court. It doesn't include the tennis court, pool and this footprint here.

Mr. Soukup: So no playground.

Mr. Brown: Or the equipment along the sidewalk.

Mr. Showe: Correct. That's not a part of the agreement.

Ms. Cordero: We have our own playground.

Mr. Perillo: This was written on February 14th.

Mr. Showe: We will have to update it.

Mr. Perillo: In the original agreement, it was just Tuesday, not Thursday.

Mr. Showe: It's on the next page, Page 2. Essentially, we will use the same agreement and change the name and updated it with any new statutes, if the Board is amenable.

Mr. Perillo: I don't see any reason why not.

Mr. Showe: Perfect.

On MOTION by Mr. Perillo, seconded by Mr. Thilburg, with all in favor, the Recreational Property Use Agreement with Kidsville Christian Academy, was approved in substantial form.

Mr. Showe: We will draft it and send it the Board for execution.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Pool Gate

Mr. Showe: This is a follow-up from the last meeting's agenda, which is a discussion of the pool gate. You will see that the proposal included a camera system upgrade. We were looking at that for budget purposes. I will let Alan present the pool gate proposal.

Mr. Scheerer: At the last meeting, there was discussion about whether or not to lock or unlock the swimming pool at night. Mr. Perillo presented a report. We are not obligated under the law to do that, because Health Department regulations only require us to close the pool. It doesn't say that we have to lock it. During that discussion, I believe that Mr. Brown brought up adding a key card access system. As you know, your equipment is outdated. I think this is the original card reader from 15 to 20 years ago. In order to make something like that work, we would have to install two brand new readers. In your agenda, is a proposal from ACT who currently services your gate to add a web-based node to the current "eMerge." We have an "eMerge" system in place, and in order for the two locks to communicate, they would have to add a node. We would also have to add the reader to the pool gate, the new reader to the building and surge protection. There would have to be some modifications to the swimming pool gate. There would be a 4x6 gate and two 4x6 panels on either side, which would help prevent people from reaching around it to access the gate. A panic bar would be added to the gate on the inside of the pool, so people could push the bar and get out. We must meet the health code. The base price for that system is

\$8,755. That's just for the system. I don't think we can use the existing cards that we currently have, which isn't a bad thing, but if you choose to do something like that, we could send out a notice, kind of like we did when we added the bar code scanners at the gates, for residents to contact the office to get two new cards. We will make sure that we get the tracking numbers. There would be some consideration for 1,000 cards at \$3.70 each. You would probably have to more than double that. With two cards per household, there are almost 1,800 homes.

Mr. Perillo: The cost would be \$7,000.

Mr. Scheerer: So there are some financial considerations in this, which would be up to the Board. It's not something you want to do now. If it's something that you want to think about, we could consider it for the budget for 2019. If you want to lock the gate, if there's a concern about people getting into the pool at night, we have a key that fits into the current system that's there now. We could just have security lock it at dusk and roving patrol unlock it in the morning before they go home at 6:00 a.m. This is basically for your information and discussion purposes.

Mr. Perillo: Is there anything wrong with this system right now?

Mr. Scheerer: No, its fully functional.

Mr. Perillo: That quote was to replace that and put another one out there.

Mr. Scheerer: Yes. It would give you a few other necessities to deal with the proximity cards.

Mr. Perillo: Okay. You and I were aware that gate had a handle to open the gate. We have a key to lock and unlock it.

Mr. Scheerer: Absolutely.

Mr. Perillo: So why do we want to spend \$8,000?

Mr. Scheerer: That's a question for all of you to discuss.

Mr. Perillo: I'm presenting the question. Why would we want to spend \$8,000? The guard can lock it at night and unlock it at 6:00 a.m. I don't understand why they want to put a 6-foot gate with panels on the side. The kids will be opening that door all day long for every other kid to come to the pool without a key card. It's ridiculous to spend \$7,000.

Ms. Zaresk: Do the current access cards expire? Are we going to have to replace them at some point?

Mr. Scheerer: I've been here a long time and I don't know how many we've replaced due to defect.

Mr. Showe: They don't have a battery in them so there's nothing to wear out.

Ms. Zaresk: They are working on the existing systems.

Mr. Scheerer: We only have one system for a key card and it's for this door.

Ms. Zaresk: Is it in good shape?

Mr. Scheerer: Its working fine. Not to get off track, but we have some old analog cameras in here. There's a lot better technology, which I can show you on my phone. We just installed a new camera system that is live feed 24/7. When Wanda was doing roving patrol, she mentioned to me that some kids popped the door. I went to pull it up on the camera and it was so fuzzy that you couldn't make anybody out. The technology that's out there now, compared to 10 to 15 years ago, when you installed these cameras, is much better. That doesn't mean you want to live with that same system. It might be a good idea at some point to consider upgrading your key cards. We are going to be looking at cameras at the gatehouses too. There is an item on the Manager's Report about the Partin Settlement Road DVR failing.

Ms. Zaresk: One other question for clarification. You mentioned if we locked that, the health code says that we must have a bump out.

Mr. Scheerer: No.

Ms. Zaresk: I'm sorry, I misunderstood.

Mr. Scheerer: Mr. Perillo mentioned the bump out.

Mr. Perillo: Its part of the new proposal.

Mr. Scheerer: The new proposal is basically going to have three 4x6 panels that run from the side of the wall where the gate is on the other side of the gate. The reason to do that is so that kids can't reach over and push the panic bar to get out. That's the only reason. The health code doesn't require us to physically lock this gate.

Ms. Zaresk: I understand.

Mr. Scheerer: Mr. Perillo touched on that last month. We have the ability, if there is a concern with after-hours use, which I don't know that we have. Eric would have to speak to that. I know that Patrick is here in case anything happens. Roving patrol is here until 6:00 a.m. We talked about all of the pros and cons last month. If you think that there's a need to lock it, I think Ken was looking at it more like trying to keep people who don't live here out of the pool. That is a good reason for doing that at some point. We can physically lock this pool right now while spending a couple of dollars for a few extra keys.

Ms. Zaresk: We are not aware of any reason to lock it.

Mr. Perillo: The only reason I brought it up was because of the situation with the house in Mount Dora. I don't want to put the homeowners here under exposure. I think we should lock it and play it safe. Because if we get sued for \$1 million, each homeowner would have to pay \$5,000.

Mr. Soukup: Jason said that there are limits.

Mr. Perillo: There are limits, but all I'm saying is that I don't feel that the homeowners should be exposed to a \$1 million lawsuit from some kid getting hurt. I'm just putting it on the table. As a matter of fact, I talked to some of the people. The guard was here one time, when there was lightening. They chased the kids out of the pool and locked the pool in those days. We don't do that anymore.

Mr. Scheerer: We still do that. The Recreation Center does that when we get storms, when they are onsite and we lock the pool and post "*Pool Closed*" signs.

Mr. Perillo: We don't have the key. Nobody has the key.

Mr. Scheerer: We can lock the pool.

Mr. Perillo: I know, but they don't do it now. There's no key in that office.

Mr. Scheerer: They have a key that goes to that gate.

Mr. Perillo: The young lady who is in there doesn't know anything about where the key is.

Mr. Scheerer: I don't know if they hand the keys over, Sal. It's not hard to get another key.

Mr. Perillo: All I'm saying is when I got there, they used to have a key. She was aware, but there was no key, so I'm bringing it up.

Ms. Zaresk: With some of the other upgrades that we may need or want to consider in the upcoming budget, if we want this to be a part of that, is that more cost effective to us?

Mr. Showe: I don't think their proposals are tied together. I think they are separate. Because of the difference in the type of work they are doing, I don't think that there would be cost savings.

Mr. Brown: But it's the same company.

Mr. Scheerer: We have another company that we are researching for cameras, but I don't think they provide access systems.

Mr. Perillo: Regarding the cameras, I was looking at the pool and there are two posts with lights on top of the cameras all overlooking the pool.

Mr. Scheerer: There are two cameras.

Mr. Perillo: Two cameras on each post.

Mr. Scheerer: One comes this way and one comes toward the Kiddie Pool. I think there are two on one post.

Mr. Perillo: There are two on each post, for a total of four cameras. Are they active now?

Mr. Scheerer: Only two cameras are active and that's all that have ever been active. We changed one out, from an analog camera to a five mega-pixel camera. They are both active.

Mr. Perillo: But they don't cover the entire pool.

Mr. Scheerer: There are a couple of blind spots, because of where they are located.

Mr. Perillo: There are lights up there.

Mr. Scheerer: There are two lights.

Mr. Perillo: I know that we never had night swimming.

Mr. Scheerer: We are not permitted for night swimming. Those two lights would never allow you to permit for night swimming.

Mr. Perillo: I know. We went through that.

Ms. Zaresk: I would like to make a motion that we hold this in abeyance and include it as part of the budget.

Mr. Showe: You don't need a motion. We will just indicate that we will include it as part of your capital projects.

Mr. Scheerer: The same with the cameras. That wasn't supposed to be included with this, but if you want to get an idea of what some of these cameras cost, this will give you a good idea. We are going to have to address the guardhouses.

Mr. Perillo: So, we are going to disregard the cameras.

Mr. Showe: For now.

Mr. Perillo: I agree.

Mr. Showe: At some point we need to address them.

Mr. Scheerer: We can include it in our capital budget for next year.

Mr. Perillo: The cameras for this room?

Mr. Scheerer: Correct.

Mr. Perillo: And what else?

Mr. Scheerer: The pool. That's it. We are going to be looking at doing both guardhouses too.

Mr. Perillo: By not doing it, we are saving about \$16,000. Maybe we have a few dollars in the budget.

Mr. Brown: I wouldn't mind. You have been running the system in this building since 1994. It was here when I came here. I'm guessing that it was installed when they built this Clubhouse. The Clubhouse was newer in 1996.

Mr. Scheerer: It was in before I arrived and I've been here for 13 years.

Mr. Showe: We were testing a new system in Melbourne, because the cameras are 10 years old and are starting to age out. What we are finding is that this vendor has a nice product. We are testing it now. The price was great from what we were looking at from other vendors. Once we have a month or so under our belts and feel comfortable bringing them out and getting some quotes, we will look at those.

Mr. Perillo: I will leave them until there's a problem.

Mr. Showe: Absolutely.

A Resident: You have roving patrol that is going to lock your gates. As a courtesy, they come into Club Villas occasionally. Would it be possible as a courtesy for them to lock our gates at the same time?

Mr. Scheerer: I don't think the Board mentioned locking our gate. It was just part of the conversation. If they chose to lock the gates, we have the ability to do that.

Mr. Showe: We will bring it back as part of the budget discussion with your capital projects.

Mr. Scheerer: We will probably have a few more capital items for you to discuss for the budget.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buzyniski: I have nothing to report, unless there are any questions.

B. Engineer

There being no report, the next item followed.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks #5592 through #5614, in the amount of \$102,087.52. In the Capital Projects Fund, we have Checks #43 and #44, in the amount of \$32,258.37, and February Payroll, in the amount of \$918.80, for a grand total of \$135,264.69. Alan and I can answer any questions or comments from the Board.

On MOTION by Mr. Soukup, seconded by Ms. Zaresk, with all in favor, the Check Register and February Payroll totaling \$135,264.69, was approved.

Mr. Perillo: Were the Osceola County Sheriff's Office signs \$16 each?

Mr. Scheerer: Yes. We will be installing those shortly.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Your assessments are 93% collected, so we are in great shape.

3. Presentation of Series 2006-02 Rebate Calculation Arbitrage Report

Mr. Showe: We are required to complete this annually per the bonds. According to Page 4, there was no rebate liability for the District, which is what we are looking for. They are testing to make sure that we are not making more money in interest than we are legally allowed to on the bonds. At this point, we are in compliance.

4. Field Manager's Report

Mr. Scheerer: Everything is good in the Recreation Center, with the exception that we have one A/C unit that was installed in 1999. The line that feeds the Fitness Center, tripped the breaker and panel last week, causing a trip in the breaker for the entire building. Frank's Air is coming to look at it. It is currently off. We think the compressor is bad. Rather than spending a few grand on a compressor, we are probably going to upgrade the unit. Like I said, it's from 1999 and original to the building. I just wanted you to be aware of that. For those of you that exercise, we are going to repair that as quickly as possible. The pool and Fitness Center are in good shape. Regarding the gates, when we performed an inspection of all the cameras, the DVR for the Partin Settlement Road Gate was not functioning. That's the heartbeat for all the cameras and everything feeds through that, so if it doesn't come on, it's like at your house with your computer. If it doesn't fire up, your cameras won't work. We had the company come out and take a look at it. They think

that the power source is bad. I don't know that they will be able to find a power source for that unit, because its outdated. They are preparing a proposal for me for the Partin Settlement Road Guardhouse. We may need to consider the same for Lakeshore, because they are the same age. If it comes out to be too much, we will look at this company. They are competitive, but right now, we have no cameras at Partin Settlement. Hopefully security logs everyone in the visitor lane. That's the only thing that we can do. I have no other resources to fire those cameras back up right now. The ponds are in good shape, but they are low. Starting next month, REW will move to a weekly mowing. They are currently at the end of their twice a month mowing. We have new annuals scheduled for next week. John with REW called me. We are also going to have palm tree trimming and pine straw installation in the next couple of weeks and will start lifting some of the common area street trees along Remington Boulevard and Knightsbridge under the contract with REW. I received a phone call, a couple of weeks ago, from my buddy at Toho to inform me that we are no longer allowed to perform wet checks during the day, because there are drought tolerant conditions; therefore, there is no reclaimed for testing during the day. We will have our reclaimed water available in the evening. You can't water between 10:00 a.m. and 4:00 p.m. We told them that we would be happy to comply, so REW is trying to do what they can when they are out here. They come out at 7:00 a.m. and if they see some hot spots, they are going to try to run those zones. Obviously they are not here after 4:00 p.m. when we have water on our watering days. That's the update on the water. I don't know that it affects your homes, but as far as the CDD, we've been told that there can be no testing. We test twice a month for our irrigation system. We are still working on the sidewalks. We talked about the key card system and the A/C unit. We also installed two new window units in both guardhouses. We had one that failed, so we upgraded them both. I believe that they are original to the guardhouses, so they have been there for quite some time. The contractor will come out and do the Westmoreland/Windsor Park crosswalk. The check was sent to the flag company. I don't know if they submitted their permit request, but hopefully they are working on the flagpole at Lakeshore.

Mr. Brown: They may have.

Mr. Scheerer: I'm aware of what Mr. Hurley referenced on the lights and we will work on those.

Mr. Brown: I don't think they designed that intersection yet, because no one has seen any plans for it, so we may just have to hold off on that one until they decide how they are going to do it.

Mr. Scheerer: That's all I have.

Mr. Brown: Does anyone have any questions for Alan? Not hearing any,

5. Security

Mr. LaSalle: Thanks for pressure washing the guardhouses. This past month, there have been a lot of new faces at the gates.. Partin Settlement Gate had 22,100 entries, versus 9,656 at the East Lakeshore Boulevard Gate. There were 52 vehicles tagged, 21 code enforcements, 2 attempted tows and only 5 repeat offenders.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Brown: Sal?

Mr. Perillo: Yes. I noticed that the door to the pool clubhouse could use some paint. It's all corroded.

Mr. Scheerer: We are going to end up replacing that door.

Mr. Perillo: If you kick the door, it will fall off.

Mr. Scheerer: It's in good shape, but it's an old door.

Mr. Perillo: There are signs by the door that says, "*Remington Residents Only – Facility Hours 6:00 a.m. to 10:00 p.m.*" This sign misleads people that the pool is open from 6:00 a.m. to 10:00 p.m.

Mr. Scheerer: Is it on the building?

Mr. Perillo: Yes.

Mr. Scheerer: That's for the building.

Mr. Perillo: I know but they come in the gate and it stares them right in the face. Maybe we should put it on the Clubhouse.

Mr. Scheerer: That's not a bad suggestion.

Mr. Perillo: There is a white sign in the bushes saying, “*No Diving Allowed.*” I think we should put it on the back fence. If you look down onto the pool, every 20 feet there’s a small tile that says, “*No Diving Allowed.*”

Mr. Scheerer: That’s required.

Mr. Perillo: I’m just saying that maybe we should put it on the fence. If not, don’t worry about it. I don’t have anything else.

Mr. Brown: Mr. Soukup?

Mr. Soukup: I have nothing.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Yes. I would like to wish everyone a Happy Easter.

Mr. Brown: I don’t have anything. REW is doing a good job.

Mr. Scheerer: Despite the current conditions. We are very lucky.

Mr. Brown: We’ve had little rain.

Mr. LaSalle: The pool being locked at night, is not an issue, because we only had a couple of kids last summer jump into the pool. Once they saw my guys come into the parking lot, they ran.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting.


Secretary/Assistant Secretary


Chairman/Vice Chairman