

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, January 29, 2019 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Brian (Ken) Brown	Chairman
Kenneth Soukup	Vice Chairman
Carl Thilburg	Assistant Secretary
Barbara Kirk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Shawn Hindle	District Engineer
Alan Scheerer	Field Manager
Eric Luciano	UPS
Scott Newman	UPS
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. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: We have none.

**THIRD ORDER OF BUSINESS**

**Public Comment Period**

Mr. Brown: If you have any comments, please raise your hand, provide your name and address and you will have three minutes.

Larry Hurley, 2616 Keswick Court: I noticed on my walks that some of the lights on Remington Boulevard are either not functional or down on the ground. One in particular, is on Waters Edge Drive. I'm not sure which subdivision that is, but I just wanted to let you know.

Mr. Scheerer: We are aware of it.

Mr. Hurley: Also, quite a few bricks on the speed humps are falling into the hump, are cracked, or coming apart. I'm sure that you are probably putting together a schedule.

Mr. Scheerer: Absolutely.

Mr. Hurley: Do you have any idea of when that work is scheduled?

Mr. Scheerer: No, I will talk to Shawn about it tonight.

Mr. Hurley: My recollection was that we were installing new cameras at the gates.

Mr. Scheerer: They are installed.

Mr. Hurley: I think there was some discussion about giving the Supervisor of the guards access to that data so he can do his job.

Mr. Scheerer: I'm not sure if he needs access. The only time we need access is when we receive requests for information and we come out here and provide that information, but it's not real-time unless you are actually at the gate. Just like the issue with the guard not being at the gate. If we knew the date and time, we can come back and take a look at that. That is something we always handled internally between staff and law enforcement.

Mr. Hurley: So you do that?

Mr. Scheerer: Yes.

Mr. Hurley: Instead of having a supervisor?

Mr. Scheerer: Yes, it is a little more complicated than what it used to be.

Mr. Hurley: One of the major benefits is having access to it by phone.

Mr. Scheerer: You can't get access by phone yet. We are having internet issues. I'm trying to get internet to all three buildings, with the exception of this one.

Mr. Hurley: If he can see it by being at one of the guard shacks and he could get into the data and review it, you would be able to tell what's going on.

Mr. Scheerer: If that is what the Board wants us to do, we would be happy to do that, but we always handled retrieval of video information through staff, meaning myself or Jason so if that is what the Board wants us to do, we will have the vendor create a login and a password. This way he can access it when necessary. The problem we found was that the officers spent a lot of time looking at the cameras so we had the vendor come back out and black out the cameras so the only way you can get access now is through a password. I have a password, Jason has a password and the security company has a password, but if the Board wants us to give a password to the Supervisor, we can certainly create one.

Mr. Hurley: It's just a suggestion.

Dennis Essing, 186 Club Villas Lane: I've been trying to get information off of your new website. I am not very good on the internet and can hardly find anything on it so I'm requesting a short one-minute lesson from Jason after the meeting, if possible. Maybe he can assist me. The reason I am bringing this up now is I don't know if anyone else utilizes it and maybe wants help with the internet.

Wanda Boucher, 2721 Corybrooke Lane: I'm wary because when everybody sits at the meeting here, they point fingers at Eric saying, "Your employee wasn't here at such and such a time." They are aiming their frustration at him because he's the Supervisor. He should have the tools he needs to work with so he can address the issues and an important tool for him to have as a Supervisor is a two-way radio. So, if owners have a problem here, the guard can call Eric or Gina on the radio and assist the guards in the guardhouse. They have no way to communicate with each other, yet everybody is quick to jump on Eric because something isn't being done or isn't being done and that's not right. Thank you.

Bruno Santos, 206 Cornwall Court: The Supervisor needs to be aware of what these guards are doing, but I didn't know they didn't have access. You two have access. Do you check the cameras every day? No. So, he should have access because we are complaining about not having guards at the gate, but then the Supervisors cannot verify whether or not they are there. I think it's absurd that he doesn't have access to it.

Mr. Scheerer: If I can, I would like to make a couple of comments.

Mr. Brown: Go ahead Alan.

Mr. Scheerer: If the guardhouses are not manned, the 6:00 p.m. roving patrol Supervisor has the responsibility to verify that all posts are manned.

Mr. Brown: Correct.

Mr. Scheerer: You don't need a camera to figure out whether somebody showed up to work or not. I have no problem, as I stated a minute ago, if the Board wants me to give access. You cannot have remote access to this camera so I guess Eric is going to have to come here. If he's off that day or working that day, you can physically go to the guardhouse or to the other roving patrol officer. You don't need a camera to see if the guardhouse has been occupied. The 6:00 p.m. roving patrol is the onsite Supervisor for security. He has a couple of functions such as making sure the guard at the Rec Center is here, making sure both gatehouses are manned and retrieve voicemails from residents that call any of the phone numbers to say they have a visitor or

for parking information. Again, Eric has plenty of tools to verify whether or not the 6:00 p.m. officer is here. Whether he's here or the 6:00 p.m. officer is here on Eric's days off, that's the standard protocol. The 6:00 p.m. roving patrol officer is the Supervisor. They drive to each gate and come to the Rec Center to access voicemails. If somebody is not here it's up to that individual to get a hold of his Supervisor or that roving patrol officer is supposed to man the gate until the gate could be manned by a different gate officer. That's the protocol. Again, I have no problem giving them access, but the access does you no good from home because we are having issues getting internet to the two guardhouses. So, once we get the internet, that may change things a little bit, but the 6:00 p.m. roving patrol has the responsibility to verify that all employees are here, the gates are manned and everything is up and running.

Althea Garner, 606 Chadbury Way: Regarding the parking, Corybrooke Lane, Stonewyk Way, and Windsor Park have a distinct parking problem. Cars are parking on the grass. One resident of Windsor Park calls the guard every day to say that she has a guest when she doesn't. This has been going on for years. They have five cars and jockey the cars into the garage and driveway. That's not good enough.

Mr. Scheerer: Windsor Park has its own policy regarding parking on the grass.

Ms. Garner: No, we go by what the CDD rules say.

Mr. Scheerer: I just drove through Windsor Park with the District Manager and there are signs specifically saying that there is no parking on the grass per HOA policy. We don't enforce parking on the grass. We only enforce parking on the street.

Ms. Garner: Exactly.

Mr. Scheerer: But you just mentioned the grass so I'm providing clarification on the grass. The CDD doesn't enforce parking on the grass.

Ms. Garner: It does not encompass Corybrooke Lane or Stonewyk Way.

Mr. Scheerer: I understand.

Ms. Garner: I thought there was no parking on the grass anywhere in Remington.

Mr. Scheerer: The CDD does not enforce that. We only enforce street parking.

Ms. Garner: It's the Remington Master Association that enforces parking on the grass?

Mr. Scheerer: Yes, to my knowledge.

Mr. Brown: Yes, they put the "No Parking" signs.

Ms. Garner: I would like to place on the record right here and right now that I am the President of the HOA and would like parking enforcement on the street any time that the guard goes through.

Mr. Brown: What do you mean?

Ms. Garner: Stickers should be put on illegally parked cars.

Mr. Brown: If they call them. I agree if they called them every day for a year, we need to address that, but if it's just somebody who called in and said they are a visitor, he is not going to put a sticker on their car.

Mr. Scheerer: There is a policy for that.

Ms. Garner: I parked on the street when I had my roof redone and I received an orange sticker an hour after I first parked there.

Mr. Brown: Did you call them?

Ms. Garner: Yes, I did.

Mr. Brown: Before you parked on the street?

Ms. Garner: Yes.

Mr. Brown: You should've come in or called one of these guys because we've had people call before and said, "We called in and got a sticker" and we removed it.

Mr. Showe: If we can verify the call, we can remove the violation.

Mr. Brown: We can take it off of the records.

Ms. Garner: I took it off.

Mr. Santos: We included this in the protocol. If the roving patrol is in charge of making sure there's somebody at the gate, it's not working. That person is not reporting anyone at the gate because on Nextdoor, people are saying that at 7:10 p.m. there was no guard or the gate was broken and the person who was there was letting everybody in. Do they continue to stand there? No, but she was letting everybody in because the gate was broken.

Mr. Scheerer: I can speak to that. I am familiar with what Bruno just stated because we received some emails over the weekend about this. I did communicate directly to security. Everybody in here knows if a resident gate arm breaks security is supposed to cone off the resident gate and funnel everybody through the visitor gate.

*Mr. Soukup joined the meeting.*

Mr. Scheerer: If the visitor gate lane is broken, security needs to step up and stop the vehicle and treat it just as they normally would as Mr. Santos just stated. We had that conversation.

It hasn't happened in a while, but I also know that there is a protocol, due to excess traffic from time-to-time, where the Board allowed security to open up the gate to allow residents or visitors to come through to shorten the amount of traffic. That happens. I know that security does that from time-to-time. If the visitor gate arm is broken they continue to take down information, but if the resident gate arm is broken, they cone off the resident lane and funnel traffic through the visitor lane. I know that's a pain to the residents and they don't like it, but you can always go around to the other gate. If it's too much of a problem then they can also open the gates to let traffic through.

Mr. Showe: We received your email and forwarded it to security within 10 minutes. They answered it and replied.

Mr. Scheerer: I had those conversations for quite some time.

Mr. Santos: I thought that the security guards had to write down tags.

Mr. Scheerer: Yes.

Mr. Santos: If there was a specific camera that the guard could use to view the tag, then they don't have to write it down. They can let it go because it's recorded.

Mr. Brown: How long do we keep those recordings?

Mr. Scheerer: About three weeks with the new system. We used to get 10 days with the old system, but we are up to about 15 to 17 days. I can tell you that a lot of times, if law enforcement has something that they are working on, we may not have that camera footage anymore so they ask for the logs. So, we get copies of the logs and turn all of that over to the Osceola County Sheriff's Office or whichever law enforcement agency is investigating in the community. They both play an important part, which is why the Board has the security officers say, "Hey, how are you doing? Welcome to Remington, where are you going?" If they say, "I'm passing through," the security guard says, "Great, thank you. Let me get your tag number and off you go." It's a tedious job and the security officers do a great job, but the cameras are only good for about 15 days.

Mr. Santos: At my house, I have night cameras that record for 30 days. Are you going to tell me that we can only record for 17 days?

Mr. Brown: That is pretty much what he just told me.

Mr. Santos: Are you telling me that you don't have enough capacity for more time?

Mr. Brown: That's exactly what I'm telling you.

Mr. Scheerer: Bruno, just so you know, this month we had 18,000 to 20,000 cars between 7:00 p.m. and 6:00 a.m. at the Partin Settlement Road Gate on average. That is a lot of vehicles

moving through this community, plus all of the vehicles that come through the community during the day. The cameras are recording, so we could try to find more terabytes to increase the storage time, but usually if something happens in your community, local law enforcement calls me on my cellphone or texts to request the footage. It's within a few days of that happening so it's very rare that we exceed that 10 to 15-day window.

Mr. Brown: I don't think it's worth keeping footage from the camera.

Mr. Scheerer: Home cameras are different because it's just you and maybe some passive traffic around your property. You guys have been here a long time and hear the number of vehicles. Keep in mind that from 7:00 p.m. to 6:00 a.m., you are looking at 16,000 vehicles on average.

Mr. Showe: That doesn't count the other 12 hours.

Mr. Scheerer: There were 8,000 vehicles at the E. Lakeshore Boulevard Gate.

Mr. Soukup: I think the backup of the logbook is very important to have in case there's a problem with the cameras.

Mr. Scheerer: Things happen. There are power surges, lighting strikes, bad weather, etc. so we have the log sheets as a backup.

Mr. Brown: Sometimes they let people through the gate and sometimes people escape through on the visitor side by tailgating. They may not get every single tag. That's just the reality of it. It's not 100%, but by in large, we have mostly been able to give the police whatever they want.

Mr. Showe: Correct.

Mr. Scheerer: They are extremely grateful.

Mr. Santos: Last Tuesday and Wednesday, a vehicle was ticketed and we noticed that since that day they are not parking overnight. So, I hope that continues.

Mr. Brown: I thought a couple of cars were ticketed.

Mr. Showe: Alan and I had a meeting with security and management. Scott Newman is here and will address the Board later, but we have been trying to resolve a lot of those issues.

Resident (Not Identified): At the last meeting, Linda from the HOA said that the E. Lakeshore Boulevard guardhouse was unattended at 5:30 a.m.

Mr. Brown: Correct.

Resident (Not Identified): She couldn't figure out why. That's one of the items that was addressed.

Mr. Brown: To their point, two-way radios are probably a good idea if they don't have communication between each other, but perhaps we could look at putting up a timeclock in the guardhouses so the guards can punch in. That might be the better way to keep track of whether the guards were there when they were supposed to be.

Mr. Scheerer: There is a check-in system where guards use a little wand to touch a keypad. We will work with security if that's the Board's direction to see what their thoughts are about putting in a timeclock. Once we get the internet to operate these new cameras, we can come back and revisit the access from security. Obviously, we want to make sure that law enforcement has their own login so they can have access to all of the cameras.

Mr. Brown: I'm not opposed to the guards having access, but I think something like a timeclock would be a better tool.

Ms. Garner: Is there anything that can be done about the school parking?

Mr. Brown: We put up signs.

Ms. Garner: They don't notice them.

Mr. Scheerer: That's on the Sheriff's Department because the Sheriff's Department approached this Board and said, "Hey, we are having a parking issue. If the CDD would invest in this signage, we will enforce the parking."

Ms. Garner: They don't.

Mr. Scheerer: We don't have law enforcement police powers, but this Board did exactly what the Osceola County Sheriff Officers requested. I would contact the Sheriff's Office through the non-emergency number.

Resident (Not Identified): That's what we are supposed to do.

Mr. Scheerer: Call the non-emergency number.

Resident (Not Identified): They park close to where you turn.

Mr. Scheerer: Multiple "No Parking" signs were placed at this Board's expense at Somerset Place Drive and Oakview at the request of the Sheriff's Office so I would contact them.

Ms. Garner: You put in a traffic signal on Partin Settlement Road.

Mr. Scheerer: We didn't do that.

Ms. Garner: Thank you. I honestly believe that the school parking should not come any closer than the gate.

Mr. Scheerer: It can't show residents where to park.

Ms. Garner: The Sheriff controls traffic outside of the school, but never penalizes the motorists.

Ms. Kirk: If we call enough, they will post a Sheriff down there for a while.

Mr. Scheerer: I recommend calling the non-emergency number to complain.

Mr. Brown: I think they were writing tickets.

Mr. Scheerer: They did for a while and then went away.

Mr. Luciano: The Sheriff still actively patrols that area and issues tickets; 22 tickets were issued in the last week alone. We can't control people. We can ticket them, but they will pay them and keep doing it.

Ms. Garner: They should be ticketed again.

Mr. Scheerer: I'm sure they will receive a ticket.

Mr. Hurley: I haven't had a student there for a long time, but when my granddaughter was going there, I haven't seen a change. The reason you have all of these people parking outside is because their children were designated a walker and allow the child to only walk so far. They don't sit in line like I did and everybody else does and deserve to get a ticket. I noticed that they are now parking on the inside streets, sometimes on both sides of the road.

Ms. Kirk: We can put orange cones so they can't come in.

Pam Zaresk, 121 Club Villas Lane: I spoke to people in the neighborhood and it looks like the unmarked police officer seems to be having a good effect to keep the speeding down. I heard that from a lot of people. I was wondering if you are getting the same sense and whether it's your intention to keep doing it.

Mr. Thilburg: I brought this up to collect some data and get feedback from the people that we hired, but I haven't received any feedback.

Mr. Showe: I will double check on that.

Mr. Thilburg: That was the purpose.

Mr. Soukup: So we can make a decision.

Mr. Thilburg: This way we can make a decision if we want to do it on a month-by-month basis.

Mr. Scheerer: It was fun to watch.

Mr. Brown: We did it for two or three months. Didn't we?

Mr. Showe: Yes, I think we did it for two months. We had some random ones. They may just not have filed reports yet, but we will get them.

Mr. Brown: Okay.

Mr. Scheerer: The days I was here, it worked.

Mr. Thilburg: Regarding the two-way radios that Brian talked about, I work for a security company and we use radios to communicate. How many Supervisors do you have, Eric?

Mr. Luciano: I'm the main Supervisor.

Mr. Soukup: Is there one per shift?

Mr. Luciano: There is an assistant on the weekend.

Mr. Thilburg: Do we have roving patrol seven days a week?

Mr. Luciano: Yes.

Mr. Thilburg: I suggest having radios in both guard shacks and that the roving patrol have radios that they can charge during the day. This way you can have communication with whoever needs help right away.

Mr. Luciano: Technically we need four radios.

Mr. Thilburg: Do you have a command post?

Mr. Luciano: Yes.

Mr. Thilburg: Okay that's great. The security company that I belong to has a command post and everything goes through there. I think that should be looked into.

Mr. Scheerer: We will talk to them.

Janet Moore, 746 Stonewyk Way: I live directly across from the big oak that was just removed. Was the Extension Office the only one who looked at the oak and said that it needed to be taken down because it was hit by lightning?

Mr. Brown: REW looked at it also.

Mr. Scheerer: A couple of different companies looked at it. Enviro Tree Service gave us a price to do some tree lifting.

Ms. Moore: Of course they wanted to cut it down.

Mr. Scheerer: They didn't want to cut it down.

Ms. Moore: It was over 100 years old.

Mr. Scheerer: I understand, but that tree was struck by lightning three years ago.

Ms. Moore: No, the tree was struck before I moved in, which was in 2013. I live directly across from it. I couldn't understand why the CDD or someone didn't treat the tree.

Mr. Scheerer: We did. Please let me finish. We had the University of Florida Extension Office come out here and they did a complete analysis. They took some samples of the tree and

gave us an entire protocol on how to treat the tree, what we need to do and we did that for two years. None of those treatments were effective and the tree continued to defoliate. Over time we noticed some of the branches starting to hollow out. We had Enviro Tree and REW come out to take a look at it. REW's arborist agreed it wasn't getting any better and recommended that the tree be removed.

Ms. Moore: Okay.

Mr. Brown: I don't want to see a 100, 200 or 300-year-old tree removed.

Mr. Scheerer: I understand. They removed trees when they developed these communities. As it is, they don't leave enough trees so we did what we felt we needed to. We followed all of the guidelines starting with the Extension Office. That is our go-to for any landscape and tree problems and then we went to two different companies that have certified arborists on staff. We followed all of the protocols that the Extension Office gave us and that tree was continuously getting worse. It's a big tree.

Ms. Moore: The tree is now gone. The company that took it down did a beautiful job.

Mr. Scheerer: Yes.

Ms. Moore: I have pictures. There is one that will make you cry because when all the leaves were removed, an eagle was circling around because there was nowhere for it to land. They did do a good job cleaning up after the tree was removed.

Mr. Scheerer: The Board asked us to look at some options. Obviously, we can't replant a tree of that magnitude.

Ms. Moore: The others look nice.

Mr. Scheerer: They do.

Ms. Moore: I noticed some students sitting and reading on the brick walkway today.

Mr. Scheerer: I saw them.

Ms. Moore: So that's why I'm recommending this repair.

Mr. Scheerer: We are in the process of repairing the brick pavers. We can't plant a tree in that same spot.

Ms. Moore: For heaven's sake, don't put up a gazebo.

Mr. Scheerer: Maybe we can have a couple of benches. It's a nice place to hang out.

Ms. Moore: They did a very good job cleaning it up because my property is directly across from it. Of course, I've shed some tears over this.

Mr. Scheerer: We held out on cutting that tree down for some time. I share everyone's sentiments that, that tree is a majestic tree and it's unfortunate what happened to it, but over the years, we followed all protocols and all of the steps that we were asked to do prior to removing the tree.

Ms. Garner: With regard to the tree in the park, is there any more or intention to fence off the lake side?

Mr. Brown: We haven't really talked about it.

Ms. Garner: It's called a dog park.

Mr. Scheerer: We don't call it that. All it is, is a little passive park. All we did was put up signs requesting people to pick up after their pets because they weren't picking up after them. There is no dog station because it's not a designated dog park. It's just a passive park.

Ms. Garner: I see.

Mr. Scheerer: I think the plan is to leave it the way it is and find something to do with the backs of the lakes.

Ms. Moore: It would be nice to have a "No Fishing" sign down there.

Mr. Scheerer: We are working on the signs. It is in my report. We ordered 12 more signs and some additional posts and those will be going up.

Ms. Moore: I see renters from the other side coming down to fish because they don't know they can't fish because there are no "No Fishing" signs. There are alligators.

Mr. Santos: Who is responsible for replacing the dead tree in front of a house; the HOA or CDD?

Mr. Showe: The maintenance of trees in front of homes fall to the residents.

Mr. Santos: Only maintenance of the tree. What happens if the tree in front of the house is dead?

Mr. Scheerer: The HOA replaces it.

Mr. Brown: Or the County.

Mr. Scheerer: I think the question is if you have a dead tree in your yard and you are not doing anything with it, the HOA is responsible for making sure you maintain it. Typically, it's a CCNR violation unless I'm wrong.

Mr. Santos: I meant between the sidewalk and the street.

Mr. Hurley: It's the homeowner's responsibility to take care of the tree. If it's dying, they can apply to take it down, but they have to commit to putting up one of the approved trees.

Mr. Soukup: But if it's dead and unsightly, is that something where Rodney can sign a letter to request a replacement?

Mr. Hurley: Rodney can put it in an application.

Mr. Soukup: I understand that, but let's just say the tree is dead and they don't want to do anything about it and he's complained about it because he has to look at a dead tree. Is that something that Rodney can write the resident up for?

Ms. Kirk: Rodney can send a violation letter.

Mr. Soukup: So that would go under the HOA.

Ms. Kirk: You would have to contact Rodney.

Mr. Hurley: Okay.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Appointed Supervisor**

Mr. Showe: He is not available.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the December 18, 2018 Meeting**

Mr. Brown: Does anyone have any changes, additions or deletions to the minutes of the December 18, 2018 meeting?

Mr. Showe: Ms. Kirk provided me some clarifications to the minutes, so you can approve them as amended. Some of the names were incorrect. If you have any comments, you can provide those as well.

Mr. Thilburg: I just have a question on Page 3. Mr. Santos asked a question about the fish in the ponds and Alan was supposed to give us some information.

Mr. Scheerer: We are still gathering the information from Clarke. I think Mr. Santos wanted us to add some fish to the ponds so he sent a map of the community and the acreages to Clarke Environmental. We don't have anything as of this meeting.

Mr. Thilburg: I pulled information off of the Orange County website on Gambusia.

Mr. Santos: I was the one that mentioned Orange County was putting Gambusia fish in all of their ponds and lakes.

Mr. Thilburg: They said it's free. There was a phone number saying, "If you need fish for your pond call Mosquito Management Services."

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the minutes of the December 18, 2018 meeting were approved as amended.

**SIXTH ORDER OF BUSINESS**

**Discussion of Request from Gleneagles HOA**

Mr. Showe: The Gleneagles HOA is requesting permission to install a yellow stripe in front of their incoming gate. They think it will help people from hitting the gate. I don't see any reason to object, but I wanted to bring it to the Board in case there was any objection. They would be paying for it and needed the CDD's permission since it's our road.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the Gleneagles HOA request was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Street Parking Enforcement Policies and Procedures**

Mr. Showe: We intended to have an actual rulemaking hearing at this meeting, but unfortunately a week after Christmas, The Orlando Sentinel completely missed running legal ads for several of our Districts, including this one so we had to re-advertise it for the February meeting. They didn't charge us for the re-advertising, but legally we are required to have that notice so in talking with Scott, we wanted to have discussion right now about the rules. Since Scott drafted the rules, he will now discuss them.

Mr. Clark: I passed out a better copy than what was in the agenda with the redlined corrections. This is just a concept that I suggested. The problem we discussed was people abusing the guest designations so I tried to define who was a guest. It gives the Board some enforcement action if you find someone is abusing it. We will give them a notice and let them come to the Board meeting and discuss the situation with the Board. Maybe that way you could get to the bottom of some of these issues.

Ms. Garner: Are renters permitted to attend the meeting?

Mr. Showe: Absolutely, it's a public meeting.

Mr. Clark: I can address any questions. If you have suggestions, we can discuss those and I can go back and fine tune this or we can just come back in February.

Mr. Thilburg: Weren't we talking about ticketing the homeowner? I believe Brian discussed that last month.

Mr. Brown: Well it wasn't really ticketing the homeowner. It had to do with a couple of houses that have seven or eight cars. I know that one owner in particular, owns business where they have multiple cars for sale. We said, "If you call any more than seven days in a 30-day period then automatically, you were considered to be a resident."

Mr. Clark: Part of the concept is identifying the guest as the person. The car is not the guest so if you are a guest you have to identify yourself. We don't fine because we don't have the fining power so our enforcement mechanism is to tow. You can't tow homeowners, but you can tow cars. One thing we could look at is imposing an administrative fee. I've done that in other Districts. It's not a fine, but something to recoup some of the staff time dealing with these matters. I've had fees ranging from \$100 to \$250 associated with a towing incident, which would go against the homeowner. If that's something the Board wants, I can bring some language.

Ms. Garner: I second that.

Mr. Brown: We looked before at having somebody here 24 hours issuing passes. I've never been a fan of doing that in a neighborhood this big and don't know what the fiscal impact would be.

Mr. Showe: It's considerable.

Mr. Brown: We looked at that before when we had a different Board and didn't want to do that because of the cost to have them here. Honestly, I don't know how all of you feel, but I'm leery of adding to our fees for the year, charging people more to make their life harder. We have a dozen people here tonight and out of 1,700 residents, only a few have this problem so I don't know if I'm into doing a big rewrite as much as just trying to deal with those people that found a loophole.

Mr. Soukup: We may need to just tweak it, but I think every single homeowner that has been tagged before knows the rules.

Mr. Showe: If you are looking at tightening up these rules, there is a letter that Scott wrote, which is titled "Letter G" that we send out when security tells us, "Hey Jason, hey Alan, we think this particular home is circumventing the rules." We send the owner a letter and put them on notice. That gives you some additional teeth without rewriting the rules.

Mr. Soukup: To direct the violation to the home instead of the vehicle.

Mr. Showe: Correct.

Mr. Clark: It's hard to write a rule for every circumstance.

Mr. Showe: Correct.

Mr. Clark: It has a life attached to it so if we know someone is abusing it, we send them a certified letter and they can come and explain why we are wrong.

Mr. Showe: Yes.

Mr. Santos: I would like to clarify that on our street, a guy who owns a black Cadillac switches cars every few days from the driveway to the street.

Mr. Brown: That's exactly why we are looking at these rules again.

Mr. Showe: "Letter G" would give us some leverage dealing with specific situations without over administrating the rules to such a point where security has a challenge enforcing it.

Mr. Thilburg: When people call in a guest, do they actually give the make and model?

Mr. Luciano: Yes, they just say that they are going to have a car in the street and it's owned by a visitor.

Mr. Thilburg: We have roving patrols every day and if they see the car, they write the tag number or check the log. Do they have an actual log?

Mr. Luciano: Yes.

Mr. Thilburg: In the vehicle?

Mr. Luciano: Yes, if the car was sitting there for two days and the owner rotated that car with a different car we give a ticket, but not if they called in.

Mr. Thilburg: I understand.

Mr. Showe: Under the current rules, there's no way to address that situation. They can just keep calling in as a visitor, as long as they don't exceed the dates.

Mr. Luciano: Six houses are rotating cars.

Mr. Showe: Then we can trigger this rule and send them a letter and they can come here and explain or they will lose all of their guest privileges.

Mr. Thilburg: It's hard to monitor that.

Mr. Showe: He's here at least five days a week and knows which houses are doing the switching.

Mr. Santos: It's obvious.

Mr. Showe: We can supplement the letter with his log and tell the owner, "You called in a visitor for every day for the last 30 days and we no longer believe these to be visitor vehicles."

Mr. Brown: Yes, they do get the make and model of the cars because I was getting a new roof and there was a big dumpster in my driveway so I called the guard said, "There's a dumpster

in my driveway and I have nowhere to park.” He just said, “What’s the make and model of the car?”

Mr. Santos: On Brookstone Drive between the first mailbox and Stonecroft Place, there’s going to be an accident because people are parking three or four cars. You will not be able to see whose coming in and out and there’s going to be an accident.

Mr. Soukup: That’s when you call the Osceola County non-emergency number and say that they are impeding traffic. It’s an unsafe situation so they will come out and ticket them.

Mr. Scheerer: They come out for line-of-sight issues.

Mr. Clark: So is there any direction from the Board on this item?

Mr. Brown: We are just adding “Letter G” to the language.

Mr. Showe: I think it would then become Letter E. Is that correct, Scott?

Mr. Clark: I will put it in there and then you can discuss it.

Mr. Showe: We will have the hearing at your February meeting and bring all of that back.

Mr. Brown: Thank you.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Clark: The only other item I wanted to follow up on is the Board asked at the last meeting whether a letter was sent to the golf course regarding their maintenance gate. To my knowledge we sent the letter, but received no response so I will ask for further direction from the Board.

Mr. Brown: Did we ask them to start locking it again?

Mr. Thilburg: Yes, but they have not locked it. On Saturday and Sunday, the Maintenance Department is closed but the gate is wide open. The same thing happens when they leave at night. It’s not being locked. Weeds are growing over the gate.

Ms. Boucher: Not only is it not being locked, it’s not being closed.

Mr. Brown: If everyone is okay with this, since it was part of their County Development Plan (CPD) that they have that, we can send something to Code Enforcement (CE) asking them to enforce the CPD.

Mr. Clark: Absolutely.

Mr. Brown: They had some issues with CE over the past month, so they are more likely to pay attention to them.

Mr. Clark: That's all I had.

Mr. Brown: Thank you.

**B. Engineer**

Mr. Brown: Mr. Hindle?

Mr. Hindle: I don't have anything for you this evening, unless you have any questions for me.

Mr. Scheerer: You need to look at all of the pavers and the speed tables. A couple are in bad shape. We will send an email out.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: In the General Fund we have Checks #5813 through #5846 for \$474,233.21, Check #59 for \$1,525 in the Capital Projects Fund and November and December payroll for \$903.50, for a grand total of \$476,661.71. Alan and I can answer any questions. I will also note for the purpose of the Board that a large majority of the funds are actually just the transfer of funds to the debt service.

Mr. Brown: Is this the last one?

Mr. Showe: This is the last year. Whenever we get the assessment checks in, a portion goes to debt service.

Ms. Moore: Why is the Check Register from December 12, 2018 to January 22, 2019?

Mr. Showe: That is the last time frame we approved. At the last meeting, you approved through December 11<sup>th</sup>.

Mr. Brown: We met early last time.

Mr. Showe: Because we prepare these a week in advance, it only covers through that time period.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor the December 12, 2018 to January 22, 2019 Check Register totaling \$476,661.71 was approved.

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. Most account lines are falling in line so far. Through December 21<sup>st</sup>, we are 88% collected on our assessments, so we are in great shape. I will have Alan go through his report.

**3. Field Manager's Report**

Mr. Scheerer: Just a few items to report. The final inspection was signed off for the fresh air make-up for the new A/C unit. Originally, we were told that we didn't need to have one, but after further review, we were told that we had to have one so it was installed and the inspection was signed off last week. The Fitness Center and the pool are in good shape. We added some pool shower chains to both of the swimming pool showers. A few minor repairs were made to the gates. The ponds look good. We requested an up-to-date map for all of our ponds for tracking purposes. We talked about the Oak tree in Windsor Park. New annuals were installed the first week in February. I saw them today. We completed most of the sidewalk grinding in the community. We are assessing all of the panel replacements now and will address those as soon as we get the total number. The gate was repaired on the back baseball field. Somebody had taken down a couple of gates for whatever reason so we had those repaired. A stop sign in Southampton was replaced. We ordered the new letters for the Crown Ridge monument. They are shipping the second of February so hopefully we will get those in and installed right away. We talked briefly about the "No Fishing" signs. We ordered 12 signs. The posts were recently delivered to the vendor so we will pick those up this week and will start installing them. The curbs were cleaned in the Rec Center and a pothole was repaired as requested in the Oakview community.

Mr. Thilburg: Are the "No Fishing" signs for the golf course?

Mr. Scheerer: We don't have any on the golf course at all at this time.

Mr. Thilburg: There was a trash can that was knocked off a concrete base. Has that been remedied?

Mr. Scheerer: Yes.

Mr. Thilburg: I don't see the invisible flagpoles for the lights.

Mr. Scheerer: There's a never-ending problem with my vendor. We will follow up on that.

Mr. Brown: I wondered about that. I was going to ask if it the delay was with the vendor or the golf course.

Mr. Scheerer: The property it's going on is actually golf course property, not CDD property. Nobody said that we couldn't do it, but we will cross that bridge when we come to it because the flagpole was moved to behind the entry wall, which is golf course property.

Mr. Thilburg: I thought I saw concrete poured in an island on Partin Settlement Road.

Mr. Brown: It's dug up.

Mr. Scheerer: We dug it up and apparently that's where all of the rain runs through so we are getting ready to re-sod it. When Sal Perillo was on the Board, he was tasked with finding an alternate location so behind the entry wall on the right-hand side is where that's scheduled to go. We will see what happens with the golf course.

Mr. Brown: We still need to find an alternate location now that the traffic lights were installed.

Mr. Scheerer: I guess you and I need to go out and take a look at that.

Mr. Brown: Yes, because the location we chose ended up not being feasible because of the traffic light.

Ms. Garner: Do the "No Fishing" signs apply to the Windsor Park ponds?

Mr. Scheerer: It applies to everybody. There are already two on that big pond down there.

#### **4. Security**

Mr. Luciano: The Partin Settlement Road Gate had 387 pages with 26,316 visitors versus the E. Lakeshore Boulevard Gate, which had 244 pages with 16,592 visitors. We had 57 tags, 2 attempted tows and 6 repeat offenders.

Mr. Brown: Thank you.

Mr. Scheerer: Do you want to introduce your guest?

Mr. Luciano: Yes, this is my manager Scott Newman.

Mr. Newman: Thank you for letting me attend your meeting. I took over in the November/December timeframe and met with Jason and Alan a month ago for the first time. We went around to all of our clients. I just met with staff out here to see what we actually do here. I've seen emails before that and since then, I have been out here daily. I'm trying to determine what changes need to be made. One thing that I agree on is that we have issues here. Most of these issues are with my company and the guards we have out here, but one thing I tell everybody is that these are human beings and they are going to make their own choices, whether they are wrong or right. My job is to make sure that we get the right people in here. Since I've been here,

two guards were removed and one quit. That's just the process. I will continue to make the movements as we need to, to make sure we have the right guards here. I am in constant communication with Eric. I came onsite for 8 hours one night, driving around the property and was pulled over twice by the police asking what I'm doing, which is good. So, we have work to do and I ask for your patience. I know some of your patience is running thin so I will be at these meetings to hear whatever you have to say and we will continue to work to give what you expect and need. I am leaving some cards so feel free to contact me for any issues you may have and we will get it done. This is not going to happen overnight or in the next month. It's going to take some time. This is a big site and we have a lot of officers here. I think with the new direction I want to go in, I need to be involved. Usually my office manager is in charge, but I removed him to make sure Remington gets to where it should be. I know there's frustration. I can hear it in your voices and read it in your emails. Just give me a chance to get it right and I believe that we can get there. Thank you for your time.

Mr. Brown: Are you in the same position that Travis was in?

Mr. Scheerer: He is replacing Travis and Mark. He is the manager.

Matthew Psarsky, 184 Westmoreland Circle: I request that you keep Eric here. We appreciate him. You may need a vehicle with a light bar. It would make his life a lot easier and a lot safer, like you were saying with radios, not just for communication. Originally it was discussed that we would be able to have access to the community.

Mr. Scheerer: We talked about that. The discussion was having remote access, but we are having issues with the internet provider right now. The cameras are in place and are functioning. They are doing a great job, but right now our internet provider is not providing internet.

Mr. Santos: One thing I noticed is that the CDD website mentions the phone number for the gate and rover, but when you call it's disconnected. I reported it and don't know if it was updated or fixed.

Mr. Brown: Was the new number in the last newsletter?

Mr. Showe: We will update the website. It had some recent changes.

Mr. Scheerer: That was one of the first things that they ended up having to do, which was to get a new cellphone. The number is posted at the guardhouses. We just have to get the numbers to Larry so he can post in the newsletter and then update the website.

Mr. Brown: The number for the roving patrol changed.

Mr. Scheerer: It just happened, we will give it to you. The number was posted on the sliding glass door at the guardhouses.

Ms. Kirk: It's not very clear. They used a ballpoint pen.

## **NINTH ORDER OF BUSINESS**

## **Supervisor's Requests**

Mr. Brown: Mr. Soukup?

Mr. Soukup: Did you get my picture on that geyser for that one sprinkler head?

Mr. Scheerer: Yes, I sent it over.

Mr. Soukup: That's all I had.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Yes. Alan, is the internet issue with Bright House?

Mr. Scheerer: No, it's with Spectrum.

Mr. Showe: It is a lot more complex. There are multiple systems involved with the cameras and there's a gate operator.

Mr. Scheerer: They keep telling us that they are connected, but if you go to the pedestal they didn't connect it. So, we've been having this dance for several months now. They have to get the internet to the guardhouse and once we get that done, we have to bring Frank back out to work his magic to get the IP addresses and everything set up properly. He has to do it himself. Right now, we are just trying to get the internet to the pedestal that provides internet to the guardhouses.

Mr. Thilburg: Does Spectrum have a home here in Remington because you see their trucks every day?

Mr. Scheerer: That's because they have problems.

Mr. Thilburg: Can we get a quote for a radio communication system?

Mr. Scheerer: We are going to talk with security. That may be something above and beyond what they are currently charging for now, but if not, we can try to get with a Motorola representative or somebody like that who sells two-way radios. It's been awhile since I had to deal with this. Back in my hospitality days, you were assigned a frequency and you pay for that frequency.

Mr. Newman: That's correct.

Mr. Scheerer: Is that the way it's set up now?

Mr. Newman: Yes.

Mr. Thilburg: Maybe we can have some feedback for next month.

Mr. Scheerer: We will work with security in the next 30 days.

Mr. Thilburg: I just wanted to see the guardhouse have more real-time control and radio is real-time.

Ms. Kirk: I don't have anything.

Mr. Brown: It seems like we weathered the 3 inches of rain pretty well yesterday.

Mr. Scheerer: There was no road flooding?

Mr. Brown: I didn't see any backed up catch basins.

Mr. Showe: We didn't get any phone calls so that's a good sign.

Mr. Brown: I didn't see any flooding along Remington Boulevard.

Mr. Scheerer: I didn't receive any Ken Soukup photos of Remington Boulevard, Janice Kay Way or Westmoreland.

Mr. Brown: Hopefully that's going to continue through the winter.

Mr. Soukup: You will still have to do some cleanup through May.

Mr. Scheerer: We will do debris cleanup, but since you asked the question, what I'm working right now is getting a quote from the company we used to do the jetting and vacuuming, similar to what we did when we were looking at tree pruning quotes for Remington Boulevard from Partin Settlement Road to E. Lakeshore Boulevard and, Remington Boulevard to the end of Knightsbridge Boulevard. Then we are going to price each of the interior communities. There are usually a couple of catch basins in each neighborhood. All Terrain Services have been doing the vacuuming and jet services for us. I'm working with the president of that company right now to come up with a systematic plan to suck out all of these drain lines and try to get whatever is in there, starting with Phase 1. No offense to Phase 2, but you guys were here the longest. We are working on those prices and we will see how they pan out within the current budget or try to place that in the budget for 2020.

Mr. Showe: We will try to work a rotation so you don't spend so much every year.

Mr. Scheerer: We will do one-third at a time and knock them out.

Mr. Brown: Other than that, it seems like REW is doing a good job. I see flowers.

Mr. Scheerer: It looks good for this time of the year.

## **TENTH ORDER OF BUSINESS**

## **Adjournment**

Mr. Brown adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman