

*Remington Community
Development District*

Agenda

March 26, 2019

AGENDA

Remington

Community Development District

135 W. Central Blvd., Suite 320, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 19, 2019

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, March 26, 2019 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Public Comment Period
- IV. Organizational Matters
 - A. Discussion of Board Vacancy and Review of Letters of Interest
 - B. Appointment of Individual to Fulfill the Board Vacancy in Seat 3 with a Term Ending November 2022
 - C. Administration of Oath of Office to Newly Appointed Supervisor
 - D. Consideration of Resolution 2019-04 Electing an Assistant Secretary
- V. Approval of Minutes of the February 26, 2019 Meeting
- VI. Consideration of Proposal for Updated Roadway Pavement Evaluation Report with Hanson, Walter & Associates, Inc.
- VII. Consideration of Proposals for Recreation Center Roof
 - A. Berry Construction, Inc.
 - B. Steve Turbeville Roofing, Inc.
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1. Discussion of Speed Humps
 - C. District Manager's Report
 - 1. Approval of Check Register
 - 2. Balance Sheet and Income Statement
 - 3. Field Manager's Report
 - 4. Security
- IX. Supervisor's Requests
- X. Adjournment

The second order of business is Modifications to the Agenda. Any modifications will be announced under this section.

The third order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fourth order of business is organizational matters. Section A is discussion of Board vacancy and review of letters of interest. Copies of the letters are enclosed for your review. Section B is appointment of individual to fulfill the Board vacancy in Seat 3 with a term ending November 2022. Section C is administration of oath of office to the newly appointed Supervisor. Section D is consideration of Resolution 2019-04 electing an Assistant Secretary. A copy of the resolution is enclosed for your review.

The fifth order of business is the approval of minutes from the February 26, 2019 meeting. The minutes are enclosed for your review.

The sixth order of business is consideration of proposal for updated roadway pavement evaluation report with Hanson, Walter & Associates, Inc. A copy of the proposal is enclosed for your review.

The seventh order of business is consideration of proposals for the Recreation Center roof. Section A is the proposal with Berry Construction, Inc., and Section B is the proposal with Steve Turbeville Roofing, Inc.

The eighth order of business is the Staff Reports. Subsection 1 of Section B is discussion of speed humps. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review. Section 3 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover. Section 4 is the security report from Universal Protection Services.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



Jason M. Showe
District Manager

Cc: Scott Clark, District Counsel
Mark Vincutonis, District Engineer
Darrin Mossing, GMS

SECTION IV

SECTION A

From: Pamela Zaresk <india137@aol.com> *
Subject: Interest in CDD Board of Supervisors Position
Date: February 26, 2019 at 8:35:49 PM EST
To: jshowe@gmscf.com

Good Evening Jason:

This is to let you know that I am interested in serving on the CDD Board of Supervisors in Seat #3 which is currently vacant. Attached is a recap of my community and professional experience. Having previously served on the CDD, I would welcome the opportunity to once again contribute to the Remington Community Development District.

Pamela Zaresk
121 Club Villas Lane
Kissimmee, FL 34744
telephone: 843-801-5505
email: india137@aol.com

I believe that citizen involvement in all levels of government – local, state and federal – is the cornerstone of effective government. I also believe that elected officials have an obligation to be responsive to those whom they represent through open communication and a commitment to serving the best interests of the entire community.

Community Service

Board Member Remington Community Development District
President, Remington Tract 1-A Homeowners Association
Vice President, Secretary, Board Member East Side Community Development Corporation,
Charleston SC
Chairman, Board of Trustees, Trinity United Methodist Church

Professional Background

37 year federal career; 3 years as a staff assistant with the US House of Representatives and 34 years with US Customs and Border Protection (CBP, formerly US Customs Service). During my career I served in numerous positions in various locations – Labor Relations Specialist (New York, NY); Customs Inspector (Newark, NJ); Regional Program Officer and Deputy Regional Director (Miami, FL); Assistant District Director (Tampa, FL); Special Advisor to the United Nations Sanctions Assistance Mission (Bucharest, Romania); Area Port Director (Orlando, FL); Executive Director, Seizures & Penalties (Washington, DC); Executive Director, Field Operations (Washington, DC); and Area Port Director (Charleston, SC).

Following retirement from CBP, served as an advisor to the governments of Malaysia, Singapore, Indonesia, and Philippines on establishment of legislative protocols for the control of critical technology for the US Department of State.

President, Maritime Association of South Carolina – a non-profit business organization promoting international trade and the maritime transportation industry from 2011-2016.

Currently retired.

Diego Benson-Valdes
MSN, RN, RCP, WCC
507 Berry James Court
Kissimmee, Florida 34744
305.519.7451

Seasoned professional with proven success in building cohesive teams, improving healthcare projects in addition to providing consultative services for healthcare systems. A visionary leader with a strong focus on the organizational mission; superior communication skills, easily interacts with executives, clients, staff, and vendors.

EDUCATION

1991

Miami, Florida

Certificated in Respiratory Care

Miami Dade College; April, 1994

Miami, Florida 33176-3393

Associates in Nursing

University of Phoenix; May, 2009

Phoenix, Arizona 85037-4403

Baccalaureates in Science, Nursing

University of Phoenix; April, 2011

Phoenix, Arizona 85037-4403

Masters in Science, Nursing Administration

PROFESSIONAL EXPERIENCE

Florida Hospital – Orlando Campus

Orlando, Florida

A non-profit hospital and an affiliate of Seventh Day Adventists

➤ Vascular Access Department.

August 2017 – Present

Summit Healthcare Medical Center

Show Low, Arizona

A non-profit hospital.

➤ Director of Perioperative (Surgery) Services:

June 2015 – January 2018

Florida Hospital – Orlando Campus

Orlando, Florida

A non-profit hospital and an affiliate of Seventh Day Adventists

➤ Vascular Access Department

January 2012 – May 2015

Saint Cloud Hospital

Saint Cloud, Florida

A for-profit hospital and an affiliate of the Community Health Systems

➤ **Director of Nursing, Medical Surgical Unit**

December 2011 – January 2012

Alta Vista Hospital

Las Vegas, New Mexico

A for-profit hospital and an affiliate of the Community Health Systems

➤ **Director of Nursing, Inpatient Services**

August 2010 – December 2011

**Baptist Health System of South Florida
Miami, Florida**

1991 – August 2010

Homestead Hospital

A non-profit hospital and an affiliate of the non-profit Baptist Health System of South Florida

➤ Clinical Nurse Supervisor of the Operating Room/PACU Clinical Specialist

PROFESSIONAL MEMBERSHIPS

Lambda Beta Honor Society
Academy of Medical Surgical Nurses
Association of Vascular Access
Association of Peri-operative Nurses

CERTIFICATIONS/ LICENSE

Certified Wound Care Specialist
Certified for hyperbaric therapy (Baptist Health)
Certified for intubation (Baptist Health)
Respiratory Therapist by NBRC
Certificated for PICC Insertions
Advance Cardiac Life Support (ACLS)
Pediatric Advance Life Support (PALS)
Basic Life Support (BLS)

SAL PERILLO

1) I attended Brooklyn Technical High School, which was rated the second top High School in New York City. I had to take an entrance exam, which Approximately 5,000 students took of which the top 1,500 students were accepted. I was one of the 1,500 accepted. I majored in the mechanical course. I graduated January 1952 and started to work February 2nd 1952, as a junior draftsman at Applied Devices Corporation a Design and Manufacturing Co. of Military Radar and Electronic Systems. At the same time I attended Cooper Union College evening classes. I progressed to the position of Manager of Integrated Logistics Support, managing the following department: Mechanical Design, Drafting/Checking, Configuration Management, Publications, Logistics and Records/Reproduction. In 1976 the company moved to Kissimmee Fl. taking along only 20 employees, including myself to re-establish the company in Kissimmee Fl. I was promoted to Program Manager of a Doppler Altitude Radar System. In October 1985, after 33 years I left the company to join Lockheed Martin as a Senior Group Engineer, managing a staff of 62 Electronic Packaging Engineers. Involved in some of the systems you saw on TV during the 1991 Desert Storm War in Iraq. The Russian economy started to collapse trying to compete with the US development of Military Systems. The result many US Military systems were cut back. I took early retirement to protect my Lockheed Martin Pension, May 1992.

2) I have lived in Remington Club Villas since September 2001. I served on the Club Villas Board from 2003 to 2011, as financial officer and President. Established the painting of four Villa buildings each year for the end result all twenty building shall be painted after five years. Then Board has continued this process since it started. Also established the requirements for our lawn services, they have done an excellent job servicing Club Villas since approximately 2011.

3) My philosophy is to abide to the Remington CDD documents in effect, serve the Homeowners in accordance to the CDD documents, keep Remington a safe place to live and protect homeowners from unnecessary expenses.

4) A situation arose when a few homeowners from Club Villas came to a CDD meeting, wanting to know, why the CDD pool was not locked after sunset. I mentioned that I previously had talked with the person in charge of all pools in Osceola County. I was informed Osceola County present law states all pools may be locked or unlocked after sunset. Even though the pool is in an open position the pool does not allow one to be in the pool after sundown. The reason is, the pool is not illuminated properly per square foot of illumination. Proper illumination is very expensive to obtain and get approved. The pool in Remington had been unlocked after sunset since the start and met all legal requirements. The pool is not usable after sunset by not being properly illuminated. To eliminate a situation of some children possibly entering into the pool after sunset and getting hurt and then the Parent's suing the CDD Board. I presented a motion to the CDD Board to have the pool locked one half hour, prior to sunset and have the pool unlocked, 9:00 AM the following morning. This motion was Approved, by CDD Board vote, with a, 3 YES, & a, 2 NO vote. This was implemented at the CDD Board Meeting, April 24, 2018.

SAL PERILLO

5) My most important contribution to the Remington CDD and Homeowners was the widening of Remington Boulevard, from one lane to two lanes just prior to the guard house near Partin Settlement Road. Prior to the widening of Remington Boulevard, traffic would back up to Partin Settlement Road after 7:00PM. The CDD was fully aware of this issue and looked to widen the road. Original estimates for the project were very high, since the Board was told that we had to move the Power box located, near the corner of the school entrance. After researching all the technical data, measuring the road, talking with government officials, I found, that relocating the power box was not required. This dropped the cost considerably and the CDD Board approved expanding to two lanes.

6) I have previously served on the Remington CDD Board from May 3, 2010 to October 30, 2018.

7) Questions:

Tim Mehrlich
145 Westmoreland Circle
Kissimmee, Florida 34744
tmehrlich@outlook.com
321.624.9017

March 3, 2019

To whom it may concern:

I am expressing my interest in being appointed to the vacancy on the CDD board. I have lived in Remington since 1997. I was recently elected to the HOA board, but I don't see any conflict of interest.

I graduated High school in Cary North Carolina in 1979, and took some classes at Valencia in the late 90's. I am a licensed Real Estate Agent, and a licensed CAM. I currently work at Mehrlich Properties in St. Cloud with my wife Diane. We are a full service Real Estate company with our base in property management. I owned a Restaurant (Gianni's Restaurant) in Kissimmee for almost 15 years in one of my former lives, and I worked in the Corporate world with Sysco and US Foodservice for over 10 years in another life.

I am interested in serving on the board because of my concern for the community. While I'm sure that I won't agree on everything with the other board members, I enjoy trying to understand the logic and reasoning of a persons position on a topic when I disagree with them. I think that I can conduct myself professionally, and courteously during the meetings, and I'd like to think that I could understand what's taking place in the meetings as it pertains to our community.

Thanks for your consideration.

Sincerely,

Tim Mehrlich

SECTION D

RESOLUTION 2019-04

**A RESOLUTION OF THE REMINGTON COMMUNITY
DEVELOPMENT DISTRICT ELECTING AN ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Remington Community District desires to
elect _____ as an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE REMINGTON COMMUNITY
DEVELOPMENT DISTRICT:**

1. _____ is elected Assistant Secretary of the Board
of Supervisors.

Adopted this 26th day of March, 2019.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

SECTION V

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 26, 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
Kenneth Soukup
Carl Thilburg
Barbara Kirk

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Scott Clark
Shawn Hindle
Alan Scheerer
Eric Luciano
Residents

District Manager
District Counsel
District Engineer
Field Manager
Universal Protection Service

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: There are none that I'm aware of.

THIRD ORDER OF BUSINESS

Public Comment Period

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

Sal Perillo, 89 Club Villas Lane: At one time, there was an agreement some time ago, between the CDD and the golf course, for the gate on the maintenance road to be locked every night. Have we sent them the paperwork?

Mr. Clark: I was going to report on that later on, but I can report on that now at the Board's request.

Mr. Brown: That's fine.

Mr. Clark: At the last meeting, the Board directed me to send a letter to Osceola County Code Enforcement (CE) advising them that they were in violation of the County Development Plan (CPD). I did that, but did not receive a response or a return call from the three calls that we made. I don't know if you know anything, Ken.

Mr. Brown: I talked to a golf course maintenance person last week who said he hadn't seen anything, but was going to go out there and look at it. I haven't seen him this week.

Mr. Perillo: Just for the record, I've been watching the gate to see if anything is going on. Last night and the night before the gates were closed. That's why I questioned it. Maybe they decided they should be doing that.

Pam Zaresk, 121 Club Villas Lane: When you say closed, is it locked?

Mr. Perillo: I don't know. It used to be locked. The people that used to come in and go fishing are parking on the other side of the gate. I didn't walk down there, but maybe I'll take a walk and see what's going on. I doubt it was locked because there was no lock. In the past, they wrapped a chain around the gate with a lock.

Mr. Clark: Mr. Chairman, if you have a chance to follow up with that person and find out if anything has been done, let me know and I will write a follow up letter.

Mr. Brown: Okay.

Tim Mehrlich, 145 Westmoreland Circle: Since we pay for the CDD through the bonds and our taxes, how come we can't make it private?

Mr. Showe: The CDD by its nature under Chapter 190 of the Florida Statutes, is a governmental entity so everything owned and operated by the CDD is public. There is no way to make it private.

Mr. Mehrlich: Because it's part of the government.

Mr. Showe: Correct, it's a governmental entity.

Mr. Mehrlich: Does it have to stay a governmental entity? Can we vote to change it if we own it or pay for it or are paying for it?

Mr. Clark: It's difficult to take publicly funded projects and privatize them.

Mr. Mehrlich: It's not publicly funded, is it?

Mr. Showe: Yes.

Mr. Clark: Because the bonds are tax exempt, they are publicly issued. Otherwise, they wouldn't be tax exempt and they would cost you more money. So once that public funding occurs, you can convey streets and things like that to the County, but you can't prioritize them unless the law changes.

Mr. Mehrlich: I was just curious.

Mr. Clark: It's been that way for a long time.

Mr. Mehrlich: Thank you.

Larry Hurley, 2616 Keswick Court: I brought this up before and it's not a CDD matter, but about a year ago, I found a bunch of light posts along Remington that were out so I sent an email to Orlando Utilities Commission (OUC) and they fixed them. Over the last couple of weeks, I discovered 13 were out by the construction site where the hole was in the ground and another two at the other end were broken so I contacted OUC again and they came out within a day and fixed all of them. I guess my new job is getting lights fixed, but it doesn't seem right that a homeowner should have to do that. These are public roads so where is the public governmental agency that is going to watch the lights and make sure they don't go out?

Mr. Brown: I guess security could tell us if they see any out, but other than that we don't have any staff that does that.

Mr. Hurley: If someone in here doesn't send in the information, then it gets done whenever they notice them. They don't work necessarily at night. They are in there during the daytime. It seems like it should be part of what the CDD does to keep those lights on.

Mr. Scheerer: The CDD typically does that for lights, the CDD leases and pays for a majority of them, but residents pay for some of the lights that are out here. We have that discussion at other properties that have streetlight leases, we actually go out in the evening, patrol the property with whatever Field Manager or property manager is assigned. The reason we don't do it for here is the lights aren't funded by the District. That doesn't mean security can't go through and flag lights if they want to. We can assist in reporting them. I know that anybody that's contacted our office with a light out will report them, but we don't physically drive the property in the evening.

Mr. Hurley: The subdivision lights, at least in my subdivision are under the Kissimmee Utility Authority (KUA).

Mr. Showe: I think there are two different Municipal Service Benefit Units (MSBUs) in here.

Mr. Brown: No, it is all under one Municipal Services Taxing Unit (MSTU). They never did it under an MSBU because there are two companies and the funding is a little different.

Mr. Hurley: The ones in the subdivision that are not so pretty are much more robust; therefore, they don't seem to blow out much. There are two near my house and each one has gone out once in 10 years. The ones along Remington seem to be fragile and within not even a year, a bunch of them go out.

Mr. Brown: My suspicion is that they probably get kicked a lot, hit or kids are pushing on them.

Mr. Hurley: The acorn at the top seems to be robust, but not the bulb inside. The biggest problem is that they go on and off. That could be because some photocell or element gets heated, which opens and closes circuits. Anyway, I will keep evaluating the lights on my walk.

Ms. Kirk: Thank you.

Mr. Thilburg: Larry, we have a lot of walkers at night and sometimes they will put a ribbon around the poles that are out. Then they tell me and I call them.

Mr. Hurley: I put a ribbon around each one, take down the pole number and put the number when I send out the email.

Mr. Thilburg: They come within one or two days.

Mr. Hurley: I'm impressed with how fast they come out once you put in the order, but maybe because there were 15 lights.

Mr. Brown: That and it's been a couple of days since a hurricane.

Mr. Thilburg: They trimmed the trees back so now the limbs, even in a high wind don't hit them. They did a good job.

Mr. Hurley: That's all I have.

Mr. Brown: Thank you. Anyone else? Hearing none,

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Showe: The brother of a gentleman who was elected to the Board is here and I don't know if he wants to update the Board.

Diego Valdes, 507 Berry James Court: Yes. Your newly elected Board Member, James Benson-Valdes passed away from cancer in January. I did notify the State by sending them an email. I just wanted all of you to know that he would not be able to serve on the Board.

Mr. Brown: I'm sorry.

Mr. Scheerer: Sorry for your loss.

Mr. Showe: I'm sorry to hear.

Mr. Clark: The action for the Board to take would be declare a vacancy in that seat and once you declare the vacancy, not tonight, but as promptly as possible, the Board should appoint someone who is qualified, meaning a citizen and qualified elector living in the District to fill that seat for the remainder of the term.

Mr. Brown: Do we need to do anything through the Department of State or the Governor because he was elected, but never filled the seat? That's something we haven't had before.

Mr. Clark: It's no different from the situation where a Board Member resigned or moved out of the development and no longer qualified. We would treat it the same way.

Mr. Showe: We will notify the Supervisor of Elections and let them know.

Mr. Brown: Do we need a motion?

Mr. Clark: We need a motion to declare a vacancy in Seat #3.

Mr. Showe: With a term ending 2022.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor declaring Seat #3 vacant, was approved.

Mr. Showe: Typically, what this Board has done is we just opened it up to anyone who is interested in serving on the Board. If they send me a letter of interest or resume, we can put those in your next agenda package and the Board would have a chance to review them.

Mr. Soukup: Do we post an announcement on the CDD website also?

Mr. Showe: We can post it there if that's the Board's direction. We will do both. Any letters of interest we receive we will pass along to the Board as soon as we get them. That way if you want to talk to the person individually, you will have time to look at all of those in advance.

Mr. Brown: Okay. Perfect.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the January 29, 2019 Meeting

Mr. Brown: Does anyone have any changes, additions or deletions to the minutes of the January 29, 2019 meeting?

Mr. Soukup: I have none.

Mr. Brown: Then we need a motion.

On MOTION by Ms. Kirk seconded by Mr. Soukup with all in favor the minutes of the January 29, 2019 meeting were approved, as presented.

SIXTH ORDER OF BUSINESS

Consideration of First Amendment to Agreement with Sharks and Minnows Swim School, Inc.

Mr. Showe: This is an extension of the Sharks and Minnows contract that we had last year to extend their term into 2019. They seem to really like this program and the area. I will note that it allows for, at least for each session, any resident of Remington that identifies themselves, will get \$50 off the lessons as consideration for utilizing our facility. We don't have any complaints that I'm aware of from last year's program.

Mr. Brown: Did they have a lot of participation last year?

Mr. Showe: Enough that they want to continue the program.

Mr. Scheerer: We can see what kind of participation we had, but it's been very successful on all of the properties.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the First Amendment to the Agreement with the Sharks and Minnows Swim School was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Discussion Items

A. Pond Fish Proposal

Mr. Showe: Alan was asked to get the Board some proposals for different fish that may assist with the mosquitos and we have done that. I will have Alan go through those with you.

Mr. Scheerer: At the last couple of meetings, Mr. Santos expressed an interest in stocking the ponds in Remington with fish. The first call I made was to Applied Aquatic who is your lake vendor and they recommended we contact Clarke Mosquito (Clarke). They also provide pond maintenance as well like Applied Aquatic, but they also do fish stocking. The bids are not in any particular order, but if you look at the map, it lists all of the ponds, the number of acres for each pond and the per acre cost per fish. What they are recommending per acre cost for stocking fish in the Remington ponds is:

- Blue Gill/Red Ear Mix - 500 fish - \$165.00
- Large Mouth Bass - 100 fish - \$65.00

- Charinel Catfish - 100 fish - \$40.00
- Gambusia - 2000 fish - \$3,145.00

Mr. Scheerer: I don't know if we have a problem with mosquitos, but we discourage fishing in the community. A lot of times, mosquitoes eat the larvae in the lakes. A lot of work needs to be done to the turf in those areas and residents have a responsibility to maintain and treat their turf for midge issues. The fish that Clarke is recommending are great. Gambusia is the big mosquito larvae eating fish. We can hang onto this information if you want to. Mr. Santos isn't here to comment on that, but these are the prices. In Solivita, I think we stocked two ponds with fish as a test. We won't find out the results because we just did it last fall in October or November. Summer isn't the time to do it nor is spring and summer. The only time is when water temperatures are extremely cool. They recommend waiting until later on in the year.

Mr. Thilburg: Is it possible to put a trap by some of the ponds to see if we have a mosquito issue.

Mr. Scheerer: I can ask Clarke.

Mr. Thilburg: Rather than stocking it with fish because we have some of these fish in the ponds now.

Mr. Soukup: We have extensive pond management along the banks.

Mr. Scheerer: A lot of these ponds are on the golf course, but there are homes along the edge of some ponds. You can focus on a couple of ponds in the future, based on the location of the pond and the number of homes that are affected by the pond and look at it that way. I will reach out to Clarke to see if they can do that and I'll also reach out to the County. Most counties will set up a trap for monitoring the mosquito population. I don't know if Osceola County would be willing to do that for us because we are a CDD, but if not, I will ask Clarke.

Mr. Brown: We can have them set up traps, but the reality is that most of the mosquitos don't come from the ponds anyway. They come from the algae or people having fountains in their backyard.

Mr. Scheerer: Also standing water.

Mr. Brown: Empty flower pots hold water. The vast majority of mosquitos come from that. I thought about having something different than this for just this area and a couple of areas where it's swampy. I don't even know whether it's useful, but I see Boy Scouts set up bat boxes for their projects. I don't know if those work or not. They are interesting.

Mr. Scheerer: We just installed one.

Mr. Showe: It's hard to tell because the boxes are enclosed. They look at the bat droppings to see if there's been activity. I think the results have been hit or miss with the ones we installed.

Mr. Scheerer: We can reach out to a local troop, such as Troop 192 or some of these other boy scout groups. Is your Dad still involved?

Mr. Hindle: Not anymore.

Mr. Scheerer: You were with John Hardin's group, right?

Mr. Hindle: No. It was with Larry Walter. You could contact the University of Florida. They have a giant bat house with thousands of bats and they all come out at sunset.

Mr. Scheerer: We can ask around. I'll ask Art this weekend. My son was an Eagle Scout in that troop many years ago to see if he has any Eagle Scout projects. If they want to put together a few bat boxes as part of that and the Board is interested, awesome.

Mr. Soukup: I would start with contacting Clarke and Osceola County to see if we even have a problem. If not, then we are wasting our time.

Mr. Scheerer: Like I said, it's tough stocking with Blue Gill, Large Mouth Bass, Charinel Catfish and then tell people they can't fish.

Mr. Brown: I can't believe it's \$3,100 for Gambusia that might be get taken out by birds.

Mr. Scheerer: They could be eaten by birds, alligators or larger fish.

Mr. Perillo: I thought we treated the ponds all the way down to where they built the low-priced homes originally. I thought the Board was double treating all of those ponds down there.

Mr. Brown: We don't treat them for mosquitoes. We might have double treated them for vegetation.

Mr. Scheerer: For aquatic weed control, but not mosquitos.

Mr. Brown: We haven't treated them for mosquitos.

Mr. Perillo: I thought we were doing something for lawns in that area to keep the mosquito problem down. There is a lot of water in that corner.

Mr. Scheerer: If you mean Knightsbridge, there isn't anything out of the ordinary or extraordinary going on with the borrow pit at the end of Knightsbridge that isn't being done throughout any other ponds here in Remington. They are all treated the same way.

Mr. Brown: The only difference we've ever really had with that lawn is that it flooded the wetland.

Mr. Scheerer: That's why Hanson, Walter designed and facilitated the weir because it was washing out. It was a grass berm at one time and now it's concrete and doing really well. We are not doing anything different to the borrow pit.

B. Request for Fundraiser at Recreation Center

Mr. Showe: The same group that requested a food drive in December wants to host a Family Feud night here in the Rec Center at no charge. I don't have the authority to approve that so I placed it on the agenda.

Mr. Brown: What did we do for the other one?

Mr. Showe: We allowed them to have a food drive, but I think they were just collecting food. This is a more intense use of the facility.

Mr. Brown: Who is the group?

Mr. Showe: It's a local foster group that helps with foster kids. It's really up to the Board.

Mr. Soukup: Is there a reason the participant must be over 21? Are they having alcohol?

Mr. Showe: There's no alcohol.

Mr. Brown: Maybe because it's a game and considered gambling.

Mr. Showe: Do you want a motion?

Mr. Showe: I prefer to have a motion. We will make sure the motion is just inclusive to this event and if they want to hold more events, they need to come before the Board.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor the request for a backpack fundraiser for foster kids to be held at the Recreation Center was approved.

Mr. Brown: Maybe we can have security tell us what is going on.

Mr. Showe: That's a good idea.

EIGHTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the public hearing was opened.

A. Consideration of Resolution 2019-03 Amending the District's Rules of Procedure Regarding Street Parking

Mr. Showe: This is a public hearing on the revisions to the parking rules. Included in your agenda are the revised rules as discussed by District Counsel at the last meeting and the resolution approving those rules. At this time, District Counsel can go through the changes.

Mr. Clark: Our discussion last month included a couple of items. There was some language that I inserted to define guests more. I think the direction of the Board was to get rid of that in favor of this process of contacting people who we thought were violating the rules and having them appear before the Board to potentially take action based on that hearing. You also wanted to see what administrative fee would apply. So, when you look at Paragraph 4.3(4), which is new, it provides for in addition to the payment of the tow company, a fee to the District of \$150 to recoup staff time and other administrative costs in having to deal with violations. One question is who pays it. I said initially that it would be the owner of the vehicle, but sometimes you can't find that person or you can't enforce against that person or the house where the violation occurred.

Mr. Brown: This is a public hearing so anyone from the public can provide input.

Mr. Hurley: I don't see how a car parked in front of a house can filter to a particular house if you can't even find the person with the car. How do you know the car belongs to the owner of the house?

Mr. Soukup: It's definitely an issue.

Mr. Hurley: I had people park in front of my house.

Ms. Zaresk: Didn't you say that only happens after they come for a hearing?

Mr. Clark: No. It's a separate issue. The hearing is for people that are violating the guest policy.

Mr. Showe: Right.

Ms. Zaresk: Okay.

Mr. Clark: We would send them a notice to appear at a hearing. We can get rid of that provision. I know we had the situation where you had cars that were owned by someone selling cars and the collection may become a little difficult. We can see how that goes.

Mr. Hurley: What if you impound the vehicle and add the cost to removing the vehicle from impound?

Mr. Clark: You probably can't because we are different from the tow yard and the tow yard is under a very specific statute that says what they can charge and when those fees are paid they have to release the car. So, they would put themselves in a precarious position if they say,

“Well, I have to collect the \$150” and the person refused to pay. If they refuse to release the car, then they are probably violating their statute.

Mr. Thilburg: Couldn't you get the owner of the car and sue directly for that money?

Mr. Clark: We can do that. You can get attorney's fees, but you don't want to be in the business of filing lawsuits to collect a \$150 administrative fee.

Mr. Perillo: How severe is the parking problem?

Mr. Soukup: We have issues with specific houses.

Mr. Perillo: Is it a real problem or is it routine?

Mr. Soukup: I have two on my street.

Mr. Perillo: There's a reason why I brought this up.

Mr. Soukup: It is always different vehicles.

Mr. Perillo: Awhile back, it got out of hand and it was brought up maybe for a month to eliminate the warning and start towing these people.

Mr. Scheerer: You can't.

Mr. Perillo: It died. So, you are going to have to make a movement to scare these people. If you say, “We are going to make it a month where we don't have to give you a warning to tow them and the Board votes on that,” you will see the parking problems slow down or the tow company is going to be making a fortune. One or the other.

Mr. Mehrlich: Ken, are you talking about a rental house?

Mr. Soukup: No. I'm talking about two people that own a five/six bedroom house and they have multiple cars. Maybe people are living with them too. I don't know. All they do is rotate between the five or six cars that they own.

Mr. Clark: You are targeting towards a rental.

Mr. Showe: I don't know that it's targeted to any rental. I think it's targeted to those folks that found a way to rotate through their cars so they never violate the seven-day policy.

Mr. Soukup: We set the parameters the last time and they still figured it out. They park a car for six days and it won't be out again until next month.

Mr. Showe: The change in the rule will allow security to say, “Wait a minute, this house is calling in a visitor for 17 nights out of a month,” so we notify the resident through a letter saying, “We think you are in violation of the policy and suspended your guest privileges and any violators will be treated in accordance.” What if we change “shall” to “may” in Paragraph 4, because I think the ability to have that fee is a good thing.

Mr. Clark: I have an idea. To replace the presumption of the owner of the lot adjacent to the violation, I would say, "If not paid by such person shall be paid by the unit owner of a lot with whom the Board finds to be responsible for the violation."

Mr. Brown: So we would figure out who the car belongs to and where they live.

Mr. Clark: A lot of these times, you are going to know if you have repeat violators.

Mr. Showe: Right and by the time you get to that point, you would've already sent them a letter and they would've had a chance to come to the Board and appeal, so this is the end of the road.

Mr. Clark: You know that the car was parked in the driveway last week and now it's been rotated out to the street.

Mr. Thilburg: Right.

Mr. Brown: Is there anyone else?

Mr. Mehrlich: In Section 4.3(3), "Any vehicle which is parked on the street under an exception provided hereunder must obtain a guest pass from the gatehouse and display it prominently on the vehicle dash at all times." Is that logistically going to be possible for them to do that?

Mr. Brown: Yes.

Mr. Mehrlich: That's what I thought. I don't think it's even safe for a person to get out of the car to go to the guard shack to get a pass.

Mr. Showe: I think that really applies to Section 2, so maybe we should change, "Guest pass" to "District Manager," because any exceptions would be given by the District Manager under Step 2. So, we should change "from the gatehouse" to "from the District Manager."

Mr. Brown: I have reservations about the District Manager doing that. I was thinking about not doing the pass, but having security provide the exception because they are the ones that people are dealing with this issue all the time. I think they can keep track of it better.

Mr. Showe: If we issued any of those, I would definitely let security know that we issued a guest pass for this house for this vehicle.

Mr. Brown: Okay.

Mr. Soukup: I think your office could track it easier too.

Mr. Brown: Correct.

Mr. Showe: If it's okay with you, Ken, we can approve those, at least for the beginning of the program until we get a feel for what kind of requests we are going to receive. I can chat with you if I have a question or get your opinion.

Mr. Brown: Yes.

Mr. Showe: Just so we get a feel for which ones we should approve and not approve to start with.

Mr. Brown: I know a handful of people that have had people here for three or four weeks and they called Eric and told him. They have always been good about what to watch out for. Like if someone is here from Europe or someone has a rental car and they are going to be here for a while. Are you all okay with that?

Mr. Thilburg: Yes. Are we going to make the change in Paragraph 4.3(4) that was just noted?

Mr. Brown: Yes. If the Board is good with it, we need a motion adopting the street parking rules as amended.

Mr. Showe: We need a motion approving Resolution 2019-03 as discussed and amended.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor Resolution 2019-03 Amending the District's Rules of Procedure Regarding Street Parking as discussed and amended was, approved.

On MOTION by Mr. Soukup seconded by Ms. Kirk with all in favor the public hearing was closed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: We covered everything I had.

B. Engineer

1. Discussion of Speed Humps

Mr. Brown: Mr. Hindle?

Mr. Hindle: I have one item regarding the speed humps, last month you asked me to take a look at the speed humps and get some prices to repair. Cameron has put together a plan and circulated it to a few contractors. It includes resetting pavers, repairing cracked curbs and patching

some curb. We got a price from one contractor, Camcor who has done some work out here in the past, of \$13,888. If the Board wants to act on it, you can, but it might be wise to get a second proposal such as from All Terrain.

Mr. Showe: Yes.

Mr. Hindle: Would Berry Construction do something at that level?

Mr. Scheerer: It's possible. I can reach out to them.

Mr. Showe: If you have a scope, yes.

Mr. Scheerer: Do you have his info?

Mr. Hindle: I think so.

Mr. Scheerer: Give him my cell number.

Mr. Hindle: We are probably in the ballpark of \$10,000 to \$15,000 unless the contractor is really hungry for some work. Since Berry Construction is a small company, maybe they will give us a good deal. That's all I have.

Mr. Brown: We have a Pavement Management Plan we prepared years ago. I think we are close to the end of that. It was a 10-year plan to do everything that we have to do.

Mr. Showe: I think it was approved in 2008.

Mr. Brown: If we are not done, we should be done this next year. So, I want to look at maybe doing another assessment for the next 10 years because at the time they assessed that each road would need to be repaved. Hopefully, this one won't be as bad as the last one because we had a couple of roads failing the last time. So now it should just be pretty much repaving.

Mr. Hindle: I think the last phase in that report has not been done yet.

Mr. Showe: I think you said we still had some time left on it.

Mr. Hindle: We will look at it.

Mr. Showe: To Ken's point, if you want, bring back a scope of service to re-evaluate the entire community and come up with a new plan for the Board.

Mr. Scheerer: Look at Oakview.

Mr. Brown: Should we include the sidewalks or is that something that just comes up?

Mr. Scheerer: The Board allocates funds for sidewalk grinding and replacement every year so we are already doing it. We are done with all of the grinding and are getting ready to start removing and replacing panels right now. There are already funds in the budget this year to do the sidewalk grinding programs.

Mr. Brown: I'm just thinking more of the life of a sidewalk, especially ones that golf course carts drive on. At some point, are we going to have to just replace the entire sidewalk or replacing piece by piece? I don't know.

Mr. Hindle: Golf carts are not heavy enough to cause substantial cracking and is going to be affected by the age. If it's pretty solid concrete, it can last for 50, 60, 70 years and then they will start looking a little ugly.

Mr. Scheerer: Most of our damage was tree root damage. The golf carts are not creating as much problems as the trees are.

Mr. Thilburg: Would this include the three potholes by the bar code gate?

Mr. Scheerer: They were completed two days after we spoke.

Mr. Showe: Alan, you may want to bring back a scope of work just to re-evaluate all of the roads. It might be a good time to do a fresh plan. Maybe if we allocate some money for sidewalks every year, at least it will be a dedicated source, even if it doesn't catch all of them.

Mr. Scheerer: Sure.

Mr. Brown: Okay.

C. District Manager's Report

2. Approval of Check Register

Mr. Showe: In the General Fund we have Checks #5847 through #5864 for \$107,451.73, Checks #60 and 61 for \$14,060 in the Capital Projects Fund and January payroll for \$718.80, for a grand total of \$122,230.53. Alan and I can answer any questions.

On MOTION by Ms. Kirk seconded by Mr. Soukup with all in favor the January 23, 2019 to February 18, 2019 Check Register totaling \$122,230.53 was approved.

3. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Most account lines are falling in line so far. Through February 13th, we are 91% collected on our assessments, so we are in great shape. I will have Alan go through his report.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. The cameras are working well. We change the filters each month. The fitness equipment is in good shape. The pool and wading pool are operating properly. The emergency phones were tested. All of the pool cameras are doing well. Last week, I met with Frank from Modern Security and went through the manual download of video at each location. We had an incident on E. Lakeshore Boulevard. Law enforcement contacted me about somebody that got hit on a motorcycle. The exit license plate camera captured the whole thing, all the way from the guardhouse. We have that information and as soon as we get contacted by law enforcement, we will turn that over to them. Someone turned left out onto E. Lakeshore Boulevard and the next thing you saw was the gentleman being ejected from the motorcycle. We have that information and are also working in our office to continue to try to get internet at all of these locations so we can provide the remote viewing. All of the ponds are in good shape. REW is still doing by-weekly mowing and by April, we will be back to weekly mowing. So, by the end of next month's meeting, we will be getting ready to gear up for summer. New annuals were installed. Pine straw is scheduled to go in the first of March. I had an interesting meeting with John with REW out at Windsor Park. I know everybody including myself were disappointed that the large Oak tree had to be removed due to lightning damage. He thinks we might be able to put a 200-gallon tree in that location, which is obviously nowhere near the size of the one we removed, but I know it was suggested that we should put something to replace. I am getting more information and meeting with John. We talked about it two weeks ago and are meeting again on Friday to see exactly what we think we can do there. So that's something we are working on. I know a resident was upset about it. I think she lived across the pond from that tree.

Mr. Brown: How big is a 200-gallon tree?

Mr. Scheerer: It's a pretty good size tree. It's an 8-inch caliper tree. That one was 300 years old so I don't think we can afford to put that back, but maybe the next future Remington generations will be able to benefit from it. We talked about the sidewalk grinding. We finally got the Letter N back on Crown Ridge. For those folks living on Knightsbridge, we have some letter thieves. We are still working on Arden Place. Berry Construction installed 12 "*No Fishing*" signs on most of the ponds. We will re-evaluate them to see if we need some more signs, but there was a request on the back side of the Oak tree in Windsor Park to put one there because kids were fishing. So, there is one in that location. I had Angel from our office come out over the last two weeks to replace all of the damage to non-working monument lights. I will look at those tonight before I leave. If we are missing any, we will get on them right away.

Mr. Brown: Are there any questions?

Mr. Perillo: Yes. What about the front door replacement?

Mr. Scheerer: What about it?

Mr. Perillo: The ones that they break into?

Mr. Scheerer: Osceola Window & Door met me out here and he's working on some numbers for a new door. That's why it's not in the report, but we are working on it.

Mr. Thilburg: I don't know if this falls under your purview, but you talked about two-way radios.

Mr. Showe: We reached out to security.

Mr. Scheerer: I think Mr. Newman was going to look into it, but he's not here. He said it was extra for a light bar on the patrol car, which was also a suggestion. Once he gets all of the information, I'm sure Eric will pass it on to the Board.

Mr. Brown: Did we put a new roof on this building within the last few years?

Mr. Scheerer: Never.

Mr. Brown: Is that something we can check out before hurricane season?

Mr. Scheerer: I have two quotes already.

Mr. Showe: We funded for that in the budget.

Mr. Brown: I thought we talked about it.

Mr. Showe: We have.

Mr. Brown: I don't think we had done that.

Mr. Showe: We haven't.

Mr. Scheerer: I think Berry Construction gave us a price. We were trying to reach out to Don Schmidt and Steve Turbeville Roofing who has done a lot of work on the roof. We can get them out here and take a look at it.

Mr. Brown: Maybe I'm thinking of last budget year.

Mr. Showe: We talked it during the budget process.

Mr. Scheerer: We put \$38,500 for this year in the budget.

Mr. Showe: I think that was based on the first quote.

Mr. Scheerer: That was based off of Chet's quote. I think it was a little less, around \$35,000. If you want, we can put it on the agenda for next month.

Mr. Showe: Bring us some proposals so we get it going.

Mr. Scheerer: Pick out your shingle color and let me know.

Mr. Brown: It may not be a bad idea to get it done by hurricane season.

Mr. Scheerer: Yes sir. We may have to do a few gutters too.

Mr. Brown: Are there any other questions?

Mr. Perillo: On E. Lakeshore Drive going out the exit, in the paver section, there are two bricks right across, but there's no sand on either side of that entire row of bricks. Also, when you get to the curb, there is one brick that everybody stops on and that brick is moved.

Mr. Scheerer: The Engineer is looking at that as part of the speed hump repair. That was brought up at the last meeting.

5. Security

Mr. Luciano: During the summer, can we get someone to spray the E. Lakeshore gate because the bugs are terrible?

Mr. Scheerer: Sure. What do you want me to spray for?

Mr. Luciano: For mosquitos, anything that flies.

Mr. Scheerer: We will do what we can for you.

Mr. Showe: The lights are attracting them.

Mr. Scheerer: Maybe we will get you a thermosil and they can put the thermosil on them.

Mr. Luciano: This past month, the Partin Settlement Road Gate had 263 pages with 17,884 visitors versus the E. Lakeshore Boulevard Gate, which had 149 pages with 10,132 visitors. We had 140 tags, 3 tows, 3 attempted tows and 6 repeat offenders.

Mr. Brown: Sal, do you have a question for security?

Mr. Perillo: Yes. We have a lot of people coming in every month who do not have any means of getting in. I think we should have cards made and handed out to by the guards with directions of where they can get decals.

Mr. Scheerer: They have them.

Mr. Perillo: And people are still coming in?

Mr. Scheerer: Yes.

Mr. Showe: They call our office all day long.

Mr. Perillo: I think somebody should address that and come up with a way to stop those people. We get 17,000 people that come in every month and they are too lazy to get a decal.

Mr. Brown: We can't make them get one.

Wanda Boucher, 2721 Corybrooke Lane: They are not all homeowners that are coming through. Some people come through as a bypass.

Mr. Perillo: Then have the guards tell them that they can't use it as a bypass.

Ms. Boucher: It's a public road.

Mr. Perillo: It's a public road that we maintain.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Mr. Soukup?

Mr. Soukup: The bushes are really getting old and dying from Hawk's Nest to the lift station.

Mr. Scheerer: We are working on it.

Mr. Soukup: Maybe we can cut down on how many there are and just sod every other one.

Mr. Scheerer: We will look at it.

Mr. Brown: Ms. Kirk?

Ms. Kirk: I don't have anything.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Yes. We were supposed to get a Sheriff's Report.

Mr. Showe: We reached out to them and they did not take any reports while they were out here. So, if we do it again, we will request that they do that at the initial stage. So, it's really up to the Board if you want to try that program again for a month. From the Board level, it seemed to be worthwhile. We can definitely do another month's worth. They didn't keep any reports. I talked to the off-duty officer, the coordinator of the off-duty program that we utilize and they didn't take any reports for this particular service.

Mr. Perillo: They did a good job.

Mr. Showe: From what we heard at the meetings, they did.

Mr. Brown: Did we do that for three months?

Mr. Perillo: We did it for a month.

Mr. Showe: I think we did it for a month, two rotations per week.

Mr. Brown: The people that were complaining about speeding, I haven't seen since then so that may be part of it too. I don't have anything. The place looks good. REW is doing a good job as always.

Mr. Scheerer: We will address some of the shrubs. I know the Indian Hawthorne is getting old. John and I have been reviewing all of the different locations. Some look worse than others.

Mr. Soukup: There is a lot of original material out there.

Mr. Scheerer: It is. The first phase is 25 years old so it's at the end of its life. We will continue to work to improve each of the different neighborhood monuments, more than likely starting from Strathmore, depending on the severity and damage to the Indian Hawthorne.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Brown adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI



HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

LETTER OF AGREEMENT

March 19, 2019

Remington CDD
Attn: Mr. Jason Showe, District Manager
Government Management Services
135 W. Central Blvd., Suite 320
Orlando, FL 32801

**Re: Remington CDD Roadway Pavement Evaluation Update Report / Osceola County
HWA Job # 4153-17**

Dear Mr. Flint:

Hanson, Walter & Associates, Inc. is pleased to provide you with this proposal for professional services in connection with the Remington Community Development District as follows:

Professional Engineering Services:

1. Prepare an updated roadway pavement evaluation report of all the Remington CDD roadways, to include defining the year of completion and previous resurfacing of the roadways, evaluating the condition of the surface, preparing a recommended phasing schedule for repaving, and preparing a budget for the repaving for each neighborhood.....**Time & Materials Budget up to \$ 10,000.00**

Total Professional Engineering Services: Time & Materials Budget up to \$ 10,000.00

Exclusions

This fee does not include preparation or drafting of asbuilts and or record drawings, planning & zoning services, civil engineering design services, architectural services, transportation engineering analysis, traffic signal modification design, structural engineering, environmental analysis, a site lighting plan, secondary utility design (i.e. electric, cable, phone, gas, etc.), geotechnical engineering, soils work, soils testing, hydrogeology, construction layout, post-construction as-built surveying, on-site construction inspections or construction management, or application fees.

Scope of Services

In reviewing this proposal for professional services, it should be understood that the above proposal items and their corresponding fees do not necessarily represent the full scope of services required for the project. Rather, it represents our best effort to set forth those services which we believe to be those requested by you, the Client, and/or those we can determine to be needed to accomplish a particular objective. However, we recognize and we ask the Client recognize that as the project progresses, the scope of services as originally defined may change in content to include work not initially identified. Several factors will cause this to happen:

1. Better understanding of the project and the Client's goals as progress on the project is made.
2. Additional requirements identified by the Client.
3. New laws or governmental agency requirements.

As these influences occur and are identified, we will advise you of same and seek your direction as to how you wish to proceed.

Work required as a result of the above will be "extra work" outside of the original scope of services. Upon your direction, we will perform the work under the "Work Not Specified" section of this proposal or we can provide you with a separate proposal should the scope so indicate.

Work Not Specified

Work not specified in the above proposal items will not be performed without your prior knowledge and approval. When merited, we will provide you with a lump sum fee for additional services. Otherwise, additional services will be performed on an hourly basis at the rates shown under "Schedule of Fees for Professional Services".

Hourly Charges

Hourly work will be billed at our current prevailing hourly rates, but are subject to change, due to increasing labor and material costs. Hourly work performed outside of the normal business hours will be billed at 1½ times the direct labor cost and overhead.

Lump Sum Fees

The above stated Lump Sum Fee(s) are fixed for a period of thirty (30) days from the date of this proposal. If the work has not been initiated on any lump sum item within the period, Consultant reserves the right to terminate this Agreement as it relates to said item.

Permit and Application Fees

The service fees set forth herein do not include the payment of governmental agency submittal fees, review or permit fees, or other charges assessed by said agencies. These fees shall be paid for by the Client.



HANSON. WALTER & ASSOCIATES. INC.

PROFESSIONAL ENGINEERING. SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433

Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com

Website: www.hansonwalter.com

Reproduction and Outside Service Fees

The above service fees include the cost of printing and/or reproduction necessary for permitting submittals and approvals plus five (5) additional sets of drawings and documents for the Owner. Additional copies of documents and/or drawings will be invoiced to you as direct charges as per "Schedule of Fees for Professional Services."

Ownership of Documents

Hanson, Walter & Associates, Inc. will retain ownership of the original documents pertaining to this project and will not release copies of same without authorization from you or your agent.

Invoicing and Payment

A retainer will not be required prior to the work being performed. All work will be invoiced approximately the 20th day of each month based on a proration of work completed to date, with payment expected upon receipt of the invoice by the Client. If payment is not received within thirty (30) days of the invoice date, a late charge will be added to the invoice in an amount not to exceed 1-1/2% per month on the outstanding balance.

If payment is not received within forty-five (45) days of the invoice date, the Consultant may terminate this Agreement or suspend work under the Agreement until payments have been made in full. Client agrees to pay all costs of collection, including reasonable attorney fees, should such action be required.

Assignment

It should be expressly understood that this proposal is for the use of the executing Client and is not assignable or assumable by any third party without prior written consent of this firm.

Design Professionals Contractual Limitation on Liability

All limitation of liability rights and privileges afforded to design professionals per Section 558.0035, Florida Statutes are reserved thereby granting immunity to design professionals from tort liability within the course and scope of the performance of a professional services contract. This Contract is between Hanson, Walter & Associates, Inc. and the undersigned Client and does not name an individual employee or agent as a party to the Contract. **PURSUANT TO THIS SECTION, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**



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Acceptance

This proposal and fee schedules are based on the acceptance within thirty (30) days of the date of preparation. If not accepted by you within that time period, we reserve the right to re-evaluate the terms and conditions contained herein. Please sign the Agreement and return to our office. Receipt of the executed Agreement will serve as our Notice to Proceed.


Termination

Either party may terminate this contract with cause upon providing thirty (30) days written notice to the other party. In the event of termination, Hanson, Walter & Associates, Inc. will be reimbursed for all fees and expenses incurred to date by Hanson, Walter & Associates, Inc. and/or our Consultants.

Acceptance of Proposal

The above fees, terms, conditions, and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This Proposal Accepted By



Mark S. Vincutonis, P.E.

3-19-2019

Date

MSV
w/attachment

Client Signature

Date



HANSON. WALTER & ASSOCIATES. INC.

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SCHEDULE OF FEES
FOR
PROFESSIONAL SERVICES

<u>CONSULTING SERVICES</u>		<u>\$/HR.</u>
A.	Senior Principal	\$ 200.00
B.	Principal	150.00
C.	Project Manager	125.00
D.	Engineer	85.00
E.	Land Planner	75.00
F.	Senior Engineering Technician (CAD)	70.00
G.	Senior Design Technician (CAD)	65.00
H.	Design Technician (CAD)	60.00
I.	Project Coordinator/Scheduler	60.00
J.	Surveying Services	
1.	Survey Field Crew	125.00
2.	GPS Survey Crew	135.00
3.	Principal Land Surveyor	105.00
4.	Associate Land Surveyor	95.00
5.	Senior Technician (CAD)	75.00
6.	Computer Technician (CAD)	70.00
K.	Secretarial Services	37.00
L.	Miscellaneous Expenses	
	a. Prints 24" x 36"/30" x 42" Blueprint or Xerox, ea.	2.00/3.00
	b. Paper Sepia (Vellum) 24" x 36"/30" x 42", ea.	10.00/15.00
	c. Sepia Mylar 24" x 36"/30" x 42", ea.	15.00/20.00
	d. Xerox Copies, ea. mass reproduction	.25
	e. Xerox Copies of Original Survey 8½" x 14"	5.00
	Plus each additional	1.00
	f. Travel, per mile, portal to portal	.40
	g. Printing, Graphics, Postage, etc.	Cost + 20%
	h. Long Distance Telephone Charges	Cost + 20%
	i. Out of Town Expenses (Overnight)	Cost + 30%
	j. Sub-Consultant Services, Laboratory, Testing, etc.	Cost + 15%
	k. Permit and Application Fee Advances	Cost + 10%
	l. Overnight Deliveries	Cost + 20%
	m. Courier Services	Cost + 20%

For sworn testimony at depositions and hearings, etc., the above rates will be doubled.

For services in court, the above rates will be doubled with a minimum of an eight hour day charged for each day of appearance.

Overtime to accomplish a project by the client's required completion date will be charged at 1.5 times the above hourly rates, subsequent to client notification and approval.



HANSON. WALTER & ASSOCIATES. INC.

PROFESSIONAL ENGINEERING. SURVEYING & PLANNING

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433

Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com

Website: www.hansonwalter.com

Client/Owner Profile

Contact Information

Date:

Client Name:	Property Owner:
Address:	Address:
Phone:	Phone:
Additional Phone:	Additional Phone:
Fax:	Fax:
E-Mail:	E-Mail:

Billing Contact:
Billing Address:
Phone:
Fax:
E-Mail:

Job Contact:
Phone:
Mobile Phone:
E-Mail:

-----HWA Administrative Use Only-----

Job #
Project Name
Project Manager
Engineer

Distribution: 1) Accounting, 2) Project Coordinator, 3) Administrative Team



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SECTION VII

SECTION A



4421 Reaves Road
Kissimmee, FL. 34746
Ph: (407) 933-8791

Proposal

Proposal To: Alan Scheerer
GMS Central Florida
135 W. Central Blvd. #320
Orlando, FL 32801

Proposal No: 02019-24

Proposal Date: 3/4/19

Submitted By: Chet Berry
Proposal Amount: \$18,698.00

Phone: 407-841-5524
Fax: 407-839-1526

Re: Roof replacement at Remington Resort's Community Center.

Scope of Work:

1. Strip roof of all shingles, tar paper, valley flashing, drip edge and replace with a new roof system.
2. Acquire permits for reroof.
3. Additional nailing of existing wood deck to bring it up to the new Florida Hurricane Code.
4. Dry-in with one layer of synthetic underlayment.
5. Install new lead shields over plumbing stacks and replace all GU vents.
6. Install new standard drip edge in white.
7. Apply 30 yr. limited dimensional fungus resistant fiberglass shingles.
8. Install two off ridge vents.
9. Magnet sweep work area.

Materials, permits, equipment and labor included.

NOTE: Any wood decking to be replaced due to water damage will be billed at a Time & Material rate plus 20% for overhead and profit.

ACCEPTANCE OF PROPOSAL

The Purchaser by signing this document represents the he/ she has read and fully understands the above work and services, availability of material and/ or labor to be provided and further understands that this signed proposal constitutes full acceptance and agreement for services. Pricing of material and labor subject to availability at this time. Any alteration, or unforeseen conditions or deviation from the above description of services and work involving extra costs will be executed only upon written order, and will become an extra change over and above the agreed quoted proposal herein stated.

The above prices, specifications and conditions are satisfactory and are hereby accepted:

Owners Acceptance Signature & Date
This Proposal valid for 30 days from date issued.
(in lieu of pricing of labor and materials)

Contractors Authorized Signature & Date
TERMS: DUE UPON COMPLETION OF WORK

SECTION B



Steve Turbeville Roofing, Inc.

"your metal & tile roof specialists"

State License #CCC057668

Date: February 28, 2019

Name: Alan (Manager)

Phone: 407-398-2890

Address: 2651 Remington Blvd. Kiss. Fl. 34744

Re: Re-roof proposal

Material and labor to perform the following work:

- Tear off 1 LAYER of existing roof and haul all debris away. Any extra layers will be an additional cost above the contract price.
- Repair or replace bad wood as needed. Any extra wood work will a time and material base above the contract price.
- Install fiberglass: CERTAINTED LANDMARK 30 YEAR ARCHITECTURAL SHINGLES (Color: T.B.D.) LIFETIME LIMITED MANUFACTURER WARRANTY AND 10 YEAR NON-PRORATED SHINGLE WARRANTY Class "A" Fungus resistant D 226 underlayment. Includes roof sealant on all flashings and perimeters, new 36" valley membrane, eave drip, lead boots and exhaust vents, fasteners, mastic, and six nails per shingle. Includes daily clean up and magnetic sweep of work areas.
- Gutters are to be removed. Reinstall gutters are to be done by others.
- Note: Re-nailing of decking to current code requirements if needed is included in bid.
- Satellite dishes and cable boxes or wires will be the homeowner's responsibility to contact their service provider for removing and reinstallation.

We hereby propose to furnish material and labor-complete in accordance with the above specifications, contract price of: \$24,265**. Payment to be made as follows- 50% AT SIGNING, BALANCE UPON COMPLETION. Lien release to be given when final payment is received.

- Notes:
 - 1) Proposal includes all material and labor as specifically stated-**Additional replacement of deteriorated decking, fascia boards, or other materials, unless otherwise stated in this contract, are not included in this price and will be charged as extras on a time and material basis. Woodwork is \$65.00 per man hour plus materials.
 - 2) All workmanship will be guaranteed for five years.
 - 3) Any changes to be made in writing.
 - 4) Roofing contractor will apply for permits and inspections.
 - 5) Price to be increased 3% for credit card payments of invoices.
 - 6) Material prices are subject to change without notice and is the homeowner responsibility to pay for any increases.
 - 7) Contract is subject to a 25% cancellation fee.

The above prices specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Estimate will be good for 30 days.

Prices are subject to change without notice.

Signature _____ Date: _____

Steve Turbeville Roofing, Inc. authorized signature: Steve Turbeville

Lic. No. CCC057668

STEVE TURBEVILLE ROOFING cannot be held liable for any weather related or coincidental damage to the interior or exterior that occurs while the job is in progress or after completion. We are only responsible for any damage that occurs as a result of negligence related to the services outlined in the above job description. In the rare instance that a leak may persist after repairs are made, this must be reported within 24 hrs to avoid additional damage that may result. Owner is to carry all necessary insurance (fire, tornado, flood, etc.) during the time when work is done. Disputes arising out of the terms and / or conditions of this contract are subject to Mediation and Binding Arbitration by both parties. Customer is responsible for any and all attorney fees related to their dispute. Invoices or balances due, not paid within 30 days of date of invoice will be assessed a late fee of \$25.00 or a finance charge of 1.5% per month, whichever amount is greater. STEVE TURBEVILLE ROOFING retains title to any equipment or material furnished until full and final payment is made. There is a \$35.00 N.S.F. fee for all returned checks. These terms and conditions will be enforced. _____

ACCEPTANCE OF PROPOSAL- By signing this contract, I am authorizing STEVE TURBEVILLE ROOFING to do the work as described above. The above specifications, conditions and prices are satisfactory and hereby accepted. I understand that payment will be made in full upon completion of the work. _____

PLEASE READ THE FOLLOWING AND INITIAL: I UNDERSTAND THAT STEVE TURBEVILLE ROOFING cannot be held liable for damaged to any electrical wires or cable wires, damage to screens, damaged lawns, septic and/or drain field, walkways or driveways since access to and from the structure is essential for materials to be delivered and for work to be completed. We are not responsible for any damages that are caused by our vendors. They are responsible for any damages that accrue during delivery of products to job. We strive to avoid any damage at all, and will seek to access the structure with the least impact. I also understand that final payment is due immediately upon completion. I am responsible for notifying STEVE TURBEVILLE ROOFING of any re-piping that is present in the structure or A/C Freon lines. Also please mow yard to help with magnetic nail removal prior to starting work. _____

Revised Mandatory Provision for residential construction contracts per Florida Statute 713.015: Any direct contract greater than \$2,500.00 between an owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up to and including four units.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES,) THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

SECTION VIII

SECTION C

SECTION 1

Remington Community Development District

Summary of Invoices

February 19, 2019 to March 19, 2019

Fund	Date	Check No.'s	Amount
General Fund	2/20/19	5865-5871	\$ 5,929.12
	2/26/19	5872-5875	\$ 2,065.00
	3/5/19	5876-5882	\$ 26,328.05
	3/7/19	5883	\$ 8,249.00
	3/12/19	5884-5890	\$ 30,581.64
			<hr/>
			\$ 73,152.81
Payroll	<u>February 2019</u>		
	Barbara Kirk	50764	\$ 184.70
	Brian K. Brown	50765	\$ 184.70
	Carl R. Thilburg	50766	\$ 184.70
	Kenneth R. Soukup	50767	\$ 164.70
			<hr/>
			\$ 718.80
			<hr/>
			\$ 73,871.61

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/19/19
 *** CHECK DATES 02/18/2019 - 03/19/2019 *** REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/20/19	00038	2/06/19 SA-16080	201902 320-53800-34900	SPS PROGRAM AGRMT FY19	*	1,100.00	
				ACCESS CONTROL TECHNOLOGIES			1,100.00 005865
2/20/19	00268	2/06/19 23760	201902 320-53800-35100	ANNUAL GH BACKFLOW TEST	*	100.00	
		2/06/19 23760	201902 320-53800-57200	ANNUAL RC BACKFLOW TEST	*	50.00	
				AARON'S BACKFLOW SERVICES, INC.			150.00 005866
2/20/19	00290	1/11/19 4452	201901 320-53800-46500	CLEAN/REINST.SHOWER VALVE	*	185.00	
		2/03/19 4449	201902 320-53800-53300	INST12 NO TRSSPACING SIGN	*	730.00	
				BERRY CONSTRUCTION INC.			915.00 005867
2/20/19	00082	2/01/19 16361	201901 310-51300-31500	GENERAL MATTERS-JAN19	*	1,938.00	
				CLARK & ALBAUGH, LLP			1,938.00 005868
2/20/19	00127	2/13/19 5267328	201901 310-51300-31100	PROF.ENGINEER SVCS-JAN19	*	510.00	
				HANSON, WALTER & ASSOCIATES, INC.			510.00 005869
2/20/19	00251	2/11/19 725554	201902 320-53800-46300	RPLC VALVE/RPLC BAD TIMER	*	595.07	
				REW LANDSCAPE CORP			595.07 005870
2/20/19	00125	1/19/19 332203	201901 320-53800-46500	RPLC POOL SHOWER VALV/RPR	*	721.05	
				SPIES POOL LLC			721.05 005871
2/26/19	00290	2/19/19 4460	201902 320-53800-53100	RPLC ASLPHALT PARTIN SETT	*	230.00	
				BERRY CONSTRUCTION INC.			230.00 005872
2/26/19	00285	11/08/18 632818	201811 320-53800-47400	15/50KLED ENVOY FLOOD 15W	*	61.00	
		11/08/18 632818	201811 320-53800-47400	15/50KLED ENVOY FLOOD 15W	V	61.00-	
				FLORIDA BULB & BALLAST INC.			.00 005873
2/26/19	00128	2/20/19 396870	201902 320-53800-53000	MECHANICAL SWEEP 02/15/19	*	635.00	
				USA SERVICES OF FLORIDA, INC			635.00 005874

REMI -REMINGTON - TVISCARRA

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 *** CHECK DATES 02/18/2019 - 03/19/2019 ***
 REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

RUN 3/19/19

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/26/19	00282	2/20/19 19-2894	201902 320-53800-46700		*	1,000.00	
		CLUBHOUSE CLEAN FEB19					
		2/20/19 19-2894	201902 320-53800-35000		*	200.00	
		GUARDHOUSE CLEAN FEB19					
				WESTWOOD INTERIOR CLEANING INC.			1,200.00 005875
3/05/19	00005	2/26/19 6-472-65	201902 310-51300-42000		*	23.10	
		DELIVERY 02/19/19					
				FEDEX			23.10 005876
3/05/19	00010	1/02/19 39663740	201901 310-51300-48000		*	248.75	
		NOT.PUB.HEARING 01/29/19					
		1/29/19 39663740	201901 310-51300-48000		*	121.25	
		NOT.PUB.HEARING 02/26/19					
		1/30/19 39663740	201901 310-51300-48000		*	260.00	
		NOT.RULE AMEND 02/26/19					
				ORLANDO SENTINEL			630.00 005877
3/05/19	00291	3/01/19 5009	201903 320-53800-46400		*	600.00	
		POOL MAINTENANCE-MAR19					
				ROBERTS POOL SERVICE AND REPAIR INC			600.00 005878
3/05/19	00125	2/18/19 332635	201903 320-53800-46500		*	89.95	
		CHEMICAL CONTROLLER-MAR19					
				SPIES POOL LLC			89.95 005879
3/05/19	00303	3/01/19 W1435	201903 320-53800-34800		*	110.00	
		MTHLY SRVC FEE LAKE SHORE					
		3/01/19 W1435	201903 320-53800-34800		*	110.00	
		MTHLY SRVC FEE SEC PARTIN					
				WI-PAK			220.00 005880
3/05/19	00093	2/28/19 175747	201902 320-53800-47100		*	1,265.00	
		AQUATIC PLANT MGMT-FEB19					
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 005881
3/05/19	00251	3/01/19 725662	201903 320-53800-46200		*	23,500.00	
		LANDSCAPE MAINT-MAR19					
				REW LANDSCAPE CORP			23,500.00 005882
3/07/19	00168	3/01/19 360	201903 310-51300-34000		*	5,715.00	
		MANAGEMENT FEES-MAR19					
		3/01/19 360	201903 310-51300-34100		*	133.33	
		INFORMATION TECH-MAR19					
		3/01/19 360	201903 310-51300-31300		*	83.33	
		DISSEMINATION-MAR19					

REMI -REMINGTON - TVISCARRA

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/19/19
 *** CHECK DATES 02/18/2019 - 03/19/2019 *** REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/19 360	201903 310-51300-51000		*	23.25	
		OFFICE SUPPLIES					
		3/01/19 360	201903 310-51300-42000		*	15.56	
		POSTAGE					
		3/01/19 360	201903 310-51300-42500		*	55.95	
		COPIES					
		3/01/19 361	201903 320-53800-12000		*	2,222.58	
		FIELD MANAGEMENT-MAR19					
				GOVERNMENTAL MANAGEMENT SERVICES			8,249.00 005883
3/12/19 00290		3/05/19 4466	201903 320-53800-57200		*	1,165.00	
		RPLC 4LED STRIP/GATE LTCH					
		3/05/19 4467	201903 320-53800-47600		*	185.00	
		RPLC TRSH CAN @ HAWK NEST					
				BERRY CONSTRUCTION INC.			1,350.00 005884
3/12/19 00082		3/01/19 16409	201902 310-51300-31500		*	2,450.50	
		GENERAL MATTERS-FEB19					
				CLARK & ALBAUGH, LLP			2,450.50 005885
3/12/19 00127		3/06/19 5267557	201902 310-51300-31100		*	1,903.75	
		PROF.ENGINEER SVCS-FEB19					
				HANSON, WALTER & ASSOCIATES, INC.			1,903.75 005886
3/12/19 00128		2/28/19 397401	201902 320-53800-53000		*	635.00	
		MECHANICAL SWEEP 02/18/19					
				USA SERVICES OF FLORIDA, INC			635.00 005887
3/12/19 00210		2/25/19 5280452	201902 310-51300-73000		*	4,770.63	
		TRUSTEE FEES SER.2008-2					
				USBANK			4,770.63 005888
3/12/19 00296		2/28/19 8610786	201902 320-53800-34500		*	19,051.76	
		SECURITY 02/01-02/28/19					
				UNIVERSAL PROTECTION SERVICE LP			19,051.76 005889
3/12/19 00168		3/11/19 CF0028	201901 320-53800-47400		*	245.00	
		RPLC 8 LIGHTS / 2 SENSORS					
		3/11/19 CF0029	201902 320-53800-47400		*	175.00	
		RPLC 9 LIGHTS / 1 SENSORS					
				GOVERNMENTAL MANAGEMENT SERVICES			420.00 005890
				TOTAL FOR BANK A		73,152.81	
				TOTAL FOR REGISTER		73,152.81	
				REMI -REMINGTON - TVISCARRA			

SECTION 2

Remington

Community Development District



Unaudited Financial Reporting

February 28, 2019

Presented by:



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Income Statement</u>
5	<u>Pavement Management Income Statement</u>
6	<u>Capital Projects Income Statement</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Summary</u>
10	<u>Assessment Receipt Schedule</u>

REMINGTON COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet - All Fund Types and Accounts Groups
February 28, 2019

	Governmental Fund Types			
	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2019
<u>ASSETS</u>				
<u>Cash</u>				
Operating Account	\$698,090	—	—	\$698,090
Pavement Management	—	—	\$594,135	\$594,135
Capital Projects Fund	—	—	\$116,458	\$116,458
<u>Investments</u>				
Series 2008-2				
Revenue	—	\$724,354	—	\$724,354
Operations				
Custody Account	\$5,359	—	\$460,413	\$465,772
State Board	\$117,970	—	—	\$117,970
Total Assets	\$821,418	\$724,354	\$1,171,005	\$2,716,778
<u>LIABILITIES</u>				
Accounts Payable	\$31,150	—	—	\$31,150
<u>FUND EQUITY:</u>				
Investment in General				
Restricted for Debt Service 2008-2	—	\$724,354	—	\$724,354
Restricted for Capital Projects	—	—	\$116,458	\$116,458
Restricted for Capital Projects	—	—	\$1,054,548	\$1,054,548
Unassigned	\$790,269	—	—	\$790,269
Total Liabilities and Fund Equity & Other Credits	\$821,418	\$724,354	\$1,171,005	\$2,716,778

REMINGTON

Community Development District

General Fund

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	General Fund Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
Revenues:				
Maintenance Assessments	\$1,137,222	\$1,036,610	\$1,036,610	\$0
Miscellaneous Income	\$5,000	\$2,083	\$1,685	(\$398)
Interest Income	\$1,900	\$791	\$1,279	\$487
Total Revenues	\$1,144,122	\$1,039,485	\$1,039,574	\$89
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$5,000	\$4,200	\$800
FICA	\$918	\$383	\$306	\$77
Engineer	\$10,000	\$4,167	\$5,670	(\$1,503)
Attorney	\$30,000	\$12,500	\$9,776	\$2,724
Annual Audit	\$3,715	\$0	\$0	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$1,000	\$586	\$414
Management Fees	\$68,580	\$28,575	\$28,575	\$0
Information Technology	\$1,600	\$667	\$3,167	(\$2,500)
Trustee Fees	\$4,500	\$4,500	\$4,771	(\$271)
Dissemination Agreement	\$1,000	\$417	\$417	\$0
Arbitrage Rebate	\$450	\$0	\$0	\$0
Telephone	\$200	\$83	\$0	\$83
Postage	\$1,000	\$417	\$227	\$190
Insurance	\$40,725	\$40,725	\$33,776	\$6,949
Printing and Binding	\$1,500	\$625	\$251	\$374
Newsletter	\$3,300	\$1,375	\$1,080	\$295
Legal Advertising	\$1,500	\$625	\$630	(\$5)
Office Supplies	\$500	\$208	\$176	\$32
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$500	\$208	\$644	(\$436)
Total Administrative	\$188,163	\$106,649	\$99,426	\$7,223
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,200	\$7,583	\$6,325	\$1,258
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,500	\$3,542	\$2,638	\$903
TOHO Water Authority	\$70,000	\$29,167	\$25,720	\$3,447
Orlando Utilities Commission	\$20,500	\$8,542	\$6,788	\$1,753
Centurylink	\$7,000	\$2,917	\$2,481	\$436
Bright House	\$1,600	\$667	\$635	\$32
<u>Roadways</u>				
Street Sweeping	\$17,250	\$7,188	\$5,715	\$1,473
Sidewalks/Roadways	\$0	\$0	\$3,595	(\$3,595)
Drainage	\$5,000	\$2,083	\$3,450	(\$1,367)
Signage	\$5,000	\$2,083	\$2,092	(\$9)
<u>Common Area</u>				
Landscaping	\$280,000	\$116,667	\$120,600	(\$3,933)
Feature Lighting	\$3,000	\$1,250	\$2,440	(\$1,190)
Irrigation	\$20,000	\$8,333	\$1,924	\$6,409
Trash Receptacles & Benches	\$5,000	\$2,083	\$0	\$2,083
Plant Replacement & Bed Enhancements	\$10,000	\$4,167	\$296	\$3,871
Miscellaneous Common Area Services	\$10,000	\$4,167	\$8,750	(\$4,583)
Soccer/Ball Field Maintenance	\$1,000	\$417	\$175	\$242
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$8,333	\$7,250	\$1,084
Pool Cleaning	\$8,000	\$3,333	\$3,000	\$333
Pool Permits	\$550	\$550	\$0	\$550
Recreational Center Cleaning	\$15,000	\$6,250	\$6,792	(\$542)
Recreational Center Repairs & Maintenance	\$10,000	\$4,167	\$4,557	(\$390)
Pest Control	\$700	\$292	\$652	(\$360)
Subtotal Maintenance	\$536,300	\$223,779	\$215,874	\$7,906

REMINGTON

Community Development District

General Fund

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	General Fund Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
Security				
Recreation Center Access	\$4,000	\$1,667	\$0	\$1,667
Security Guard	\$275,500	\$114,792	\$108,751	\$6,040
Gate Repairs	\$11,000	\$4,583	\$2,728	\$1,856
Guard House Cleaning	\$3,300	\$1,375	\$1,100	\$275
Guard House Repairs and Maintenance	\$4,500	\$1,875	\$1,471	\$404
Gate Maintenance Agreement	\$1,100	\$1,100	\$1,100	\$0
Other				
Contingency	\$500	\$208	\$0	\$208
Field Management Services	\$26,671	\$11,113	\$11,113	(\$0)
Subtotal Maintenance	\$326,571	\$136,713	\$126,263	\$10,450
Total Maintenance	\$862,871	\$360,492	\$342,137	\$18,355
Other Sources & Uses				
Transfer Out - Pavement Management	(\$93,088)	(\$93,088)	(\$93,088)	\$0
Total Other	(\$93,088)	(\$93,088)	(\$93,088)	\$0
Total Expenditures	\$1,144,122		\$534,651	
Excess Revenues/(Expenditures)	(\$0)		\$504,923	
Fund Balance - Beginning	\$0		\$285,346	
Fund Balance - Ending	(\$0)		\$790,269	

REMINGTON

Community Development District

Series 2008-2

Debt Service Fund

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

Revenues:

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
Special Assessments	\$571,509	\$520,481	\$520,481	\$0
Interest Income	\$400	\$167	\$443	\$276
Total Revenues	\$571,909	\$520,648	\$520,924	\$276

Expenditures:

Interest Expense - 11/01	\$11,100	\$11,100	\$11,100	\$0
Principal - 05/01	\$555,000	\$0	\$0	\$0
Interest Expense - 05/01	\$11,100	\$0	\$0	\$0
Transfer Out 5/2 - Pavement Fund	\$56,912	\$0	\$0	\$0
Transfer Out 5/2 - Capital Reserve	\$148,576	\$0	\$0	\$0
Total Expenditures	\$782,688	\$11,100	\$11,100	\$0
Excess Revenues/(Expenditures)	(\$210,779)		\$509,824	
Fund Balance - Beginning	\$210,779		\$214,530	
Fund Balance - Ending	\$0		\$724,354	

REMINGTON

Community Development District

Pavement Management

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
<u>Revenues:</u>				
Transfer In	\$150,000	\$93,088	\$93,088	\$0
Interest Income	\$500	\$208	\$662	\$454
Total Revenues	\$150,500	\$93,296	\$93,750	\$454
<u>Expenditures:</u>				
Contingency	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$150,500		\$93,750	
Fund Balance - Beginning	\$960,493		\$960,797	
Fund Balance - Ending	\$1,110,993		\$1,054,548	

REMINGTON

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures
For The Period Ending February 28, 2019

Revenues:

	Adopted Budget	Prorated Budget Thru 02/28/19	Actual Thru 02/28/19	Variance
Transfer In	\$148,576	\$0	\$0	\$0
Interest Income	\$100	\$42	\$26	(\$16)
Total Revenues	\$148,676	\$42	\$26	(\$16)

Expenditures:

Capital Outlay - Fitness Equipments	\$10,000	\$4,167	\$0	\$4,167
Capital Outlay - Pressure Washing	\$20,000	\$8,333	\$0	\$8,333
Capital Outlay - Landscape Improvements	\$0	\$0	\$8,618	(\$8,618)
Capital Outlay - Sidewalk/Roadway Improvements	\$95,000	\$39,583	\$66,385	(\$26,802)
Capital Outlay - Camera System	\$30,000	\$12,500	\$0	\$12,500
Capital Outlay - Rec Center - Roofing Project	\$38,500	\$16,042	\$0	\$16,042
Capital Outlay	\$0	\$0	\$16,242	(\$16,242)
Total Expenditures	\$193,500	\$80,625	\$91,245	(\$10,620)
Excess Revenues/(Expenditures)	(\$44,824)		(\$91,218)	
Fund Balance - Beginning	\$297,086		\$207,676	
Fund Balance - Ending	\$252,262		\$116,458	

Remington
COMMUNITY DEVELOPMENT DISTRICT
Month by Month Income Statement

Description	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	TOTAL
Revenues:													
Assessments	\$0	\$191,234	\$805,027	\$24,812	\$15,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,036,610
Miscellaneous Income	\$410	\$375	\$250	\$320	\$330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,685
Interest Income	\$243	\$243	\$264	\$277	\$251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,279
Total Revenues	\$653	\$191,853	\$805,542	\$25,408	\$16,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,039,574
Expenditures:													
Administrative													
Supervisors Fees	\$1,000	\$600	\$0	\$1,800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200
FICA	\$61	\$46	\$0	\$138	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Engineer	\$984	\$2,115	\$158	\$510	\$1,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,670
Attorney	\$1,026	\$2,282	\$2,079	\$1,938	\$2,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,776
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$0	\$586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$586
Management Fees	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,575
Information Technology	\$133	\$133	\$133	\$2,633	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,167
Trustee Fees	\$0	\$0	\$0	\$0	\$4,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,771
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$62	\$24	\$47	\$44	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227
Insurance	\$33,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,776
Printing and Binding	\$61	\$45	\$39	\$33	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$251
Newsletter	\$0	\$540	\$0	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080
Legal Advertising	\$0	\$0	\$0	\$630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$630
Office Supplies	\$25	\$24	\$80	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Contingency	\$38	\$574	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$644
Total Administrative	\$48,139	\$12,182	\$8,366	\$14,675	\$16,064	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,426

Remington
COMMUNITY DEVELOPMENT DISTRICT
Month by Month Income Statement

Description	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	TOTAL
<u>Maintenance</u>													
<u>Environmental</u>													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,325
<u>Utilities</u>													
Kissimmee Utility Authority	\$576	\$496	\$449	\$534	\$584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,638
TOHO Water Authority	\$4,113	\$3,516	\$6,881	\$6,382	\$4,827	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,720
Orlando Utilities Commission	\$1,353	\$1,375	\$1,386	\$1,316	\$1,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,788
Centurylink	\$762	\$497	\$229	\$764	\$229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,481
Bright House	\$127	\$127	\$127	\$127	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$695
<u>Roadways</u>													
Street Sweeping	\$1,270	\$1,270	\$635	\$1,270	\$1,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,715
Sidewalks	\$3,180	\$0	\$0	\$185	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,595
Drainage	\$0	\$0	\$0	\$3,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450
Signage	\$0	\$192	\$635	\$535	\$730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,092
<u>Common Area</u>													
Landscaping	\$23,500	\$23,500	\$23,500	\$26,600	\$23,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,600
Feature Lighting	\$1,448	\$572	\$0	\$245	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,440
Irrigation	\$226	\$534	\$191	\$378	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,924
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement & Bed Enhancements	\$296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$296
Miscellaneous Common Area Services	\$0	\$0	\$0	\$8,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,750
Soccer/Ball Field Maintenance	\$0	\$70	\$105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<u>Recreation Center</u>													
Pool Maintenance	\$1,565	\$3,273	\$90	\$2,232	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,250
Pool Cleaning	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Center Cleaning	\$1,798	\$1,050	\$1,050	\$1,894	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,792
Recreational Center Repairs & Maintenance	\$3,383	\$0	\$1,124	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,557
Pest Control	\$0	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652
<u>Security</u>													
Recreation Center Access	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Guard	\$22,437	\$21,960	\$22,642	\$22,660	\$19,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,751
Gate Repairs	\$220	\$310	\$1,387	\$591	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,728
Guard House Cleaning	\$250	\$200	\$200	\$250	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Guard House Repairs and Maintenance	\$320	\$478	\$0	\$335	\$338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,471
Gate Maintenance Agreement	\$0	\$0	\$0	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Management Services	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,113
Total Maintenance	\$70,913	\$64,159	\$64,716	\$82,586	\$59,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$342,137
<u>Other Sources & Uses</u>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	(\$93,088)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$93,088)
Total Other	\$0	\$0	\$0	\$0	(\$93,088)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$93,088)
Total Expenditures	\$119,052	\$76,341	\$73,083	\$97,261	\$168,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$534,651
Net Income/ (Loss)	(\$118,399)	\$115,512	\$732,459	(\$71,852)	(\$152,797)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$504,923

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2008-2, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATE:	4.00%	
MATURITY DATE:	5/1/2019	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	COVERED BY LETTER OF CREDIT	
BONDS OUTSTANDING - 9/30/13		\$3,035,000
LESS: PRINCIPAL PAYMENT 5/1/14		(\$455,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$475,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$495,000)
LESS: SPECIAL CALL 5/1/16		(\$5,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$515,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$535,000)
CURRENT BONDS OUTSTANDING		\$555,000

SECTION 3

*This item will be provided under
separate cover*