

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, September 24, 2019 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also present were:

Jason Showe	District Manager
Scott Clark <i>(by phone)</i>	District Counsel
Mark Vincutonis	HWA
Alan Scheerer	Field Manager
Charles Fellow	UPS
Mike Beltz	UPS
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have none.

Mr. Brown: We were going to move Item 4.

- **Security Report from Universal Protection Service *(Item 4)***

Mr. Fellow: Before I start, I would like to introduce my Manager.

Mr. Beltz: Hey everyone. I am Mike Beltz, the new Manager for the account. I started in 1995 as a corporate investigator with the Freeman Companies. Then I was hired by Allied

Universal in 2002 and worked my way up through the ranks as Site Supervisor, Field Supervisor, Account Manager and now Client Manager. My previous account was The Plaza in Downtown Orlando. That entire block was my responsibility. I'm looking forward to working with you.

Mr. Fellow: Last month, at the Partin Settlement Road Gate, we had 3,465 residents and 559 visitors. At the E. Lakeshore Boulevard Gate, we had 1,589 residents and 120 visitors. The total for this month is 903 residents and 171 visitors. So far, me and our daytime officers issued 275 citations for the month. Last month, we tagged 275 vehicles, versus 185 vehicles this month. Last month, we had nine tows, versus three tows this month and 12 attempted tows. Right now, the biggest issue we have is residents using the visitor lane. The only recourse we have, if possible, is if the CDD wanted to change the visitor lane to a resident lane. I can issue a barcode.

Mr. Showe: We already talked to Brian about that and prefer not to move it.

Mr. Fellow: That's all I have. Thank you so much. If you have any questions, let me know.

Mr. Brown: Thank you.

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.

Catherine O'Dell, Harwood Circle: The primary reason I came to this meeting is because I'm over it with these people parking in the street. What really concerns me is when residents have empty spots in their driveways and do musical cars in the street. If you have three cars, one in the apron and two in the driveway and there are two others or maybe one other parked on the street, what is going in your garage? These people have no right to obstruct traffic. My husband, George came close to getting his mirror hit by somebody who was coming in the oncoming lane and didn't want to wait, which I can understand as I get impatient. They almost took his mirror off to the point where he actually ducked because of a car unnecessarily parked in the street. It's the same households over and over. You probably know me. I anonymously call all the time because I'm over it. I'm angry with these households. It's abusive. I understand that you can issue one or two warnings and then tow. I just want it towed. So that's why I'm here. I have a list of addresses on Harwood.

Mr. Brown: Give that to Charles. We've given them a list of places to pay more attention to and they have been pretty good about doing that.

Ms. O'Dell: I have taken pictures of cars parked on the grass and sent them to Rodney Cotton because I understand that's HOA property,

Resident (Not Identified): Rodney is not with the HOA anymore.

Ms. O'Dell: Really?

Resident (Not Identified): It was in the newsletter.

Ms. O'Dell: Oh. Anyway, I have taken pictures of cars parked in the street. If there is anything else, I can do without getting into a confrontation with these households, I'm open to it.

Mr. Scheerer: Is this a daytime concern, mostly?

Ms. O'Dell: It's a daytime and nighttime issue.

Mr. Scheerer: What time during the day?

Ms. O'Dell: When I was driving here, 112 Harwood Circle had cars in the street.

Mr. Scheerer: What time? You said during the day.

Ms. O'Dell: It's all the time.

Mr. Scheerer: We are only doing the roving patrol a couple of times during the day, but he's in a meeting right now. I'm assuming when you get out, he is going to take care of some business. So, you may want to start there.

Mr. Fellow: Oh yeah. We follow up on requests from residents.

Ms. O'Dell: He is good.

Mr. Scheerer: We appreciate that.

Mr. Fellow: My main concern is 112. I issued a citation already. What happened is the mother has friends from college. So that's why a different vehicle is on the street. I talked to the owner of the car and he cursed me out and said, "I don't have to answer to you because I'm a visitor." Two days ago, he saw me, and I said, "I am giving you a visitor pass because you don't live here and you have no right to yell, scream or curse at me. If you are a resident, I'm happy to help. If you are just coming here and you have no right to be here and you have family here, you have no right to yell or scream or me.

Mr. Scheerer: The next time he is here, ticket him.

Mr. Fellow: Okay.

Ms. O'Dell: I think it was by house 101 where my husband almost got his mirror taken off the day before yesterday. When you pull off of Remington Boulevard onto Harwood, you are

forced into oncoming lane because of parked cars. You can't entirely see around that corner and someday, somebody is going to get hurt.

Mr. Scheerer: Call Florida Highway Patrol (CHP) if that happens.

Larry Hurley, Keswick Court: We have the yard sale coming up on the 12th and I would like the Board's permission to put signs up. We would like to post them a week ahead of time and then we will take them down. The National Night Out is next Tuesday. If anyone wants to cook, let us know. We have two cooks signed up and we need at least three or four.

Mr. Brown: Is it on October 1st?

Mr. Hurley: Yes, October 1st. Target donated all of the soda and water. Our new Management Company, Artemis, is paying for the hamburgers and rolls. There will be glow sticks and the candy guy is going to be there. Hopefully the weather will be like this. I noticed when I go for my walks, on Remington after you pass Knightsbridge on the left, just before you get to the end of the lake, there is an overflow drain. There is constantly trash on top of it. Isn't the lake guy supposed to pick that up?

Mr. Scheerer: The lake guys don't do that. When it gets on the outfall, we have the landscaper take care of it for us.

Mr. Hurley: The guy that picks it up is doing a good job along the sidewalk.

Mr. Scheerer: We normally request that. He doesn't look at that on his own. That's not his primary function, so I will get with John and have him check that grate.

Mr. Soukup: He does a great job with trash.

Mr. Hurley: It's a new guy. He was a little rough when he got started.

Mr. Scheerer: He is doing well.

Mr. Hurley: That's all I have.

Mr. Brown: For National Night Out, since we have all new security, have you thought about closing the parking lot?

Mr. Scheerer: Not yet, but we will today.

Mr. Brown: We close the parking lot because they use it for National Night Out.

Mr. Scheerer: We normally close it around 3:00 p.m. We put up signs in the Rec Center.

Mr. Fellow: On both sides?

Mr. Scheerer: Yes. We kick everybody out except for those participating in National Night Out.

Mr. Fellow: I spoke to an HOA Member about that last week. They explained it just like you did, to get an idea on what to do because a few guys wanted to attend.

Mr. Scheerer: Maybe they can help out with the cooking.

Mr. Hurley: We are going to start cooking between 5:00 p.m. and 5:30 p.m. and have warming tables. That gives the workers and the people that can't stay, a place to eat before there are lines. We will be giving away almost 500 hot dogs and hamburgers.

Pam Zaresk, Club Villas: I think Jason forwarded to the Board Members an email that I sent. I'm only just following up from what we had last week with the Clubhouse people and the Clubhouse Manager. After I sent it, I have been back there twice with no less than eight people and we have yet to have anyone cook. They don't know anything about it. The only reason I'm sharing that with the Board is because they took the time to ask and made a commitment. We have been there three times now and they are just not following through. I sent an email last week, while we were sitting there, to the Food and Beverage Manager and her answer was, "All we can do is apologize and we are getting some new people." So, I just wanted to share that with the Board because they came to us and said, "Hey, we want the communities support." I wanted all of you to be aware that at least some of us in the community are trying to help them get over that hump and we are just not seeing any kind of movement. This is just general information.

Mr. Thilburg: Just to elaborate on that, I called today, and they interviewed two waitresses. These people are experienced. Today they were all smiles. I told them that we had a table of five come in while we were there and then they got up and left because the person behind the bar, didn't attempt to go out and ask them if they wanted a cocktail or anything. He said he had nothing to do with that because he's the Director of Golf.

Ms. Zaresk: He's not allowed to. You can't serve food unless you are certified and the person who was supposed to be there, apparently clocked out. So, this is just an update.

Mr. Brown: You just said they were cleaning up.

Mr. Thilburg: I talked to the Beverage Manager today. I know Tiffany. It's a people problem. People are quitting and they have a problem trying to get experienced people.

Mr. Brown: Did you say that they were also cleaning up the trees?

Mr. Thilburg: Yes. I spoke to Jimmy today and I mentioned to him that the golf courses look good. I saw them cleaning the tree. They have been cutting along the roadway, keeping the

rough down and everything. The grass is starting to come up. The fairways are nice and green. They are putting a lot more people on the golf course.

Mr. Hurley: In our HOA, the Board brainstormed and gave him a list of 17 things that they can try doing to improve service. They put that letter in the last newsletter. Today, I was talking to somebody and they said, "It looks like you are in financial trouble." I said, "Didn't you read your newsletter?" That's inside information. Everybody knows now. It's in the newsletter. I would like to see them walk. That tree is a good example and something that we recommended among the others, so hopefully, they will get that in before it's too late.

FOURTH ORDER OF BUSINESS

Security Report from Universal Protection Service

This item was discussed previously.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the August 27, 2019 Meeting

Mr. Brown: Does anyone have any changes or additions?

Mr. Soukup: No changes.

Mr. Mehrlich: They have me as Mr. Kemp.

Mr. Showe: We will have that corrected.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the minutes of the August 27, 2019 meeting were approved, as amended.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Universal Protection Service, LLC for Security Services

Mr. Showe: This is just a renewal of your current agreement; although it is a brand-new agreement because the old one was outdated, so it is a renewal. Scott, do you have anything to add?

Mr. Clark: I just want to confirm for the record that we are renewing the existing agreement at the same terms. If we were increasing and acquiring certain things with a significant scope, we would have to go back out for request for proposals (RFP).

Mr. Showe: Correct. It has the same terms.

On MOTION by Mr. Thilburg seconded by Ms. Kirk with all in favor the Agreement with Universal Protection Services, LLC. was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: I don't have anything. Thank you for letting me call in. I appreciate that.

B. Engineer

Mr. Vincutonis: I have nothing new to report. I just have a follow-up on some activities. On Thornbury, there was a depression failure between the curb and sidewalk. The contractor came in and pulled all of that out, pulled all of the under drain out and put it back together. They found a previous repair that may have left some void underneath it, so they think it was a combination of void space and core compaction that led to that depression being formed. So, we filled it in, sodded it and we are pretty much done. We repaired the patch on the exit side on E. Lakeshore Drive. It came out okay. It still has some rise to it, but the concrete is good. So, there's a slight slope. I hope everyone is happy with it.

Mr. Mehrlich: It's much nicer.

Mr. Vincutonis: John and I looked at the sanitary repair on Stonewyk. The patch is not the greatest patch in the world asphalt-wise. It may be a temporary one. I will call Toho and see when the final patch would be placed. The last time they just had lime rock in there.

Mr. Soukup: Just so they can take it out again?

Mr. Vincutonis: Maybe it was falling apart and washing away. They came in and put a temporary asphalt patch in there. That's all I have.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 5995 through 6027 in the amount of \$71,733.46 and August payroll in the amount of \$903.50, for a total amount of \$72,636.96. Alan and I can take any questions.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor the Check Register for August 22, 2019 to September 17, 2019 totaling \$72,636.96 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. We are over 100% collected on your assessments so we are in good shape.

3. Presentation of OCSO Detail Reports

Mr. Showe: We included all of the reports we received from the off-duty patrols and they are included in your agenda package. We will just keep including those periodically as we do those.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center cameras are working well. The filters were changed. The fitness equipment was cleaned and wiped down. We have money in the budget. We ordered two pieces of fitness equipment that will replace a couple of older pieces. Security just let me know that the knob broke off of one of the lap pool shades so we will get that repaired. We also have \$10,000 in the budget for next year, so when we get into 2020, we will look into a couple of more pieces and upgrade those. The pool is in good shape. I had Spies Pool come out to do a check of all of the pool items and the handrails and make sure all of the steps were tightened. We had one of the screen doors replaced at the guardhouse. We are still waiting for the cameras to come in for Partin Settlement Road. They have been ordered. As soon as they arrive, we will get them installed. The ponds still have some algae on them, but hopefully some of this cooler weather will help us out with that. We still meet with REW every week. Irrigation inspections are ongoing. We tried to trim down the shrubbery at the HOA towing sign at Parkland for you. They took it down a little. We will let it grow back in and then we will cut it down a little more. Hopefully that will assist with being able to see the sign. If you haven't noticed, the Canary Palm at the main entrance is

almost done. I am waiting on REW to give me a price to remove it. We will not replace it, due to the cost. Sidewalk repairs are ongoing. We are currently in Crown Ridge. It may actually be done. After Crown Ridge, they are going to Owenshire, then Southbridge and they will work their way back towards Brookstone and Knightsbridge. Obviously, we didn't have the hurricane during the Labor Day weekend, but we did prep for it because we didn't know where it was coming, so we removed the furniture and gate arms. We just tried to get the property cleaned up in advance of that. Thankfully, it didn't come here, and we didn't get any of that Cat 5 mess. GMS came back out and put everything back in a timely fashion. We provided three remotes to Security for the gates. Mark talked about the depression at 101 Thornbury. There was an area that did not get striped for a pedestrian crosswalk at Westmoreland and Waters Edge. Fausnight Stripe and Line actually came in last night and did it with some new thermoplastic. So that is now completed. Once we get in the new year, GMS is going to come out and we are going to get the sidewalks and curbs pressure washed throughout the entire community. We are also sanding and painting the Green neighborhood monument signs. As soon as we complete the pressure washing, we will probably move right into that project. I provided a couple of more bug lights at the gatehouses, nets were replaced at the basketball court and we had several leaning and loose signs. Berry Construction came out and re-concreted all of those. That's all I have.

Mr. Brown: I have one card for the Partin Settlement Road that is not being read, no matter how many times I pull forward and back up. My Nissan won't read it going forward, but it will read it when I back up, so a lady over the weekend, told me that a lot of people were having issues with the gate not opening.

Mr. Showe: We will check it out.

Ms. Kirk: I am having that issue as well.

Mr. Sheerer: How old is the barcode on your car?

Ms. Kirk: Mine is 14 years old.

Mr. Scheerer: You might need a new one.

Mr. Brown: One of mine is less than five years. I don't know how old the one on my Nissan is, but I know the one on the Honda is only five years old.

Mr. Scheerer: Does it work okay?

Mr. Brown: No. That's the one that doesn't work at all. The one on the Nissan works when I back up, but not when I go forward.

Mr. Thilburg: Mine didn't work either. I backed up and it still didn't work. The clicker didn't work so I waved to the guard and he raised it up because there was a whole line of people behind me.

Mr. Fellow: I noticed that on the pole with the laser, the light was on. That's not an issue at the E. Lakeshore Drive gate.

Mr. Scheerer: I will have them check it out. Is that at the Partin Settlement Gate?

Mr. Brown: Yes. Is there anything else for Alan?

Mr. Mehrlich: Other than when you are talking about doing the pressure washing? Do you remember when we pulled out the Elaeagnus bushes? If you hit a couple of spots, that would be perfect.

Mr. Scheerer: Of course.

Mr. Mehrlich: We pressure washed all of the brick walls and then pulled the bushes out.

Mr. Scheerer: The bushes really weren't in bad shape. At one time, they just hit the timeline. They are called Elaeagnus. We call them, "Ugly Agnes."

Mr. Showe: That's all we have.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mehrlich: I would just like to thank security. His diligence has made a difference in Westmoreland.

Mr. Brown: I don't have anything other than the place looks nice. We dodged a bullet with the hurricane. The hurricanes have kept the rain away. This month we usually have a ton of rain. That probably helps it look nicer.

Ms. Zaresk: Are any of these tables going to be replaced?

Mr. Scheerer: I am buying one more table that was broken. It will be out here on Friday.

Mr. Brown: What about the flagpole?

Mr. Scheerer: We are just waiting for the Easement Agreement to get signed. Once we receive it from the golf course, we will put the 30 foot one there and the 20 foot one at Partin Settlement Road.

NINTH ORDER OF BUSINESS

Next Meeting Date – October 29, 2019

Mr. Brown: The next meeting is October 29, 2019.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business, Mr. Brown adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman