

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, November 19, 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
Tim Mehrlich

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Scott Clark
Shawn Hindle
Alan Scheerer
Patrick Solnay
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. All Supervisors were present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have no modifications.

THIRD ORDER OF BUSINESS

Security Report from Universal Protection Service

Mr. Solnay: Hello everyone. Last month at the Partin Settlement Road Gate, we had 720 visitors and 1,000 residents, for a total of 1,720. At the E. Lakeshore Boulevard Gate, we had 900 visitors and 1,130 residents, for a total of 2,030. We tagged 89 vehicles, had no tows, 2 attempted tows and 5 repeat offenders. Are there any questions?

Mr. Soukup: Regarding the repeat offenders, who has access to this list? I made several calls in the last few weeks and spoke to Rose. She knew nothing about a Repeat Offender List. I asked for one. I also asked her why people were parking on the street and her answer was because they called. I said, "These are repeat offenders" and she said, "I don't know what that is." So I sent her a copy of the list that describes the repeat offenders and she asked if it was in effect because she never saw it before. So you are out here every day and doing a good job, but where is the turnover for people that are here?

Mr. Solnay: Rose just arrived here two weeks ago. We write down the vehicle and the address. I showed it to her. I don't why she told you she didn't know about it.

Mr. Soukup: This is an ongoing problem because we have high turnover with your company. So, someone has to make sure this information is being passed to each of the guards.

Mr. Solnay: Consider it done.

Mr. Soukup: I appreciate that.

Mr. Brown: Thank you.

Mr. Scheerer: At the end of Knightsbridge Boulevard, people are hanging out back there right now.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Brown: Mr. Hurley, I'm glad to see you made it here on time.

Larry Hurley, Keswick Court: I was just wondering about a couple of items. We talked about at prior meetings that the letters are missing on the wall.

Mr. Scheerer: We are still working on them.

Mr. Hurley: The lights at Somerset Place Drive don't seem to be bright enough on the wall, particularly the one on the left facing the entrance.

Mr. Scheerer: The shrubs are taller than the lights.

Mr. Hurley: The lights are too short.

Mr. Scheerer: The lights have been there for 25 years.

Mr. Hurley: Maybe they just need re-directing.

Mr. Scheerer: No. They are too short.

Mr. Hurley: There are no lights on the letters. I'm still picking up trash as I walk on a regular basis, but what bothered me the most, was a broken liquor bottle in the curb. I left it there

for a week and nobody picked it up, so I did. The trash can is right there. I don't know whether the raccoons are spreading it into the bushes, but whoever is supposed to be cleaning up, puts it outside of the can. They should be, from my estimation, picked up and put in the can before they unload it. You mentioned that we don't have to worry about hooks for the Christmas lights.

Mr. Scheerer: Yes. We bought the clips. We will put the clips on, and you will have to hang the lights.

Mr. Hurley: Okay. They are going in around December 1st.

Mr. Scheerer: We will have them up right before then.

Mr. Hurley: Very good. Thank you.

Mr. Brown: Did you check the outlets?

Mr. Scheerer: You just had National Night Out, so you should be good to go.

Mr. Brown: I mean at the guardhouses.

Mr. Scheerer: Not yet. We will be doing that in the next couple of weeks.

Mr. Hurley: On the guardhouses too?

Mr. Scheerer: No, we are not doing anything on the guardhouses.

Mr. Hurley: If we put lights up there, we will just use the plastic ones. Unfortunately, they slide underneath the shingles. I have one other item. I went to the hearing on what I was told was going to be on the roadway in and out of the apartment complex. There were a few things wrong in the notification. I don't know who put it out, but I was told to be there at 6:00 p.m. and it was almost over at 6:00 p.m. It also wasn't really what they were addressing that night, but I still left our concern that they are going to have an exit or entrance off of Partin Settlement Road, which is already crowded. I asked them to consider putting both in and out on 192 in the planning cycle to avoid that added congestion. We will see what happens. That's all I have.

Mr. Brown: He got there after the agenda item last night. It was on a consent agenda, so it went through quickly.

Mr. Hurley: I read it three times and it made no sense. It was a zoning change for a 12-acre slice of land in that area, but there was no mention of that exit or entrance or intersection or anything.

Mr. Brown: It was regarding the apartments on the corner. They had a land use change to change the zoning to make it compatible with the land use, but all of the traffic and all of the land stuff went through long ago. So I don't know why what was said last night was part of that.

Mr. Hurley: I haven't looked it up yet, but I talked to the lady there who showed me how to find it on the website, so I could see what it looked like. I haven't had time for it yet.

Mr. Brown: They have a connection to that road that already goes back to the townhouses.

Mr. Hurley: Yes. That is what I suspect. It is opposite the exit from the parking lot of the county office. It's at the intersection and straight across. If they want to include Partin Settlement Road, that's what I figured they would wind up doing. It would still be better if they put them on 192.

Mr. Thilburg: It's going to be a nightmare.

Mr. Brown: It's awful close to Partin Settlement Road.

Mr. Mehrlich: The entire county is going to be a nightmare.

Mr. Brown: They also approved last night, a bond refunding, which is kind of funny, because that's we did, to fund the widening of Partin Settlement Road to four lanes. It won't be tomorrow.

Mr. Hurley: They have to do the bridge first.

Mr. Brown: Yes. They were saying last night, that by 2025, those roads should be completed. I think it funded four roads, and Partin Settlement Road was one of them. How long did it take them to do what they did last time?

Mr. Showe: That's a pretty comprehensive schedule.

Pam Zaresk, Club Villas: Shame on me for not going, but does anybody know how many units are going in?

Mr. Brown: 300 and something.

Mr. Hurley: Is that all?

Mr. Brown: Yes. It's like 320.

Mr. Hurley: It's bigger.

Mr. Brown: I thought it was more than that too.

Mr. Hurley: I'm amazed that they allow four levels out of stick lumber in hurricane and tornado country.

Mr. Brown: There is a lot of commercial there too.

Ryan Kemp, Westmoreland: Some streetlights are out; one across from my house.

Mr. Scheerer: For the one across from your house, you need to call KUA. We don't own the streetlights.

Mr. Mehrlich: There is a website tool that you can use. If nothing else, you can send them an email, identifying the number on the pole.

Mr. Brown: I've had to do that on our street a couple of times. They usually come quickly. They are a lot quicker than OUC.

Mr. Kemp: There are three more lights out on Remington already, which they fixed a year ago.

Mr. Scheerer: They go out. They don't last a year.

Mr. Brown: Are there any other public comments? If not, we will move on.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the October 29, 2019 Meeting

Mr. Showe: The minutes were provided as part of your agenda package and we can take any corrections or changes at this time from the Board.

Mr. Brown: Are there any changes?

Mr. Soukup: I have one on Page 10. The minutes reflect that I said, "I want to thank Ken for coming out here on his own time to work with ACT," but I believe it's Alan.

Mr. Scheerer: I didn't say it. I think you said it.

Mr. Brown: Are there any other changes? Hearing none, we need a motion to approve.

On MOTION by Mr. Soukup seconded by Mr. Thilburg with all in favor the minutes of the October 29, 2019 meeting were approved, as amended.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: I don't have anything.

B. Engineer

Mr. Hindle: The Brookstone repair was approved to fix the inlet. They are going to start the repair as soon as possible. The depression at Thornberry should be videoed this week. They filled it back in, so they are going to do some video and figure out what's wrong. I took a look at the sanitary repair on Stonewyk and there is still a temporary patch. They put up a warning sign.

We contacted them, but haven't heard back yet, so we are not sure when they are going to do the permanent repair. We will try to get back with them.

Mr. Brown: I will call them.

Mr. Hindle: They did a temporary repair patch. They are supposed to come back soon for a permanent patch, but I haven't heard anything.

Mr. Brown: Does anyone have any questions for the District Engineer? Hearing none,

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6051 through 6064 in the amount of \$11,852.42 and October payroll in the amount of \$903.50, for a total amount of \$12,755.92. Alan and I can take any questions.

On MOTION by Mr. Mehrlich seconded by Mr. Soukup with all in favor the Check Register for October 23, 2019 to November 10, 2019 totaling \$12,755.92 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. As Alan and I were reviewing it, we noted that there is a line item for irrigation. Part of that is the landscape contract, which is why that line is skewed right now. They are correcting it, so it will be corrected for the next one, but there really are no issues there. I think with just a month in the books, it's a little hard to get a trend line, but I think that we are in good shape financially at this stage.

3. Presentation of OCSO Detail Reports

Mr. Showe: We also provided the Osceola County Sheriff's Reports for the off-duty patrols.

4. Field Manager's Report

Mr. Scheerer: There have not been a lot of changes in the last three weeks. The Fitness Center is in good shape. The Amenity Center is good. The swimming pool is good. The gates are good. The lakes are good. We removed some old raggedy landscaping in Waters Edge and replaced

it. We are continuing to do sidewalk repairs. We are now in Strathmore and Waters Edge and will continue to work our way through the community. Hopefully, we will start next week on the painting of the neighborhood signs and pressure washing before Thanksgiving. Then I will address Mr. Hurley's concerns.

Mr. Brown: Does anyone have any questions for Alan? Hearing none,

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown: Mr. Soukup?

Mr. Soukup: I'm done for this month.

Mr. Mehrlich: I would just ask that we take a look at this and decide how to move forward. I will give everyone a month to look at it.

Mr. Showe: We can include it in the next agenda.

Mr. Scheerer: I have copies that I can provide to the Board. I have the actual quotes if you want to see them.

Mr. Showe: I think we can include both in the next agenda.

Mr. Brown: Maybe in the next month, we can see how that fits into the budget. There are things that we can move around.

Mr. Scheerer: Are you looking to do them all?

Mr. Brown: A three-year span.

Mr. Scheerer: What are the next roads, because that's a good start as far as the roadway resurfacing? Maybe you can get that information, bring it back to the next meeting and I will have Jason look at the numbers. Depending on what those are, I would probably want to get some input as to where you would like to start outside of those two or three neighborhoods, because there are some big ticket items in here, if you look at some of the dollar amounts, but some of these are relatively affordable, over \$70,000.

Mr. Mehrlich: Is it built into the cost of the road?

Mr. Showe: It's not built in, but we do it at the same time because they can't get the equipment through.

Mr. Scheerer: Miller can't get it through there. We have to get them up to 14 to 15 feet. So the practice has always been to get the quote from the engineer. After they do the Request for Proposals (RFP), we get that number and then we have REW get the trees up to the proper level

for clearance. Some of these trees have been done because we've done a lot of them, but going forward, a lot haven't been done.

Mr. Brown: Is that what this is for or is this above and beyond?

Mr. Scheerer: We audited every neighborhood.

Mr. Brown: No. What I'm asking is, when we do that, we take them up to whatever clearance that they need to get through, but is this above and beyond actually pruning the whole thing?

Mr. Scheerer: This is a whole tree pruning. This is a Class 2 prune. It's thinning the tree, cutting the branches in the correct way and lifting the canopy to the 14 to 15 feet of DOT clearance. It's a full tree. Usually it will go up 14 feet; 8 feet on one side. They will achieve that, but then they are also going to go through and remove the entire tree.

Mr. Brown: I guess my point is if we are going to do it like we say we are doing it with the road, we are just lifting them right now.

Mr. Showe: We can do it.

Mr. Scheerer: We have been doing it.

Mr. Brown: I thought we were just lifting it when we did the road.

Mr. Scheerer: No. It's not good for the tree.

Mr. Soukup: So as part of this expense, we are going to be paying anyhow.

Mr. Showe: Over the long term.

Mr. Scheerer: For the roads. We take that out of the Roadway Fund.

Mr. Soukup: It's just a question of whether we address them sooner than that.

Mr. Showe: Correct.

Mr. Scheerer: Each of them did it by neighborhood. So I have an individual price per neighborhood, which is what's on that spreadsheet. I will have Jason clean this up.

Mr. Showe: We will include it for the next agenda.

Mr. Brown: Mr. Thilburg?

Mr. Thilburg: Nothing.

Mr. Brown: Ms. Kirk?

Ms. Kirk: Nothing.

Mr. Scheerer: How is your iPad?

Ms. Kirk: Good.

Mr. Showe: I told you, you would like it.

Mr. Brown: I don't have anything other than to tell everyone to have a Happy Thanksgiving. Be careful and we will see you at the next meeting.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – December 17, 2019

Mr. Showe: Our next meeting is December 17, 2019.

NINTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary

Chairman/Vice Chairman