

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, July 28, 2020 at 6:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and June 23, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Brian (Ken) Brown	Chairman
Kenneth Soukup	Vice Chair
Carl Thilburg	Assistant Secretary
Tim Mehrlich	Assistant Secretary
Pam Zaresk	Incoming Supervisor

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glassock	District Counsel
Alan Scheerer	Field Manager
Michael Beltz	Universal Protection Service
Ryan Kemp	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

Mr. Showe: This meeting is being conducted in accordance with the Governor's Executive Orders #20-52 and #20-69, which was subsequently extended through Executive Orders #20-112, 20-114 and 20-150. This allows the District to conduct its meetings of the Board of Supervisors without having a quorum of its members physically present at any specific public location, through the utilization of communication such as telephone and video media technology. This meeting is being held remotely via Zoom, which allows for all members to participate through video or telephone, to address items necessary for the proper operation of the District. Access for today's

meeting was provided in the meeting notice, the District's website and/or by contacting the District Manager's office. At this time, I have not received any public comments to read into the record. There will be opportunities for the public to provide comments by using the Zoom raised hand feature or we will just open it up. When we address the Board, we ask that you please state your name and address and keep your comments to three minutes. As a reminder, no member other than the Board of Supervisors or staff shall be permitted to enter into a discussion with individual speakers of the Board.

**SECOND ORDER OF BUSINESS****Modifications to Agenda**

Mr. Showe: We have no modifications to the agenda.

**THIRD ORDER OF BUSINESS****Security Report from Universal Protection Service**

Mr. Beltz: Good evening everyone. For June 2020, at the Partin Settlement Road Gate, we had 1,522 visitors and 1,393 residents, for a total of 2,915. At the E. Lakeshore Boulevard Gate, we had 1,167 visitors and 2,384 residents, for a total of 3,551. We tagged 110 vehicles, had no tows, code letters or attempted tows and 6 repeat offenders. For July 28, 2020, at the Partin Settlement Road Gate, we had 1,572 visitors and 1,596 residents, for a total of 3,168. At the E. Lakeshore Boulevard Gate, we had 1,263 visitors and 2,584 residents, for a total of 3,857. We tagged 110 vehicles, had no tows or code letters, 1 attempted tow and 6 repeat offenders. That's all I have.

Mr. Soukup: Did we review the repeat offenders with security?

Mr. Showe: We are coordinating that with security. They are instructed to let us know when they feel like somebody has been in violation of that. We can coordinate that through the process in accordance with the rules.

Mr. Soukup: Got it. Thanks.

Mr. Showe: Are there any other comments for security? Hearing none,

**FOURTH ORDER OF BUSINESS****Public Comment Period**

Mr. Showe: If you have a public comment, please state your name and address and keep your comments to three minutes. I don't see anyone using the raised hand feature.

Ryan Kemp, Westmoreland Circle: I am having continuous issues with water draining from the yard that is supposed to go into the street. The CDD said that they need to dig trenches in between the sidewalk and the street to have some place for the water to flow, because they did not install the proper drainage. I have two issues. The curbs on the street are too high for the water to be allowed to flow freely. Basically, the ditch has to overflow to get over the curb. I have a corner lot and it could almost be viewed as a safety hazard. So, I'm just wondering what the CDD would do about this certain issue, because the CDD doesn't want to install the proper drainage in between the sidewalk and the road. I'm already doing what the CDD is asking for, which are the ditches, but I need the CDD's money to grind down the curbs.

Mr. Showe: I don't know if Pete or Alan looked into this.

Mr. Scheerer: I looked at it a while ago and we made repairs to the concrete, but we may need the engineer to look at it. Whatever he recommends, we can implement.

Mr. Kemp: The second issue with the drainage is that while some of the sidewalk diverts the water towards the road, some of it has been raised up at weird angles. I also have huge puddles that are basically draining towards the house. I can't drain them.

Mr. Scheerer: We will have them take a look at it.

Mr. Kemp: Please.

Mr. Showe: I have it on the list.

Mr. Kemp: Also, when it comes to the number of tows, you can come around here every weekend and see people parked on the road. It's a safety hazard, especially when we get cars parking on both sides of the road. Security should come out at different parts of the day to take care of the repeat offenders. The fact that they are not even trying to do anything about it, is a little unnerving.

Mr. Showe: They complete at least two daytime patrols a week. Michael can address the levels. I know that they pay special attention to that Westmoreland area.

Mr. Beltz: I've never seen anyone getting towed. For the parking enforcement coverage, we have 12 hours every night from 18:00 to 0600. We have 24 hours during the week. Ninety-five percent of the time I spend investigating any towing issues, is on Westmoreland Circle. I have yet to find a violation. That means, the people who are street parking, know the rules. So, we will have a vehicle in the street and when it exceeds the time, they move it to a driveway and put another

vehicle out in the street. They are not violating the rules as they are written. We have signs at the beginning of Westmoreland Circle saying, "*No street parking.*"

Mr. Mehrlich: They are violating the rules because they could be considered a repeat offender. That is what we brought up earlier this month. If they label someone as a repeat offender, the house needs to be listed as a repeat offender and they should lose their parking privileges. We are not watching the one-hour time limit for owners of the house, either. There are many times when they are longer than an hour. As far as I understand, we as owners, or even tenants in a rental situation, because it's a rental, it seems to me that you are only allowed to be on the street for an hour to take the groceries in the house or do whatever they are supposed to do.

Mr. Kemp: It's happening during the weekend before security comes on shift. The authority to do something about this is with the CDD. So, it seems like we need security people doing daytime and weekend sweeps before 6:00 p.m.

Mr. Soukup: If it's during the day and they are parked on both sides of the street, technically, you can call the Osceola County Sheriff's Office.

Mr. Kemp: I shouldn't have to do it. This is the CDD and I don't understand why we are paying security to write down people's tag numbers when nothing is happening at the gates. This is something that potentially is a safety issue. So why aren't we having somebody do patrols when they are needed?

Mr. Soukup: We have to look at the costs to see the need for more daytime patrols.

Mr. Showe: Yes. I will continue to work with security to address those issues. If there are people that are purposely violating it or they are maneuvering their vehicles around, our rules allow security to allow us to let them know that. We can send them a letter to let them know that their visitor privileges will be revoked. So, we will work with Michael to make sure that gets addressed.

Mr. Brown: There have been some other houses where that has been the case and they stopped doing it.

Mr. Mehrlich: What Ryan is referring to is you can drive by at almost any given time and they have cars on the street.

Mr. Kemp: There are actually three houses. You can go to the light pole in front of my house, put cameras on it and point it in three different directions and you will find repeat offenders every day. The last time I brought up this issue with security, I was told by text message, "What do you want us to do?" So, I am bringing this up now, because I don't know who else to go to

about this, because this is your responsibility. Can we get the Sheriff's Office involved and have them take over some of this, to actual instigate tows or whatever?

Mr. Soukup: We pay for that also, Ryan.

Ms. Bowles: The house Ryan is talking about has been doing this for two years now.

Mr. Beltz: Ninety-five percent of my time is spent investigating parking issues on Westmoreland Circle. I'm aware of that; however, I reviewed the laws and the vehicles do not violate the parking rules as they are written. So, in order for my company to initiate a tow, they have to be in violation, a clear-cut violation. I reimbursed for a tow earlier this year where I still felt the driver was in violation; however, I wasn't happy with the documentation. So, I refunded the tow.

Ms. Bowles: The rules state that if a house repeatedly has company, they are a repeat offender house.

Mr. Beltz: Okay, but if the vehicles that we are logging and tagging are non-violators and are not being tagged because they are not in violation. Are we saying that they are not allowed to have visitors?

Ms. Bowles: There is a car in particular at that residence that does it all the time because they are considered non-residents and then it starts over again the next month. That particular car has been tagged twice and then they were going to tag them a third time, but they thought the month started over again. They came out as a group and started yelling and screaming at our last security person, Patrick. They dared him to tag their car.

Mr. Beltz: So turnover on the site is an issue. I had a lot of officers leave for better pay and how we are treated. That is true. Patrick resigned specifically because of how he was treated. He was a good officer and a good supervisor. I wanted to retain him, but he resigned because of a conflict with a resident.

Mr. Kemp: What is the solution if your staff can simply be bullied out of performing this job? Do we have a direct line to the Sheriff's Office or someone who can handle these issues, because it's not being handled? It happens every day.

Mr. Showe: The Sheriff's Office will not enforce our towing policy. That is outside of their purview. They only enforce violations of the law and things that require law enforcement. So, if there is an access issue, as Ken indicated, like two cars parked on both sides of a street blocking vehicles from passing, that would be something you could immediately address to the Osceola

County Sheriff's non-emergency number. However, we have a clause in the rules where if the District believes that a resident is circumventing the rules, we can actually provide notice and revoke their ability to use guest privileges. So, I'm going to work with Michael to try to identify some of those potential issues and start using that provision of our rules.

Mr. Kemp: Okay. Thank you.

Mr. Showe: Are there any other audience comments? Hearing none,

## **FIFTH ORDER OF BUSINESS**

### **Organizational Matters**

- A. Discussion of Board Vacancy and Review of Letter of Interest**
- B. Appointment of Individual to Fulfill the Board Vacancy in Seat 2 with a Term Ending November 2022**
- C. Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Showe: At the last meeting, the Board declared Seat #2 as a vacancy. We received one resume from Ms. Zaresk, which was in your agenda package. We can take any discussion from the Board or fill that position if you choose to do so tonight.

Mr. Brown: Is there any discussion?

Mr. Soukup: Pam served before.

Mr. Brown: Yes. If there is no other discussion, I nominate Ms. Zaresk.

Mr. Brown MOVED to appoint Ms. Zaresk to Seat #2 and Mr. Mehrlich seconded the motion.

Mr. Showe: Since this meeting is being conducted via Zoom, I will not be able to officially administer the Oath of Office. So, you will be appointing Pam to that position; however, she wouldn't be able to vote on anything until we can administer the Oath of Office to her in person. We can also adopt the resolution adopting her as an Assistant Secretary. Is there anything else Scott?

Mr. Clark: No, you covered everything.

On VOICE VOTE with all in favor appointing Pam Zaresk to Seat #2 with a term ending November 2022 was approved.

Mr. Brown: Jason, are you the only one who can swear Ms. Zaresk in or can it just be any notary?

Mr. Showe: It can be any notary. We can send her the form. Either I can meet her or if she has a notary, they can complete that through that same process.

**D. Consideration of Resolution 2020-02 Electing an Assistant Secretary**

On MOTION by Mr. Brown seconded by Mr. Thilburg with all in favor Resolution 2020-02 Electing Pam Zaresk as Assistant Secretary was approved.

Mr. Showe: Congratulations and welcome back, Pam. You can participate in any discussion going forward, but you cannot vote until your Oath of Office is filled out. We will get in touch with you.

Ms. Zaresk: Sounds good.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes of the June 30, 2020 Meeting**

Mr. Showe: The minutes of the June 30, 2020 meeting were provided as part of your agenda package and we can take any corrections or changes at this time.

Mr. Clark: On the first page where you are discussing the list of Executive Orders, "Executive Orders #21-12, 21-14 and 21-50" should be "Executive Orders #20-112, 20-114 and 20-150." That's probably the way that she heard it.

Mr. Showe: If there are no other corrections, we need a motion to approve the minutes as amended.

On MOTION by Mr. Thilburg seconded by Mr. Mehrlich with all in favor the Minutes of the June 30, 2020 Meeting were approved as amended.

Mr. Showe: We will make those changes.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**1. Memorandum on Lawsuit**

Mr. Showe: Mr. Clark prepared a memo on the lawsuit as requested.

Mr. Clark: Regarding a trip and fall incident, as I indicated in a memorandum, the lawsuit has been ongoing for a few months now. The claimant's lawyer hasn't moved the case along. They haven't even issued a summons to the CDD or joined in the lawsuit yet. I looked at it and I don't know why the HOA is still involved in the lawsuit. It doesn't make sense, but we don't control that. The HOA's lawyer needs to make that argument to get them out of the lawsuit. When we are served, we will hand the paperwork over to our courier. They will assign counsel and defend on our behalf, which is what they are supposed to do. I checked the docket this morning to see if there was any change since the time of the memo.

Mr. Soukup: So, the CDD hasn't been served yet?

Mr. Clark: No.

Mr. Showe: As Scott indicated, we received a notice that we have been added to it. That was immediately turned over to our insurance company. I know that our insurance company has been working with their counsel. Obviously, when we received it, we didn't get any information about the status of the HOA's lawsuit at the same time. There are two separate issues.

Mr. Soukup: I understand.

Mr. Showe: Are there any other questions for counsel?

Mr. Clark: Just one other thing, Jason. I have been monitoring the Governor's action or inaction on the Corona requirement. We have a bunch of meetings next week that are in suspense because nobody knows whether it is going to be a virtual or in person meeting. The Governor is aware of the issue, but for whatever reason, they chose to keep us all on pins and needles until the end. Everyone thinks that we will be meeting virtually at least through August. I will keep you posted.

Mr. Showe: Perfect. Just for the Board's information, any meetings that we had to advertise, including your budget, we advertised as an in-person meeting; however, we also added a Zoom link just as a backup in case. We have to do both for the same reason that Scott said. We are in uncharted territory right now.



**B. Engineer**

Mr. Glassock: The only thing I had was I will be meeting with the contractor onsite beginning next week. Alan and I will let you know when that happens. The Board asked about getting an estimate to reseal and stripe the basketball and Clubhouse parking lots. The contractor sent me a proposal, which I forwarded to Jason. The total for both is about \$49,000, but I think they can do it cheaper if it isn't as thick, so it may be closer to \$40,000.

Mr. Showe: For the Board's information, that is the basketball court parking lot as well as the recreation facility parking lot. It would look the same as your roads. As Pete indicated, it would be \$50,000 to add that to your existing contract if that is something the Board wanted to do.

Mr. Brown: It will address the area nicely. It hasn't been done for some time.

Mr. Showe: Correct.

Mr. Mehrlich: I agree with Ken.

Mr. Showe: I suggest the Board approve a not-to-exceed of \$50,000, even though Pete indicates it will probably be less than that. That way, if there are any problems or challenges, we have some wiggle room.

On MOTION by Mr. Thilburg seconded by Mr. Soukup with all in favor resealing and striping the basketball and Clubhouse parking lots in an amount not-to-exceed \$50,000 was approved.

Mr. Showe: Pete, if you want to go ahead and negotiate that with them, we will get that started.

Mr. Glassock: I arrived late and heard that I need to look at the other sidewalk.

Mr. Showe: Yes, at 118 Westmoreland Circle.

Mr. Brown: Jason, did you want to talk about under that piece of sidewalk at Water's Edge?

Mr. Showe: Yes. We had Pete look at it as well. Obviously, it's not part of the plan. There is a house that is being built. They are going to do the sidewalk around the house, but because it's a corner lot, there is a small walkway that goes out to the street that allows more pedestrian access. Pete, do you think that's something the vendor could do while they are onsite or is that a different type of work?

Mr. Glassock: I can ask them. It has to be on the plat. The homeowners are always responsible for putting in the sidewalks as well.

Mr. Showe: I think that is something the District can handle, if there is not much of a cost. If that's the Board's direction, we will try to get the vendor to do it. Otherwise, I think Alan has some contacts as well for concrete. It's not a big stretch of concrete.

Mr. Glassock: Correct.

Mr. Brown: The CDD put them in, in a lot of the other neighborhoods. They weren't originally designed in this neighborhood to have those.

Mr. Showe: We will coordinate it one way or another. Are there any other 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 6224 through 6246 in the amount of \$69,544.28. In the Capital Projects Fund, we have one check for \$2,930 for a total of \$72,474.28. Both Alan and I can answer any questions on those invoices.

Mr. Brown: Does anyone have any questions?

Mr. Soukup: No questions.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Check Register for June 1, 2020 to June 30, 2020 in the amount of \$91,911.10 was approved.

#### **2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. Everything is falling in line. We are about 95% collected on your assessments.

#### **3. Presentation of OCSO Reports**

Mr. Showe: We included all of the reports from the Osceola County Sheriff's Office. We are still continuing to do extra patrols.

#### **4. Field Manager's Report**

Mr. Scheerer: We don't have a lot of new things to report. We put up all of the signage in advance of everything opening. As the Board can see, we put the basketball hoops back up. I was

contacted by Mr. Mehrlich about erosion on the volleyball court. That was repaired. The Fitness Center is in good shape. The Amenity Center is in good shape. We changed out all of the A/C filters and placed additional signage inside of the Rec Center. We also provided some disinfectant spray, which we continue to replenish from time-to-time, for people that want to use the Fitness Center. There are towels and hand soaps already in the gym. So, they can just spray down the equipment after they are done. We are still doing sidewalk work within the neighborhood. We did a bunch of sidewalk grindings and will continue to do so. REW will be out this next month, doing their contractually obligated street tree trimming along Remington Boulevard and Knightsbridge Boulevard. We received new annuals. Finally, we cleaned out a couple of storm drains that were holding water. That's all I have.

Mr. Showe: Are there any questions for Alan?

Mr. Brown: The storm drains may get a chance to be used next week.

Mr. Showe: That's better than that lake that's on the golf course where the tree came down. We are trying to find that drain now.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Brown: I don't know if anyone has anything. REW has done a great job. I called Alan one morning because I could've sworn that when we hired REW, they had one of those mowers to mow the ditch with along E. Lakeshore Boulevard. I guess not, because when I went out one morning, they actually had two guys with tree trimmers in knee deep water, trimming that entire ditch. So, kudos to them. I always thought they used a machine.

Mr. Scheerer: We can all thank Mr. Gary Archer for that. I will make sure that gets passed onto REW. I don't disagree with that. I think they are doing a good job. The place looks great. We are communicating with all of our landscapers and GMS staff in advance of the storm. We will do whatever storm prep we have to do and will be there after it happens.

Mr. Showe: Is there anything else under Supervisor's requests?

Mr. Thilburg: No.

## **NINTH ORDER OF BUSINESS**

### **Next Meeting Date – August 25, 2020**

The next meeting is on August 25, 2020.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Soukup seconded by Mr. Brown with all in favor the meeting was adjourned.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman