

*Remington Community
Development District*

Agenda

September 29, 2020

AGENDA

Remington
Community Development District
Revised Agenda

Tuesday
September 29, 2020
6:00 PM

Zoom
<https://zoom.us/j/98340502089>
Meeting ID: 983 4050 2089

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from Universal Protection Service
- IV. Public Comment Period
- V. Approval of Minutes of the August 25, 2020 Meeting
- VI. Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2020
- VII. Consideration of Second Amendment to Landscape Maintenance Agreement with REW Landscape Corp.
- VIII. Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
- IX. Consideration of Partial Release of Easement for Fortune Lakeshore Multi-Use Trail
- X. Discussion of Request for Proposals for Security Services
- XI. Discussion of Phase 3 Opening - ADDED**
- XII. Consideration of Resident Driveway Extension Request - ADDED**
- XIII. Staff Reports
 - A. Attorney
 - 1. Memorandum on Public Meeting Guidance - ADDED**
 - B. Engineer
 - C. District Manager's Report
 - 1. Approval of Check Register
 - 2. Balance Sheet and Income Statement
 - 3. Presentation of OCSO Reports
 - 4. Field Manager's Report
- XIV. Supervisor's Requests
- XV. Next Meeting Date – October 27, 2020
- XVI. Adjournment

MINUTES

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, August 25, 2020 at 6:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020 and July 30, 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 Chairman
Carl Thilburg	Assistant Secretary
Tim Mehrlich	Assistant Secretary
Pam Zaresk	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager

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.

Mr. Showe: This meeting is being conducted pursuant to the Executive Orders 20-52 and 20-69 (as extended by Executive Orders 20-112, 20-114, 20-150, 20-179 and 20-193), so the Remington CDD can conduct meetings of its Board of Supervisors without having a quorum physically present at any specific location and through utilization of video media technology. Tonight's meeting is being held to address items necessary for the proper operation of the District. This meeting is being conducted remotely via Zoom, which allows for all to participate by video or telephone conference. Access for the meeting today was provided on our website, as well as the

meeting notice and by contacting our office in advance. As of right now, I have not received any public comments, specifically for the meeting tonight, but I will continue to check my email throughout the meeting. I'll read any into the record that I receive. As with all meetings, there will be opportunity for public comment at the beginning of the meeting on any agenda item, and then we can open it up at the end again for any additional comments that might come up. We ask that those who would like to provide comment to try to use Zoom's raised hand feature and I will call on you on a first come, first serve basis. Otherwise, we will just open it up and let anyone who would like to make comments address the Board. When you address the Board, we ask that you please stay your name and address for the record and keep your comments to three minutes. We ask that no one else besides the person speaking and the Board talk at that moment. We would ask also those in attendance to silence your noise making devices and place your microphones on mute, unless you are addressing the Board.

SECOND ORDER OF BUSINESS**Modifications to Agenda**

Mr. Showe: We sent out a couple of new items for consideration tonight. The Engineer did get a proposal for the additional paving work of the parking lot, which we will discuss under the Engineer's Report. We did get some proposals for some pine removal that we will let Alan talk about. Those items were added to the agenda.

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

Mr. Showe: I don't believe anyone from the security company is present, but we will open it up for anybody if they are present. We are going to discuss the security services contract later on in the agenda.

FOURTH ORDER OF BUSINESS**Public Comment Period**

Mr. Showe: We would ask you to use the raised hand feature and I will call on you in the order those hands go up. Otherwise, we will just open it up and have you state your name and address for the record. Are there any public comments at this time?

Chassidy Bowles (Westmoreland Circle): You said that you were going to discuss security. I am concerned that the gates have been open at the Partin Settlement Road Gate by our house for

several nights and there are no patrols. We are still having the same problem on Westmoreland Circle with the same people parking continuously on the road.

Mr. Showe: Alan and I will discuss the performance of the current company as well as the ability to meet our required contract and staffing times. I think it's going to be our recommendation, if the Board is amenable to go ahead and at least do a Request for Proposal (RFP) for other companies to provide that service. We are continuing to try to work with them and the limitations they have with providing available staff, which seems to be a real challenge for them at this point.

Ms. Bowles: I sent a video. One of the problems seems to be with one of our neighbors in particular. He is confronting security. I think I sent you a video of the last one.

Mr. Showe: We have that. We can't regulate the behavior of individual residents, but we need security to perform their duty as contracted.

Ms. Bowles: Are they not allowed to call the Sheriff while they are on duty?

Mr. Showe: They are absolutely allowed to call the Sheriff if they feel like they are in danger or there is a possible crime or violation of the law at any point.

Mr. Mehrlich: I believe that also includes if they feel threatened by somebody as well.

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

FIFTH ORDER OF BUSINESS

Approval of Minutes of the July 28, 2020 Meeting

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

Ms. Zaresk: Jason, I have one. On Page 5, three comments were attributed to me, but I believe Chasity was online also and those were from her.

Mr. Showe: We will have those changed. Are there any other comments? Hearing none, we need a motion to approve the minutes as amended.

On MOTION by Mr. Thilburg seconded by Mr. Brown with all in favor the Minutes of the July 28, 2020 Meeting as amended were approved.

SIXTH ORDER OF BUSINESS

Public Hearings

Mr. Showe: We need a motion to open the public hearing.

On MOTION by Ms. Zaresk seconded by Mr. Soukup with all in favor the public hearing on adoption of the budget for Fiscal Year 2021 was opened.

A. Consideration of Resolution 2020-03 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Showe: This resolution is the mechanism approving your Fiscal Year 2021 Proposed Budget and makes it adopted. It's in similar form to what you have seen in the past. We will note that there is no assessment increase again, so it's the same assessment level. Basically, the only changes we made since the last time, is we increased the landscaping slightly. We believe that contractor might have a minor increase this year so we increased that line and made some other adjustments. What we talked about before is that the Capital Projects Budget is a little tight this year, but I know the Board was possibly looking at an assessment increase the following year. You can certainly sustain the budget for this year and there won't be any challenges with service delivery. As we go forward, we will try to look at the capital projects overall and come up with a good assessment level that can accomplish the goals of the Board over the next five to ten years. You'll note that there is no debt again. That was paid off. We indicated some funds for the roadway management project that is ongoing. With that, we can open it up for any members of the audience who would like to provide comment on the budget tonight. Hearing no comments, we can return it to the Board for any questions or consideration of Resolution 2020-03.

Mr. Mehrlich: Should we look at what we are paying the security company? Do we need to put more money in security?

Mr. Showe: We will discuss that later. It's really going to be up to the Board. If the Board would like for us to move forward with the RFP process, this is a public bidding process, because of the dollar value of that contract. We would have to basically design a scope, have the Board approve that scope, go out to receive bids and go through the ranking and bidding process. We believe that there are enough funds within your budget to accommodate if there is an increase. We increased that for next year as part of the process because we really didn't know where that was going to end up.

Mr. Mehrlich: Okay. I just wanted to make sure that there was enough money in there. It is not always an issue, but if it is, we are covered.

Mr. Showe: We allowed for enough wiggle room in some of these account lines that we will be able to accommodate it if that's the case.

Mr. Brown: We have nothing there to begin with that we weren't able to add additional shifts sometimes.

Mr. Showe: Correct.

Mr. Brown: We added additional time in other places. On top of their base contract we had enough to be able to do that.

Mr. Showe: Correct.

Mr. Soukup: To pay for security on Halloween.

Mr. Showe: Correct.

Mr. Scheerer: Fourth of July, Halloween, etc.

Ms. Zaresk: Is this the line item or area in the budget, if we wanted to have more Osceola Deputies here? Is that coming out of that account also?

Mr. Showe: Yes. That's been coming out of that line item as well. We kept that up since the kids are back in school. We cut one or two of those services going forward in October. We will see how that goes. If we need to schedule more, we can certainly do that as well. Are there any other questions on the budget? Hearing none,

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor Resolution 2020-03 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2020-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: This is the second part of your budget process that we do every year. Attached to this resolution is the Adopted Budget you just approved, as well as your Assessment Roll. This is the mechanism that actually levies the assessments on the tax bill. Those assessments will be levied in accordance with the budget you just adopted. This is the second phase of the budget. We can open it up for public comments, since this is a public hearing on the budget. Hearing none, we

can return it back to the Board for any questions or comments that you may have on the assessment resolution.

On MOTION by Ms. Zaresk seconded by Mr. Soukup with all in favor Resolution 2020-04 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We need a motion to close the public hearing.

On MOTION by Mr. Soukup seconded by Mr. Thilburg with all in favor the public hearing on adoption of the budget for Fiscal Year 2021 was closed.

SEVENTH ORDER OF BUSINESS

Discussion of Security Services

Mr. Showe: As some of you may or may not be aware, which Alan can attest to as well, there were several times, where the security guard either called in sick for their shift and they haven't found a replacement, so there has either not been a roving patrol or a guard at one of the guard houses. They seem to be having constant challenges in filling those spots. I think some of their service is becoming a little challenging for us as a management company. So, I think at this point, if the Board is amenable, we would just like to discuss the current provider and if the Board would like to go ahead and look at an RFP process, it's going to be a lengthy process because of the size of the contract. We also haven't bid this contract in quite some time so we may be able to get some good qualified vendors in there. We will open it up for any discussions or any comments that Alan might have on their contract and services.

Mr. Brown: I'm the same way. The past 30 days, I think when I came through the gate, nobody was there. So, they didn't have anybody. That's been at both gates, not just one gate.

Mr. Scheerer: That does affect the roving patrol because I know that we instructed them that we are taking away from roving patrol services command of the gate, which is the typical protocol because we want people at the gates. They have been having challenges at the gates, either one or two of the gates. Red feather seems to be the only consistent officer that they have.

Ms. Zaresk: Are you getting any feedback in discussions with them? Is there a problem in retaining or keeping people or are they just not able to get the right personnel?

Mr. Showe: When we first questioned it, they did say that they hadn't had a raise in four years. So, I immediately said, "If you need an additional raise, please provide us a proposal so we can present it to the Board tonight." Up until now, they have not provided that proposal.

Mr. Scheerer: That is correct.

Mr. Showe: So in consideration of that and in consideration of the challenges we've had, especially over the last three weeks with not having enough personnel to service our property, I think it would be Alan's and my recommendation to go ahead and have the Board authorize us to start the RFP process. If there are no objections, we can just bring that back to you at the next meeting with an RFP document. We would like the Board to look at the scope to make sure that when we bid that out, it's exactly what you guys want as a Board, because that is what the vendors are going to bid on. From there, it is going to be a 60 to 90-day period to get the bids out, have the Board approve it and do the review, because it is a lengthy process. We will make sure that the current vendor is okay doing a month-to-month control until such time as the Board makes a determination on how they would like to proceed with that.

Mr. Brown: You will probably get a proposal from them in response to the RFP.

Mr. Showe: We may or may not. You would be surprised. Sometimes we have vendors that decline to bid. It's a little strange, you never know what you are going to get. We will certainly make sure that they get the proposals so they are in the loop, but it is going to go in the newspaper, so you may get folks that you never even heard of before to provide those bids as well.

Mr. Mehrlich: How do we go over the scope?

Mr. Showe: Both Alan and I will work between now and your next meeting to draft the entire RFP document along with counsel, because I'm sure there is going to be some language that he is going to want in there. We will specifically have you pay attention to the scope, which will explain, what they are supposed to be doing and how they are supposed to be doing it. We will use the current contract that we have with them as a guide, but we also may have some recommended changes based on the age of that contract as well. So, we will review all of that between now and the next meeting. Then you will be able to make changes to that scope once you had a chance to review it.

Mr. Mehrlich: Correct.

Mr. Brown: Can we also ask the people that are responding to the RFP for any new practices that may have come up during all of this, without less people managing the gates for some reason? I don't know who was doing that.

Mr. Showe: There are systems that have remote gates where somebody pulls up and there's somebody in a remote location that talks to them. Most of our communities haven't wanted that type of system. They want the presence of the guard there, but if that's an option that the Board would like for us to look at, there are certainly companies out there that provide that. It hasn't been popular with CDDs, especially with a guardhouse. It's impersonal just to have somebody talk to you through a speaker.

Mr. Scheerer: It's a slow process.

Mr. Showe: Correct.

Mr. Scheerer: Because you usually take your ID and put your ID up to a scanner and then whoever is on the other end will allow you in or tell you, "No you can't come in."

Mr. Brown: I had to do that for a CDD over in Apollo Beach one time.

Mr. Showe: Yes. None of the Districts that Alan and I manage, uses that service because most of our Board want the physical presence of a guard.

Mr. Scheerer: Please note that we also have cameras that are functioning at both gate houses, that not only capture approaching and departing vehicles, but license plates. As you all know, we are very hands on with the Sheriff's Office in helping them capture whatever individuals they have been looking for most recently, doing crimes in or outside the community. So even though there is no officer there, and I know everybody wants to have a live guard there, we are capturing videos of all vehicles that are in the community. So, if something does come up, we have the video.

Mr. Showe: Correct.

Mr. Brown: The live guard there didn't stop them.

Mr. Scheerer: Yes.

Mr. Showe: That's part of the training too. It is a soft gate community, so whoever bid the job has some kind of understanding of those policies and practices. If there is no objection from the Board, it would be our recommendation that we just bring back the RFP document for the Board to review at the next meeting. We can make changes to it and get it out to bid.

Ms. Zaresk: That is a great idea.

Mr. Brown: I'm good with that.

Mr. Thilburg: I'm good.

Mr. Showe: Perfect. We don't need a motion on that. We will just bring it back. You will make a motion at your next hearing to approve that RFP document and the bidding process.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: There is nothing for me tonight, unless the Board has questions for me.

B. Engineer

1. Consideration of Proposal for Additional Paving Work - ADDED

Mr. Showe: Pete can go over where we are at in the paving process as well as the proposal we received.

Mr. Glasscock: Yes. Good evening, everyone. The contractor is onsite. They are starting the curbing today. The surveyors out there laid it out. They will be out there hot and heavy tomorrow morning, starting in Eagles Landing and then go south, west and then back up north for those five pods. Alan asked me about a dip in the road on Stonewyk Way. We got a hold of TWA and it was done. It was a miracle.

Mr. Scheerer: Wow. I'm going to call you for all of my TWA problems too.

Mr. Glasscock: I think they forgot about it when Alan asked about it last time. When I asked them about it, I think they realized they forgot and went out to get it done.

Mr. Scheerer: Good.

Mr. Glasscock: So that's done. We believe that will fix it from the pictures that the video showed us. I don't believe the storm was the issue. I believe that's going to be fixed. That's about it. They will be going out there every day. It will require some in the road parking. The contractor has been notified to knock on doors to let them know and I think Alan is letting them know as well. So, there shouldn't be any issues there.

Mr. Scheerer: We hand delivered letters, Pete.

Mr. Glasscock: Thank you very much. I owe you lunch on that one. We did notice one car when Mark and I were laying out some of the curb to be replaced today. There was a car that looks

like it has been there for a while in the right-of-way (ROW), not on the street, but in the grass between the sidewalk and the street. I don't recall what street it was on.

Mr. Scheerer: I know where it's at. It's on Worchester Drive.

Mr. Glasscock: Yes. It's in the way of the curb replacement. Normally, I wouldn't say anything unless somebody wanted me to say something. It looks like it has been there for a while.

Mr. Scheerer: That house didn't get a letter. That's not one of houses that was in the letter. It was the house before that.

Mr. Glasscock: It was before it.

Mr. Scheerer: Let me see if I can get out there tomorrow and knock on the door.

Mr. Glasscock: Okay. That handles everywhere we are at with the repaving operation. Alan, you asked me about a sidewalk. I owe you a letter on that one, but 118 Westmoreland Circle was kind of tricky. Ninety-nine times out of 100 is pretty cut and dry with what is going on out there. This one has a couple of things going on with it. I'll send you a report on that tomorrow and you can take it Jason. Maybe the Board might want to say something about that one.

Mr. Scheerer: We did grind the sidewalks in all of Westmoreland, so if there are any issues, it wouldn't change any of the elevations due to root intrusion or anything.

Mr. Glasscock: Just so the Board knows, a lot of times the subdivision is laid out, the roads are put in on grade, but the houses are built at different times. Not often, but sometimes when the houses are built, they have to build a section of the sidewalk. Sometimes your neighbors will not be exactly per plan because the builders don't have access to the plans, so their sidewalks may not follow exactly like the road does. This happens to be one of those. You can't see where you shaved down the sidewalk. The problem is pretty much at the end of the property, but along with that, are very wet soils and high sod. So, fixing the sidewalk is not going to fix this problem, I don't believe, but the sidewalk is relatively flat and may even had a quarter of an inch grade,

Mr. Scheerer: I will look for your letter, Pete, and if I have any questions, you and I can get together and try to get it solved. We will see what we can do.

Mr. Glasscock: 10-4. Other than that, I don't have anything else unless the Board has questions for me.

Mr. Showe: Do you want to go over the proposal for the parking lots?

Mr. Glasscock: At the Clubhouse?

Mr. Scheerer: Yes.

Mr. Glasscock: They did bring it in and I don't have it in front of me, but I believe it was \$43,000.

Mr. Showe: Correct.

Mr. Glasscock: It did come in \$30,000 to \$45,000 like I kind of figured it would. So, I'm good with it. I think it's within their scope. When I questioned it, they came down quite a bit.

Mr. Showe: If the Board is amenable, there is sufficient funding within your Roadway Paving Fund to accomplish that. So, we are looking for a motion of the Board if you want to move forward with doing that while they are onsite.

On MOTION by Mr. Soukup seconded by Ms. Zaresk with all in favor the additional paving work in the amount of \$30,000 to \$45,000 to be paid out of the Roadway Paving Fund was approved.

Mr. Glasscock: Pete, do you want to work with them on the Change Order. Then we can approve it.

Mr. Scheerer: I will do it.

Mr. Showe: Anything else, Pete?

Mr. Glasscock: I don't have anything else, unless the Board has anything.

Mr. Brown: I saw that you have been out on the street that I live on. Is your orange paint budget going to be okay?

Mr. Scheerer: Yes, the orange paint budget is good. I was marking sidewalks in Brookstone.

Mr. Glasscock: I was marking curbs.

Mr. Brown: I'm amazed at how many places there are.

Mr. Showe: You have a lot of trees.

Mr. Scheerer: There was a lot of work. We did Waters Edge, Westmoreland, Harwood and Hawks Nest. Then we are going to move into Brookstone. I think one of the worst ones was in the Knightsbridge section. They will probably be heading over into Oakview at the same time they are doing the paving, but we will do that after all of the curb work is completed. So, we are going to focus now on the rest of the communities along Knightsbridge, Brookstone, Southampton, Crown Ridge, Owenshire and Arden Place. It's a lot of work. Chet and I virtually walked every street in

there to try to identify the locations and make sure that they were all done by the end of this year. So, we have plenty of money.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6247 through 6279 in the amount of \$79,529.97. In your Capital Projects Fund, we have Checks 79 and 80 for \$28,067, for a total of \$107,596.97. Alan and I can answer any questions the Board may have on those invoices.

Mr. Brown: No questions.

Mr. Showe: Then we need a motion to approve.

On MOTION by Mr. Thilburg seconded by Mr. Brown with all in favor the July 1, 2020 through July 31, 2020 Check Register totaling \$107,596.97 was approved

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. I think we are doing well on all of our account lines in excess of what we would project for this time. We are 100% collected on our assessments, so we are in great shape.

3. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Showe: We have an exception for November to change the meeting to November 17th from November 29th. I recommended that we move the December meeting to December 15th, because I don't think you want to meet the week of Christmas or New Year's. I think that's typically how we've done it in the past. So, it would be our recommendation to approve, if the Board is amenable, this meeting schedule as amended, changing the December meeting to December 15th instead of December 29th.

Mr. Brown: I'm good with that, but I don't have a calendar in front of me. Isn't the 31st cutting it close on the Assessment Roll?

Mr. Showe: We will present the budget in July. It probably does cut it close. We typically do your budget in July, but because of COVID, it kind of got off schedule. We already certified your Assessment Roll so we are in compliance. We can work with it either way. Next year, we will schedule your budget for the July meeting.

On MOTION by Mr. Thilburg seconded by Ms. Zaresk with all in favor the Fiscal Year 2021 meeting schedule as amended was approved.

4. Presentation of OCSO Reports

These reports were provided to the Board.

5. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape, as well as the Fitness Center and swimming pool. All of the gate cameras are working. We did lose internet at the Partin Settlement Road Gate, which had no effect on the cameras itself, my ability to look at them remotely. We are working with Spectrum to get that resolved. One of the earlier comments on security over the weekend was that the E. Lakeshore Boulevard Gate wasn't manned. They had an issue with the deadbolt lock and it took them about an hour to get into the guardhouse. We had to replace that lock, but I know that security was on shift that particular evening. It was just closer to 8:00 p.m. to 8:30 p.m. by that time they were able to get into it. The ponds are in good shape. I was notified about some dead fish in the pond next to Water's Edge. It was black for a couple of days and it looks like Mother Nature took care of most of that. I reached out to Applied Aquatic, our lake vendor. They told me that with all of the heavy rain we have been getting, the rain has no oxygen. When it hit the lake sometimes, they will get some sporadic fish kills, due to zero oxygen in certain areas of the lake. I was out there earlier today and the lake looks really good. One of the questions that came up in landscaping was the street tree trimming, due to all of the rain. It was pushed back to the week of September 1st. REW will be out doing all of Remington Boulevard, Knightsbridge, the entrances and the common areas, not only the street signs, but the sidewalk side of all the CDD trees that border Remington Boulevard. The sidewalk repairs are ongoing. Like I said, we will be moving into Brookstone. We did add some sand to the volleyball court as well as some additional timbers on the side to help prevent washouts. We will see how that works out. We did go back through all of your storm inlets in advance of that last hurricane that never showed up, thank goodness. We did remove basically a whole bunch of trash that flows in and out of the stormwater system. We did assist in delivering notices to the homes that are going to be affected by the impending curb work. There was a main line leak under a sidewalk next to the entrance to Parkland

Square. That was Toho's responsibility. They came and dug it up. It took them about a week. I guess they finally got the sidewalk poured so that's all good. They just need to pick up their barricades. We had the pool flushers tested and they were on prior to school starting on Monday. The basketball court and tennis court resurfacing, due to weather was pushed to the end of September. REW is redoing the drainage next to the basketball court because it is holding water. I don't know if we have a blocked line in there. They will be working on that over the next week to try to figure out what the problem is. They need to get that water off of the court before we get it resurfaced. I can try to answer any questions that you might have.

Mr. Thilburg: Alan, on Westmoreland going west, on the walkway, someone trimmed a branch that was hitting pedestrians, but then further down the sidewalk, going west on the north side, there were branches impeding pedestrians. I'm afraid that somebody may get hurt.

Mr. Scheerer: On Westmoreland?

Mr. Thilburg: Yes, from Westmoreland heading west towards the Clubhouse.

Mr. Scheerer: Yes. They are going to be hitting those when they do the rest of the street trees along the Boulevard. Those are the ones you sent me the picture of, right?

Mr. Thilburg: Yes.

Mr. Scheerer: I can see if they can do something with it. They were supposed to have been in the middle of doing that already, but I just got word that it got pushed. I will have it looked at to try to address some of that to get it a little higher.

Mr. Thilburg: They are hanging really low. The grass on the pond in back of Harwood Court, is over 2 feet high. I haven't seen that trimmed in a while. I took a picture and can send it to you.

Mr. Scheerer: I just need to make sure that it's not a golf course and irrigation pond.

Mr. Thilburg: So, it's an irrigation pond, even though it backs up to homes on Harwood Court?

Mr. Scheerer: I will need an address, Carl, in order for me to look at that.

Mr. Thilburg: I will send you a couple of pictures.

Mr. Scheerer: I need to get the address to try to identify whether or not it's a CDD pond and who is responsible for it. I'm sorry that I don't have that information.

Mr. Thilburg: Okay. Thank you.

Mr. Scheerer: Yes sir. Just check with me.

i. Consideration of Proposal for Pine Removal - ADDED

Mr. Showe: I don't know if you want to go over those pine tree removals. Just to reiterate, especially for folks on the call tonight, the folks that are having curb work done, because they won't be able to access their driveway for a few days, were given permission from security to park in the street. Again, there may be some cars in the street, but that's because they won't be able to access their driveway. As soon as that project is over and they can resume, those waivers will go away. Alan, do you want to go over that proposal?

Mr. Scheerer: Yes. Jason received an email from a resident, Juan Rodriguez about some pine trees along Partin Settlement Road up against the brick wall. As you leave Remington and head towards 192, there is a handful of Pine trees against the brick wall. There are about five homes there where the Pine trees apparently are impeding their screen enclosure, to the point where they had to replace their enclosure, based on the information we have. One resident just replaced his entire screen. It cost them about \$2,000 because of constant fallen pine needles and stuff on the screen. So, they have approached us and asked us if there would be any objection to removing the Pine trees just outside of the brick wall. The homes that are affected, based on this email are #1045, #1047, #1049 and #1051 Berkeley Drive. We had REW provide a proposal to flush cut those trees at a cost of \$2,675.

Mr. Soukup: So those are the two homes as you are going towards 192, when you get to the pond.

Mr. Showe: Correct.

Mr. Scheerer: You have the white PVC fence and the brick fence. Right from here on down, there are about five homes that petitioned the District to remove those trees.

Mr. Mehrlich: It's just pine needles that are falling on screens?

Mr. Scheerer: Pine needles and pinecones.

Mr. Showe: And sap. If you give me one minute, I can put up on the screen the pictures we received from the residents, just to give you a scope of how large some of those Pine trees are.

Mr. Mehrlich: Only on the house?

Mr. Showe: Some of them probably do not extend out far enough.

Mr. Scheerer: You can look at them before you make a decision. Jason, I don't know that we need a decision today.

Mr. Showe: I don't think there is any necessity to make a decision. The price is reasonable for the size of those trees. So, it's really up to the Board. If you want to wait and look at it over the next month and make that decision at your next meeting, we can certainly do that.

Mr. Soukup: It is not a problem removing them if it is impacting their screens.

Ms. Zaresk: I agree. Based on what we are up against, with the amount of problems we have in Club Villas with Pine trees, I get it. So, I think we should go ahead.

Mr. Brown: They are probably getting more sap than pine needles.

Mr. Soukup: Sure. The ones you get through that screen, you can't get rid of. They are stuck in there. It is on the back side of the property and not on the property, outside of the brick wall. We need to be careful that we don't open Pandoras Box.

Mr. Clark: You need to be careful about the precedent you set, because we told other people that we don't remove healthy trees. If they are shedding bark excessively, then it may be that the trees are diseased or have a reason to remove them, but if you start removing healthy trees, just because things fall from them, you are going to get a lot of requests and it's going to become hard to say no. So, I would take a closer look to make sure there is a good reason to remove them, instead of telling owners that they have permission to cut off some of the branches. We need to proceed carefully.

Mr. Soukup: Okay.

Mr. Mehrlich: Alight.

Mr. Scheerer: That's good logic. So, we will take a closer look, try to get more information and bring it back to the Board at next month's meeting.

Mr. Showe: Alright.

Mr. Brown: Alan, I have a general question. In the past 18 months, how many Toho failures have we seen? Is this indicative of something that's going to just keep continuing?

Mr. Scheerer: Are you talking about sanitary sewer?

Mr. Brown: Yes. We had six or seven places they had to come in, where a sanitary sewer manhole failed or was under the sidewalk. Was that water or sewer?

Mr. Scheerer: It was an irrigation line, a reclaimed water line that sprung a leak. We went ahead and shut off our meter and it was still leaking, which prompted Toho to come out.

Mr. Brown: Is there some gauge that it is going to continuous?

Mr. Scheerer: I would probably say yeah. That may be more of a question for Pete as far as the sanitary sewer goes. Obviously, we went through the Christmas nightmare a few years back over at Windsor Park and Parkland Square, due to a major failure there. This one that is on Stonewyk seemed to be a pretty reasonable repair. It was a small hole that was leaking for a while and they finally got it fixed and we re-paved the road. We have another one that rears its head every once in a while, down by the golf course Clubhouse, as you are exiting right before you get to Strathmore, but it's nothing major. I don't know to be honest with you. It's a 30-year-old system, so anything is possible. I don't have an exact answer, unless Pete has something to add to it.

Mr. Glasscock: The systems generally last 50 years. I don't know what happened with the one on Windsor. I wasn't around then, so I'm not sure. I know that the one on Stonewyk, looks like somebody bore through it. Who bored through it, I don't know, but you can tell it's a bore? It's generally 50 years before you start seeing things, but it's 30 years old so it's getting that point. I don't know what happened on Windsor Place. They found what the cause was. That's the exception versus the rule. They say 50 years, but the infrastructure has been in the ground for 100 years and is still working fine.

Mr. Brown: Okay.

Mr. Showe: That's what we have under our report.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – September 29, 2020

Mr. Showe: Our next meeting is September 29, 2020.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 24, 2020

Board of Supervisors
Remington Community Development District
c/o GMS, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Remington Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Remington Community Development District as of and for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

Our fee for these services will not exceed \$3,500 for the September 30, 2020 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Remington Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Remington Community Development District.

By: _____

Title: _____

Date: _____



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VII

**SECOND AMENDMENT TO THE LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES AGREEMENT BY AND BETWEEN REW LANDSCAPE CORPORATION,
AND THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT**

This Amendment is made and entered into as of the 29th day of September, 2020, by and between:

The Remington Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida, and having offices at 219 East Livingston Street, Orlando, FL 32801 ("the District"), and

REW Landscape Corporation, a Florida corporation located in Sanford, Florida, with offices located at 5079 Ohio Avenue, Sanford, FL 32771 ("Contractor").

RECITALS

WHEREAS, the District was established by an ordinance of the Osceola County Board of County Commissioners for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including surface water management systems, potable water distribution, wastewater collection, roadways, landscaping, parks, indoor and outdoor recreational facilities and uses: and

WHEREAS, the District currently provides landscaping, irrigation, and grounds maintenance services within the District; and

WHEREAS, on August 29, 2017, the District and Contractor entered into the Landscape and Irrigation Maintenance Agreement ("Agreement") with an effective date of October 1, 2017, attached hereto and incorporated by reference herein as **Exhibit A**; and

WHEREAS, pursuant to Section 17 of the Agreement, "TERM", the Agreement may be extended for an additional twenty four (24) month period upon agreement of the parties in writing and subject to appropriation of funds by the District's Board of Supervisors; and

WHEREAS, pursuant to Section 17 of the Agreement, "TERM", the parties desire to extend the agreement for a period of two (2) years (to September 30, 2022); and

WHEREAS, the Contractor has proposed an increase to the rates in Section 5a, "BASIS FOR COMPENSATION AND PAYMENTS" as approved in the Agreement is attached hereto and incorporated by reference as **Exhibit B**; and

WHEREAS, each of the parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

Section 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

Section 2. Section 3 of the Agreement is hereby amended to extend the term of the Agreement for two (2) years so as to run from October 1, 2020 to September 30, 2022.

Section 3. Section 5a "BASIS FOR COMPENSATION AND PAYMENTS" is hereby amended as attached in Exhibit B.

Section 4. All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman / Vice Chairman

ATTEST:

REW Landscape Corporation

Printed Name: _____

Printed Name: _____

Exhibit A: Landscape/Grounds Maintenance Service Agreement (Dated August 29, 2017)

Exhibit B: Section 5a, "Basis for Compensation and Payments"

Exhibit B –Section 5a: Basis for Compensation and Payments

a. Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, a Fixed Fee in the amount of (twenty four thousand two hundred and five) \$ 24,205, on a monthly basis plus additional fees for services rendered in connection with Work Authorizations as defined below.

SECTION VIII



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2020

Remington Community Development District

Name c/o GMS, LLC

Address 1408 Hamlin Ave, Unit E

City St. Cloud, FL 34771

Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and
Development District hereafter called "Customer".

Remington Community

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months
in accordance with the terms and conditions of this Agreement in the following sites:

Fifteen (15) ponds associated with Remington Community Development District
Kissimmee, Florida

- B. The AAM management program will include the control of the following categories of vegetation for the
specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to
maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/1/20 thru 9/30/21

Agreement will automatically renew as Per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$1,265.00	Due monthly as billed x 12.
Total Annual Cost	\$15,180.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution
or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the
reverse side which are incorporated in this agreement.

Submitted: Telly R Smith

Date: 9/1/2020

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. This Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION IX

This Instrument prepared by:
James E. Cheek, III,
and after recording should be
returned to:

Winderweede, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 20-25-30-4814-0001-00K0 (FLT Parcel 105)

PARTIAL RELEASE OF EASEMENT

The Remington Community Development District ("RCDD"), a local unit of special purpose government under the laws of the State of Florida, whose address is 219 East Livingston Street, Orlando, Florida, 32801, being the owner and holder of an easement conveyed by the Remington Golf Course Partnership, a Florida general partnership, on November 15, 1997, and recorded on November 18, 1997, in Official Records Book 1450, page 2669 *et seq.*, in the Official Records of Osceola County, Florida ("Easement"), hereby releases that portion of said Easement which attaches to or encumbers the lands described in Exhibit A hereto. This Partial Release of Easement does not release or otherwise affect RCDD's rights as to the remainder of real property subject to the Easement.

This Partial Release of Easement is made in recognition of the proposed construction of a multimodal trail facility by Osceola County in the area described in Exhibit A.

The parties agree that an executed original of this Partial Release of Easement shall be recorded in the public records of Osceola County, Florida.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed as of the date above first written.

Signed, sealed and delivered in the presence of:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Signature: _____

By: _____

Printed Name: _____

Its: _____

Date: _____

Signature: _____

Printed Name: _____

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

I hereby certify that the foregoing instrument was acknowledged before on this _____
day of _____, by _____
who () is personally known to me, or () has produced _____
as identification.

Notary Public

Printed Name

(notary stamp)

EXHIBIT 'A'

SKETCH OF DESCRIPTION FLT PARCEL 105

LEGAL DESCRIPTION FLT PARCEL 105

A parcel of land being a portion of Tract K, REMINGTON - PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121-124 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Tract K; thence run S01°04'12"W along the West Right of Way line of Lakeshore Boulevard, a distance of 139.21 feet to the Point of Beginning; thence continue along said West Right of Way of Lakeshore Boulevard the following three (3) courses and distances; thence run S01°04'12"W, a distance of 165.25 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 1,226.09 feet and a Central Angle of 05°35'05"; thence run Southerly, along the Arc of said curve, a distance of 119.61 feet (Chord Bearing = S01°43'39"E, Chord = 119.46 feet) to the Point of Tangency thereof; thence run S04°31'11"E, a distance of 1,042.72 feet; thence departing said West Right of Way line, run S85°28'49"W, a distance of 7.00 feet; thence run N04°31'11"W, a distance of 1,042.72 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 1,233.09 feet and a Central Angle of 05°35'05"; thence run Northerly, along the Arc of said curve, a distance of 120.19 feet (Chord Bearing = N01°43'39"W, Chord = 120.14 feet) to the Point of Tangency thereof; thence run N01°04'12"E, a distance of 132.10 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 82.00 feet and a Central Angle of 23°50'46"; thence run Northerly, along the Arc of said curve, a distance of 34.13 feet (Chord Bearing = N12°59'36"E, Chord = 33.88 feet) to the Point of Beginning.

Containing 9,219 square feet, more or less.

SURVEYORS NOTES

MATTERS OF RECORD AS SHOWN HEREON ARE BASED ON A COMMERCIAL OWNERSHIP AND ENCUMBRANCE REPORT AS PROVIDED BY WINDERWEEDLE, HANES, WARD AND WOODMAN, P.A., REFERENCE NUMBER: EMINENT DOMAIN 15, FILE NUMBER: 2037-4692301.

ALL REFERENCES TO RECORDING INFORMATION ARE BASED ON THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

THE PARENT TRACT IS SUBJECT TO REMINGTON DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 1164.

THE PARENT TRACT IS SUBJECT TO RECIPROCAL STORMWATER DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 1191.

THE PARENT TRACT IS SUBJECT TO REMINGTON DECLARATION OF RECIPROCAL ROADWAY AND UTILITY EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 1221.

THE PARENT TRACT IS SUBJECT TO GOLF COURSE EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1241, PAGE 454.

ALL RECORD PLAT MATTERS THAT AFFECTS THE PARENT TRACT AS DEPICTED ON THE PLAT OF REMINGTON - PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 121-124, ARE SHOWN HEREON.

THE LANDSCAPE AND WALL EASEMENT AS SHOWN ON TRACT K, GOLF COURSE ON THE PLAT OF REMINGTON - PHASE 1 PER PLAT BOOK 8, PAGES 121-124 IS SUBJECT TO AN ENTRYWAY AND BOUNDARY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1450, PAGE 2669.


THE PARENT TRACT IS SUBJECT TO REMINGTON GOLF CLUB MEMORANDUM OF OPERATING AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1450, PAGE 2688.

THE PARENT TRACT IS SUBJECT TO AMENDED AND RESTATED DEVELOPMENT ORDER AS RECORDED IN OFFICIAL RECORDS BOOK 1497, PAGE 135.

THE PARENT TRACT IS SUBJECT TO NOTICE OF ESTABLISHMENT OF REMINGTON COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 1663, PAGE 2489.

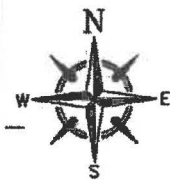
REQUESTED BY: OSCEOLA COUNTY PUBLIC WORKS

DATE OF SKETCH	05/27/2020	REVISIONS	
SCALE	1" = 40'		
P.B.	PAGE		
SECTION	21		
TWP.	25 S., RND. 30 E.		
JOB NO.	16-157	SHEET 1 OF 4	



900 Grass Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 842-2179 Fax (407) 847-8140

Barry W. Prewitt 05-26-2020
BARRY W. PREWITT, P.S.M. #5267 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.



SCALE 1"=40'

SKETCH OF DESCRIPTION FLT PARCEL 105

TRACT K
GOLF COURSE
REMINGTON - PHASE 1
PLAT BOOK 8, PAGES 121-124

PARCEL IDENTIFICATION #
20-25-30-4814-0001-00K0

OWNER: FSC CLEARWATER II, LLC

SEE SHEET 1 FOR LIST OF
TRACT K ENCUMBRANCES

LEGEND	
L.B.	LICENSED BUSINESS
SEC.	SECTION
TWP.	TOWNSHIP
RNG.	RANGE
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
Δ	CENTRAL ANGLE
R	RADIUS
L	LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
EXST.	EXISTING
F.B.	FIELD BOOK
DEPT.	DEPARTMENT
NO.	NUMBER
#	NUMBER
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
R.L.S.	REGISTERED LAND SURVEYOR
C1	CURVE NUMBER
LI	LINE NUMBER
E	PROPERTY LINE
O	DESCRIPTIVE POINT
S.L.I.C.	SEMI-STATE LAND & INVESTMENT COMPANY'S
N&D	NAIL AND DISK
ID	IDENTIFICATION
CM	CONCRETE MONUMENT
(P)	PLAT
C.R.	COUNTY ROAD
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SEE SHEET 1 FOR LEGAL DESCRIPTION

POINT OF
COMMENCEMENT
NE CORNER OF
TRACT K

S01°04'12"W 139.21'
WEST RIGHT OF WAY LINE

POINT OF
BEGINNING

L=34.13'
R=82.00'
Δ=23°50'46"
CB=N12°59'36"E
CH=33.88'

10' LANDSCAPE & WALL EASEMENT
PER PLAT BOOK 8, PAGES 121-124
PER O.R.B. 1450, PAGE 2658

S01°04'12"W 165.25'

7.00'
PT B PC

SEE SHEET 3

LAKESHORE BOULEVARD

JOHNSTON'S
SURVEYING INC.

L.B. 968
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2178 Fax (407) 847-6140

SHEET 2 OF 4



SCALE 1"=40'

SKETCH OF DESCRIPTION FLT PARCEL 105

SEE SHEET 2

7.00'
PT B PC

$L=120.19'$
 $R=1233.09'$
 $\Delta=5^{\circ}35'05''$
 $CB=N01^{\circ}43'39''W$
 $CH=120.14'$

$L=119.51'$
 $R=1226.09'$
 $\Delta=5^{\circ}35'05''$
 $CB=S01^{\circ}43'39''E$
 $CH=119.46'$

TRACT K
GOLF COURSE

REMINGTON - PHASE 1
PLAT BOOK 8, PAGES 121-124

PARCEL IDENTIFICATION #
20-25-30-4814-0001-00K0

OWNER: FSC CLEARWATER II, LLC

SEE SHEET 1 FOR LIST OF
TRACT K ENCUMBERANCES

7.00'
PC B PT
10' LANDSCAPE & WALL EASEMENT
PER PLAT BOOK 8, PAGES 121-124
PER O.R.B. 1450, PAGE 2658
S04°31'11"E 1042.72'
N04°31'11"W 1042.72'
LINE OF RIGHT RIGHT WEST

LAKESHORE BOULEVARD

SEE SHEET 4

NOTES
BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM,
EAST ZONE, (NAD 83, 1990 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE
PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS
SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A
PART OF THIS SKETCH.

SEE SHEET 1 FOR LEGAL DESCRIPTION

JOHNSTON'S
SURVEYING INC.
L.B. 986
900 Cross Profile Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2170 Fax (407) 847-8140

SHEET 3 OF 4



SCALE 1"=40'

SKETCH OF DESCRIPTION FLT PARCEL 105

SEE SHEET 3

TRACT K
GOLF COURSE

REMINGTON - PHASE 1
PLAT BOOK 8, PAGES 121-124

PARCEL IDENTIFICATION #
20-25-30-4814-0001-00K0

OWNER: FSC CLEARWATER II, LLC

SEE SHEET 1 FOR LIST OF
TRACT K ENCUMBERANCES

10' LANDSCAPE & WALL EASEMENT
PER PLAT BOOK 8, PAGES 121-124
PER O.R.B. 1450, PAGE 2658

WALL & LANDSCAPE EASEMENT

WEST RIGHT OF WAY LINE

S85°28'49"W
7.00'

LAKESHORE BOULEVARD

REMINGTON BOULEVARD
TRACT M

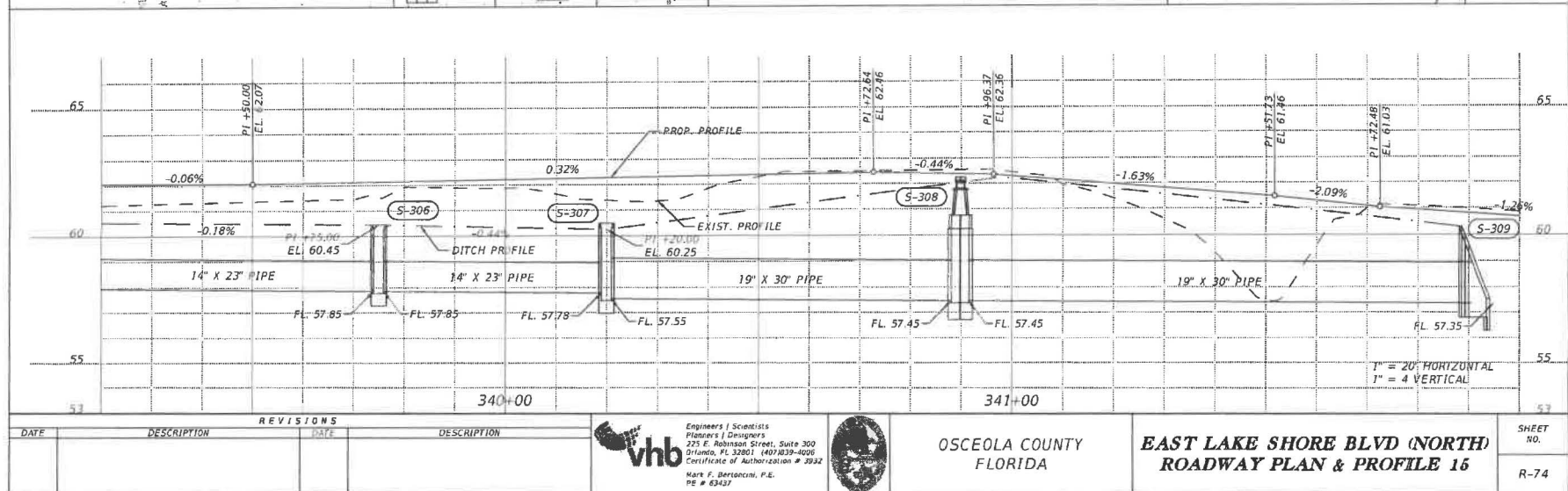
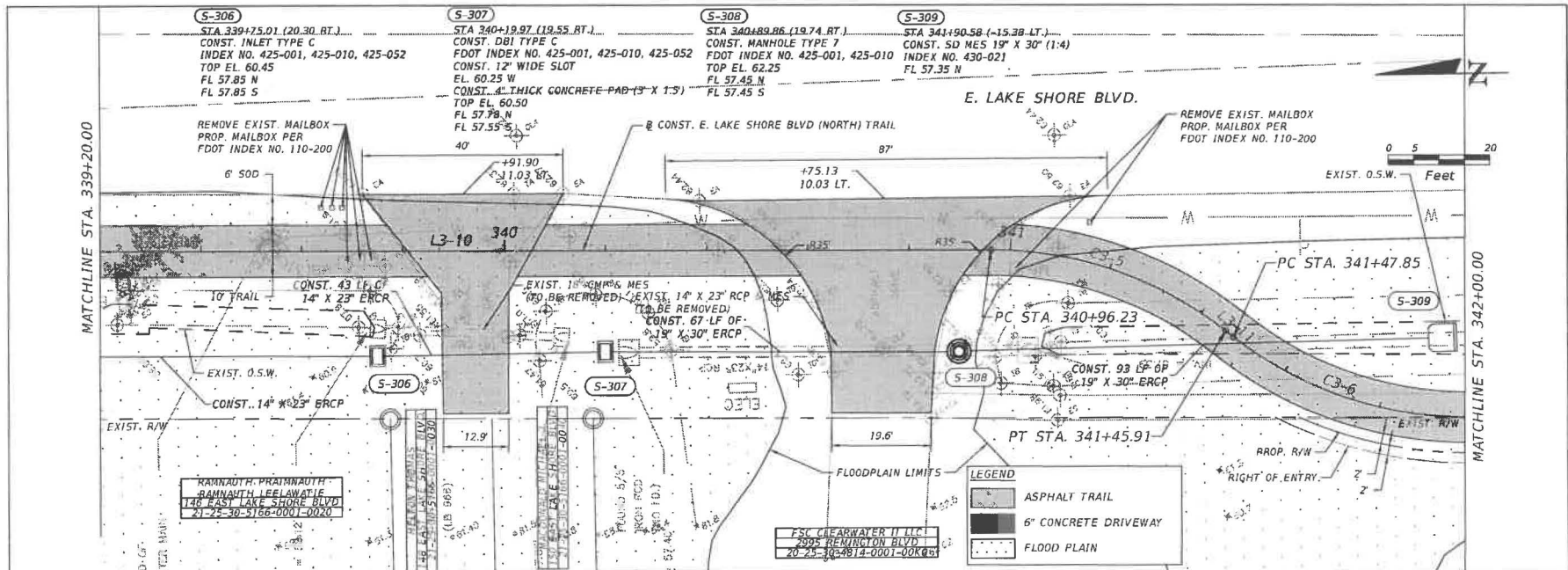
SEE SHEET 1 FOR LEGAL DESCRIPTION

JOHNSTON'S
SURVEYING INC.

L.B. 968

900 Cross Florida Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-8140

SHEET 4 OF 4



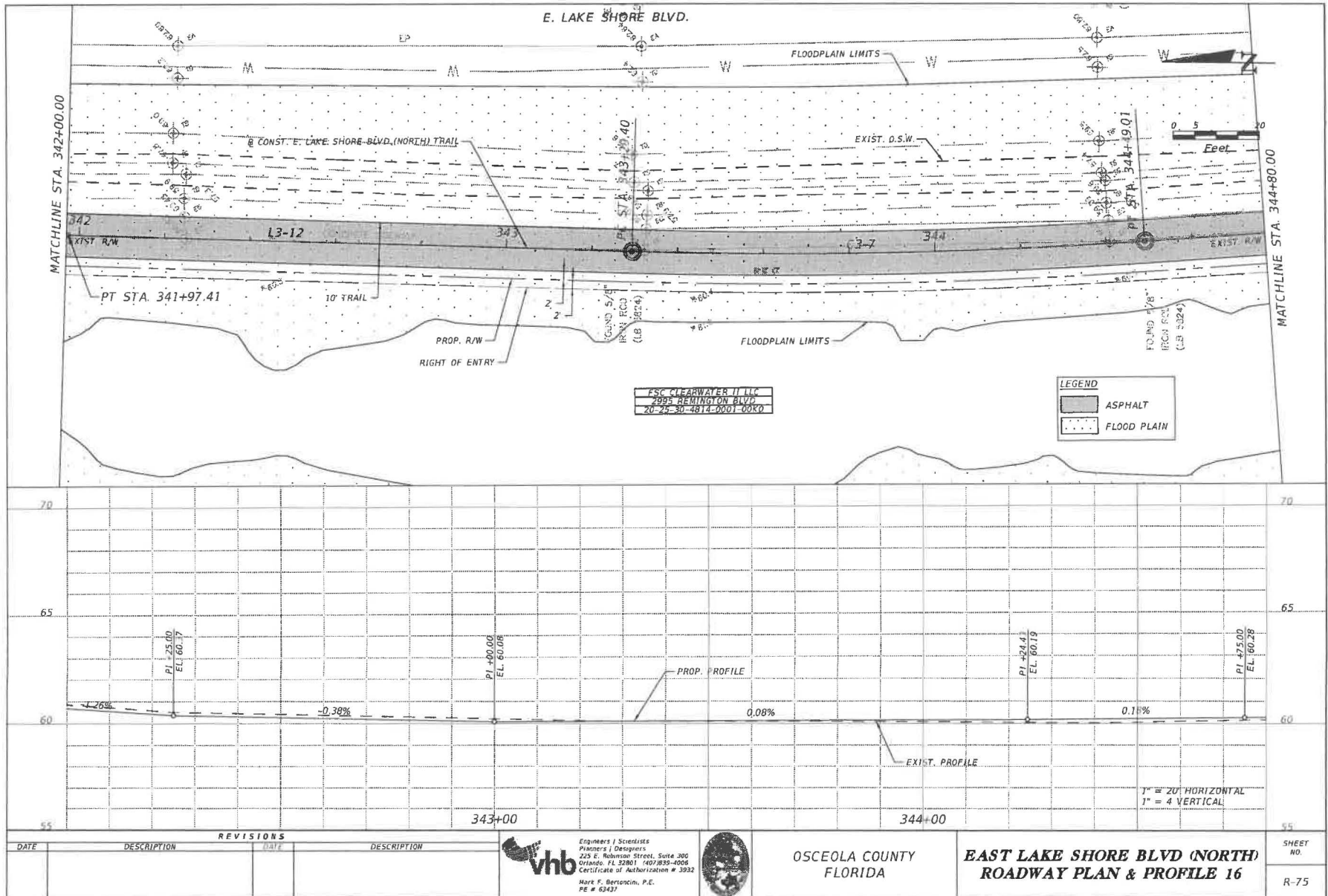
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DATE	DESCRIPTION	DATE	DESCRIPTION

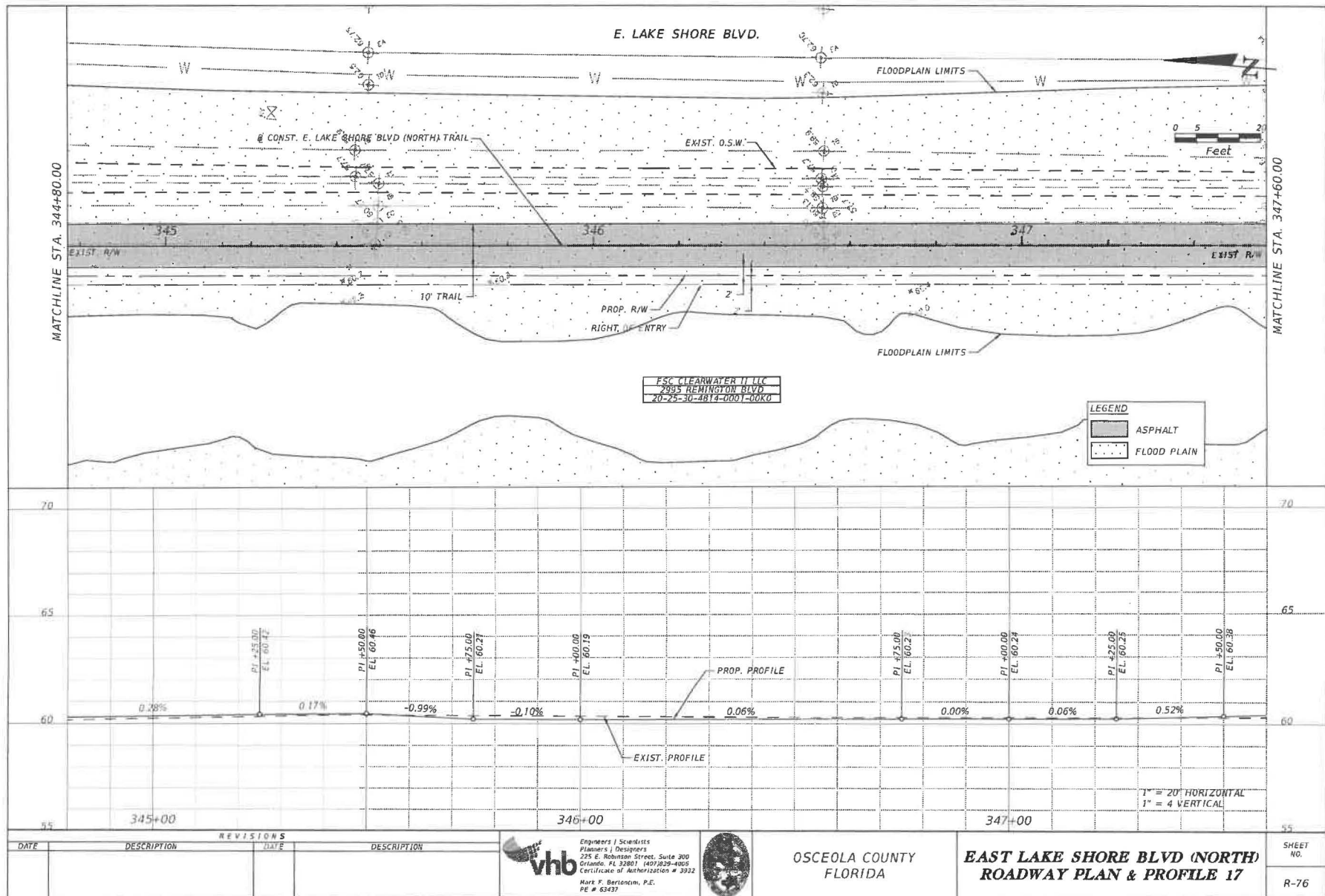
Engineers | Scientists
Planners | Designers
225 E. Robinson Street, Suite 300
Orlando, FL 32801 (407) 839-4006
Certificate of Authorization # 3932
Mark F. Bertoni, P.E.
PE # 63437

OSCEOLA COUNTY
FLORIDA

**EAST LAKE SHORE BLVD (NORTH)
ROADWAY PLAN & PROFILE 16**

SHEET
NO.
R-74

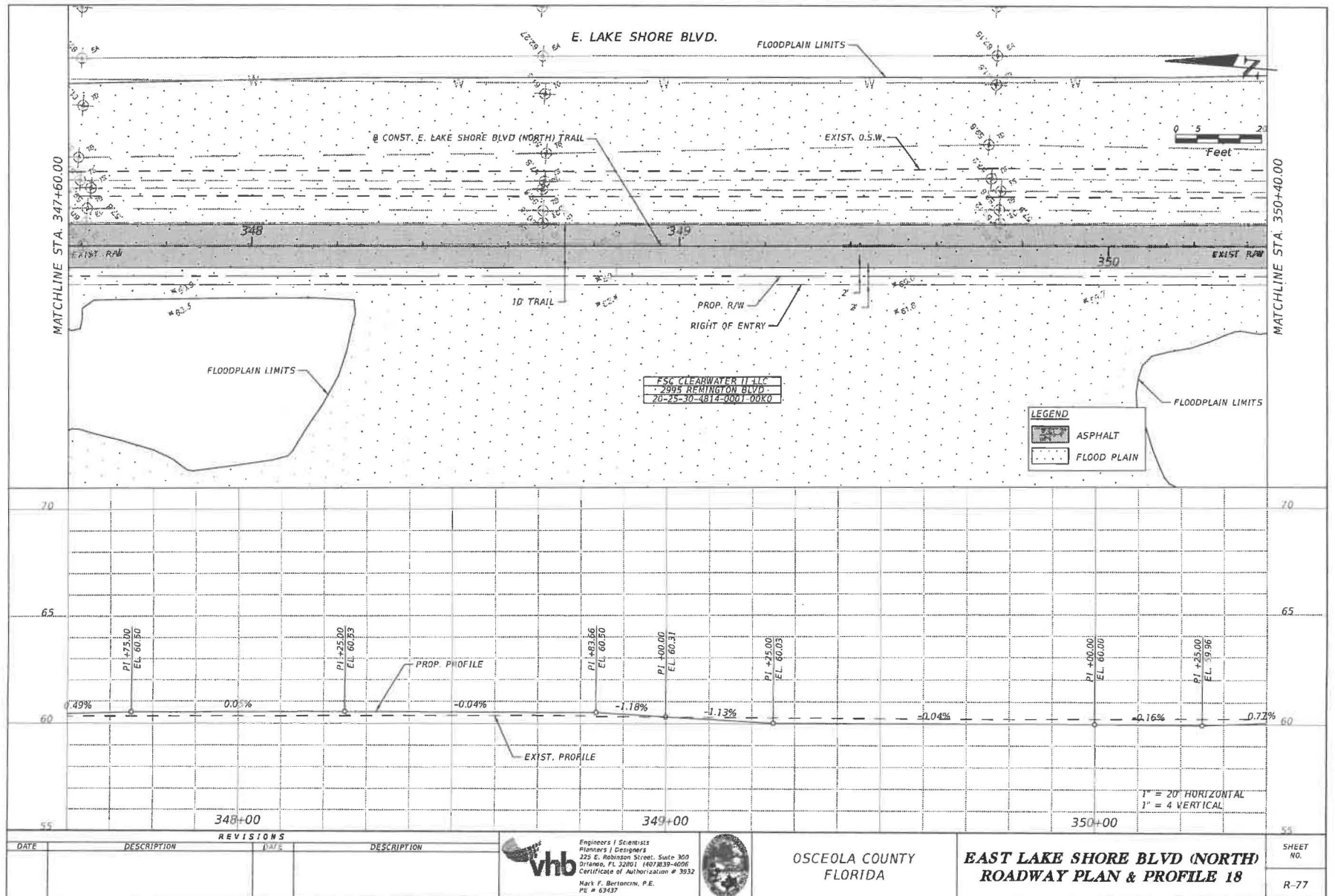


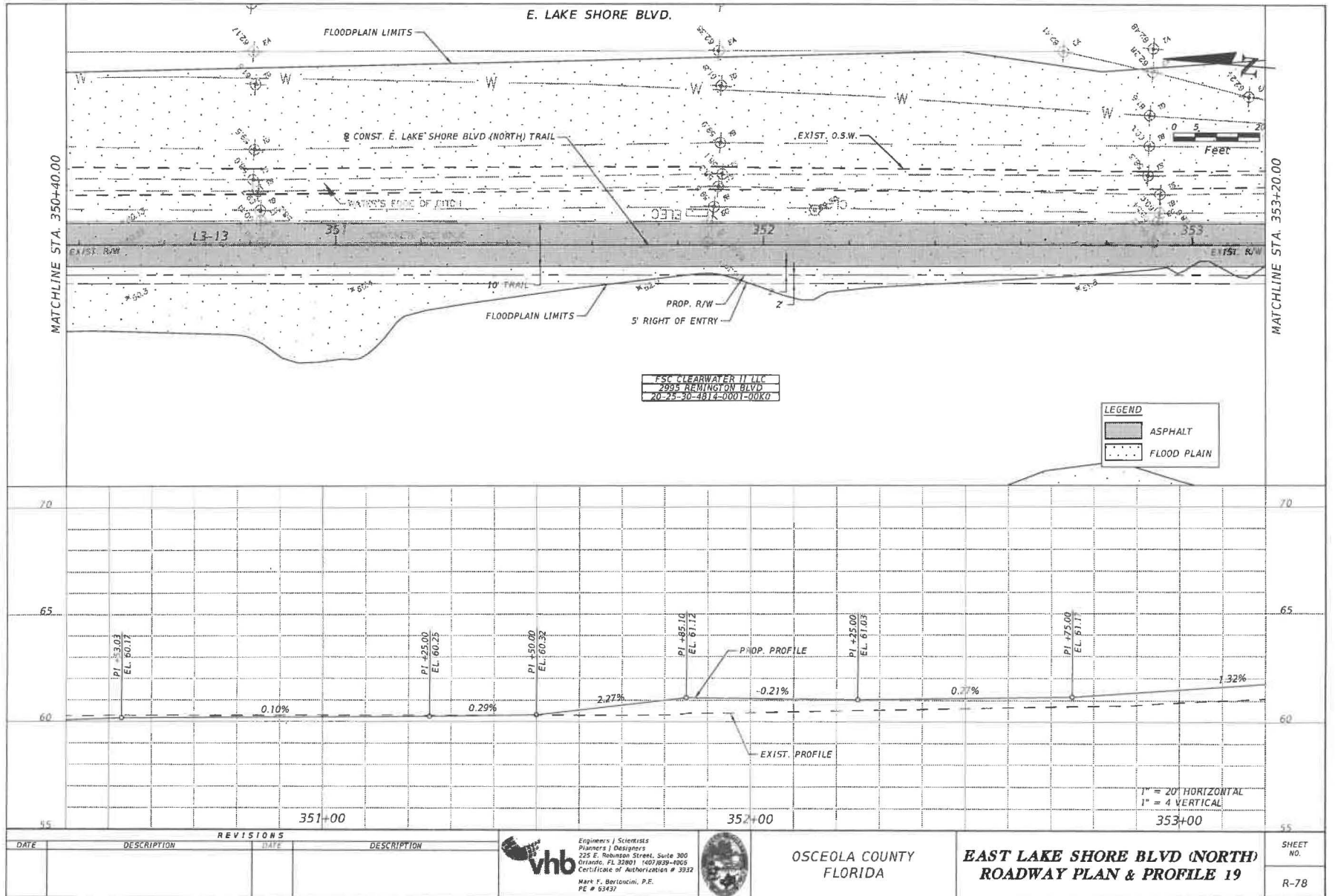


Martinez, Bryce

2/28/2020 10:39:57 AM

\\vhb\gpr\Orlando\63053.01 Lakeshore\cad\63053.01 Lakeshore\Roadway\PLPR003.dwg





FSC CLEARWATER II LLC
2895 REMINGTON BLVD
20-25-30-4814-0001-00K0

LEGEND

ASPHALT

FLOOD PLAIN

REVISIONS			DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION	

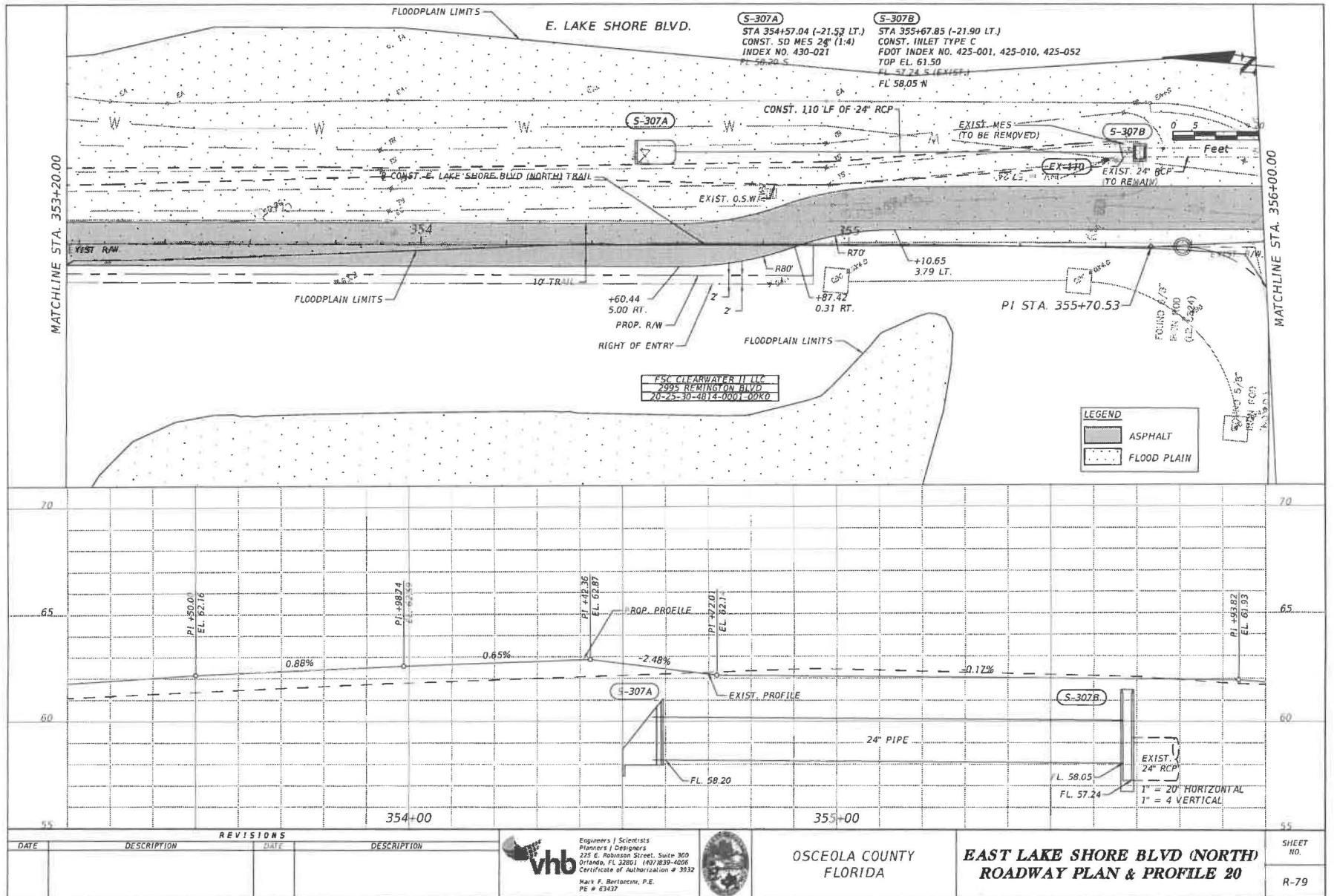
vhb

Engineers / Scientists
Planners / Designers
225 E. Robinson Street, Suite 300
Orlando, FL 32801 1407.839-8905
Certificate of Authorization # 3932
Mark F. Barioncini, P.E.
PE # 53437

OSCEOLA COUNTY
FLORIDA

**EAST LAKE SHORE BLVD (NORTH)
ROADWAY PLAN & PROFILE 19**

SHEET
NO.
R-78



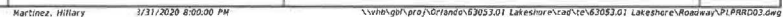
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

vhb
 Engineers / Scientists
 Planners / Designers
 225 E. Robinson Street, Suite 300
 Orlando, FL 32801 (407) 839-4006
 Certificate of Authorization # 3932
 Mark F. Bertorello, P.E.
 PE # 63432

**OSCEOLA COUNTY
FLORIDA**

**EAST LAKE SHORE BLVD (NORTH)
ROADWAY PLAN & PROFILE 20**

SHEET NO.
R-79





FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue

Financial Project ID Number: 437481-E-35-01
Federal No. 8886-799-A

Wednesday, September 26, 2018
5:30 p.m. – 7:30 p.m.



Presentation Outline

- Project Limits and Objective
- Existing Roadway
- Proposed Typical Sections
- Alignment Plans Walkthrough
- Pedestrian Bridge
- Stormwater and Floodplain Management
- Permitting
- Schedule and Estimated Construction Costs
- How You Can Get Involved



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



Project Limits and Objective



Fortune / Lakeshore Multi-Use Trail

Trail Limits:

- Fortune Road
 - ✓ US 192 to Lakeshore Boulevard
- Lakeshore Boulevard
 - ✓ Fortune Road to Columbia Avenue

Osceola County, Florida

Project Length – 7 miles

Plans to connect St. Cloud's Lakefront Park to the Kissimmee Lakefront Trail

Part of Osceola County's 200 mile Master Trail Network Plan

Project Objective:

To prepare biddable/constructible plans meeting Osceola County and FDOT guidelines and specifications



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



Existing Roadway – Fortune Road



US 192 to Grande Boulevard

- Urban Section
- Limited Right of Way
- Closed Drainage



Grande Boulevard to Marlo Road

- Rural Section
- Limited Right of Way
- Open Drainage



Marlo Road to Lakeshore Boulevard

- Rural Section
- Open Drainage



Existing Roadway – Lakeshore Boulevard



Fortune Road to Columbia Avenue

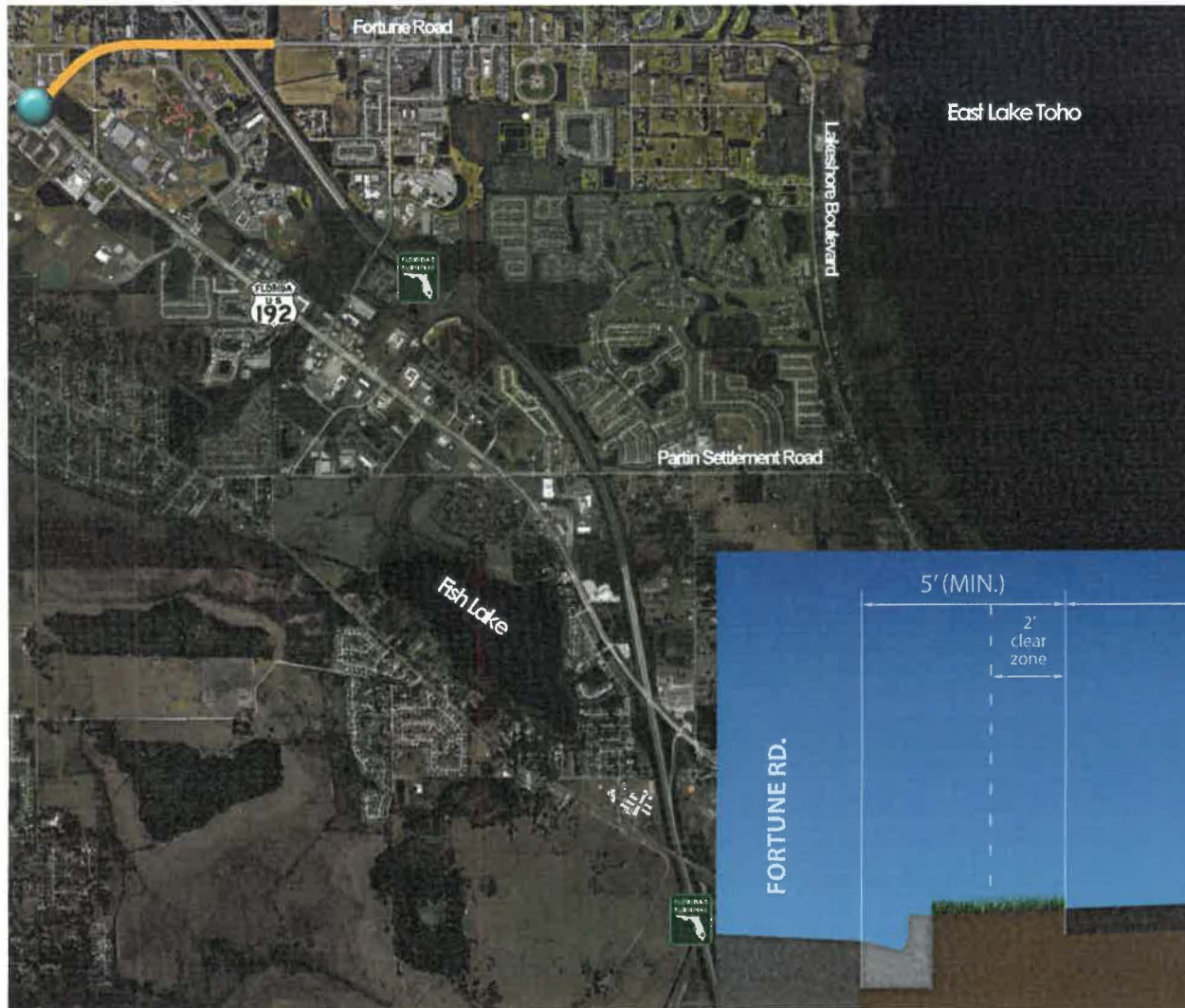
- Rural Section
- Open Drainage



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue





Proposed Typical Section

Fortune Road:

US 192 to Grande Boulevard

- Urban section - curbed
- Trail width – 10 feet
- 5 feet from existing curb
- Path on south side of the right-of-way



Proposed Typical Section

Fortune Road:

Grande Boulevard to Lakeshore Boulevard

Lakeshore Boulevard:

Fortune Road to Columbia Avenue

- Rural section
- Trail width – 10 to 12 feet



Right-of-Way Needs

- Goal is to construct the trail without the need to obtain right-of-way
- Current alignment results in 3 locations where R/W is constrained
 - 2202 Fortune Road (~2,200 sf)
 - 1297 Simpson Road (~1,800 sf)
 - 2295 Remington Blvd (~15,000 sf)
- Other areas along the corridor may require Right-of-Entry permissions for construction operations (grading harmonizing) and driveway improvements.



FORTUNE / LAKESHORE MULTI-USE TRAIL

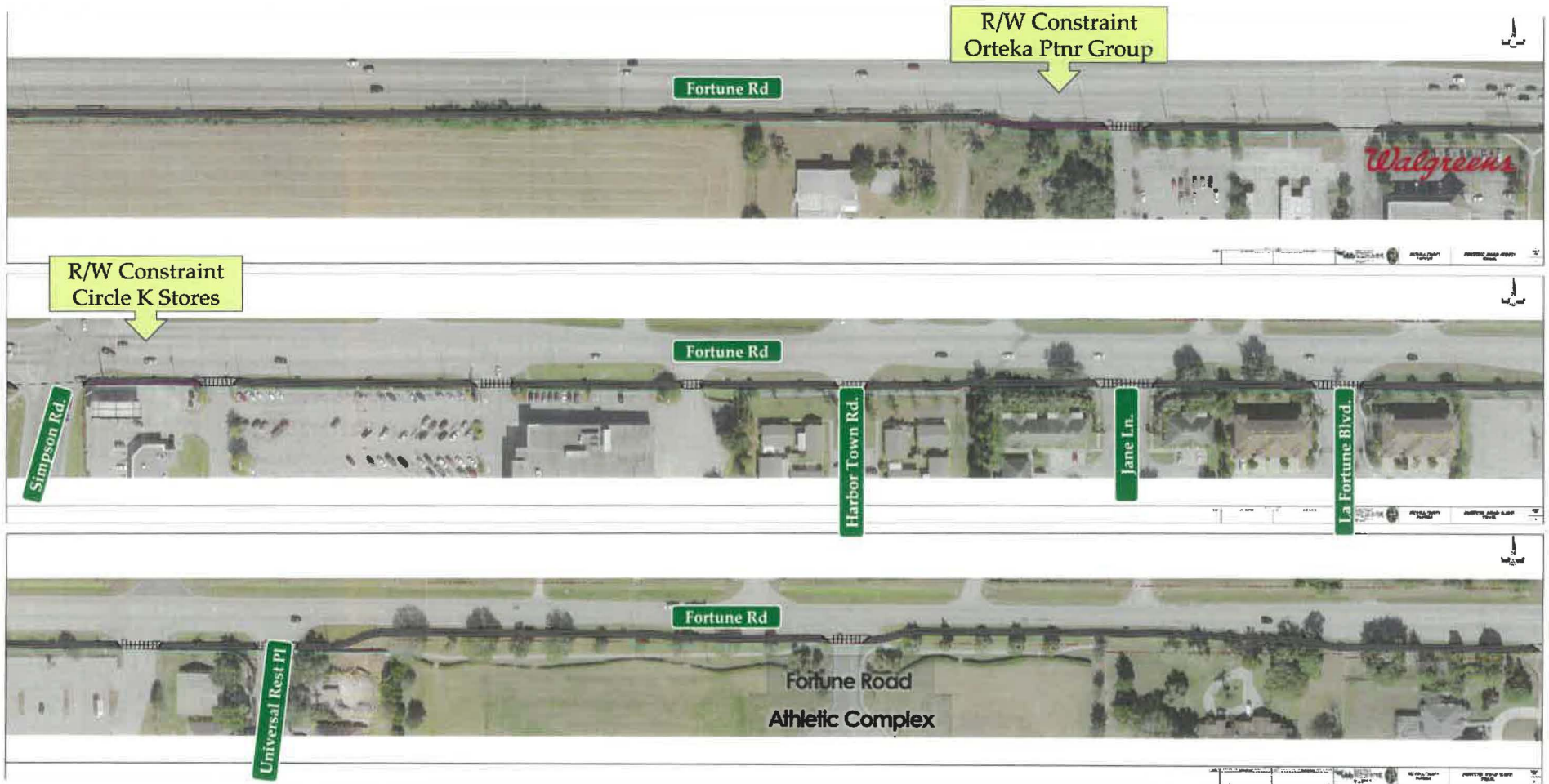
Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



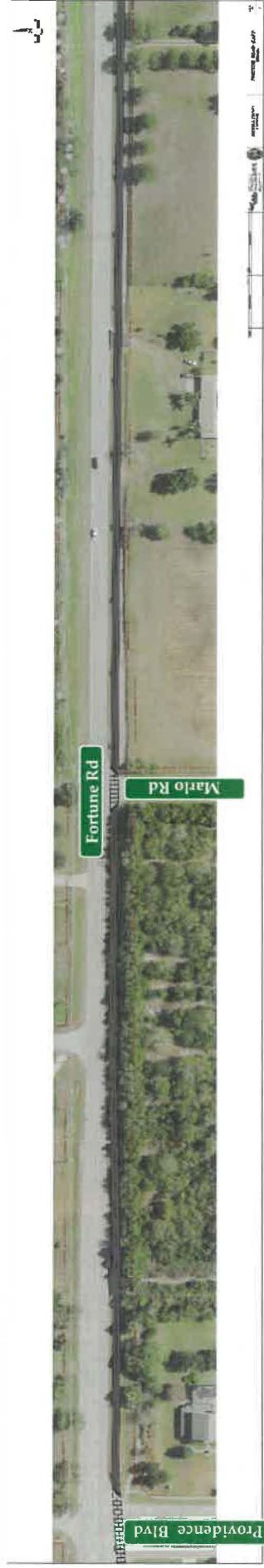
Alignment Plans Walkthrough



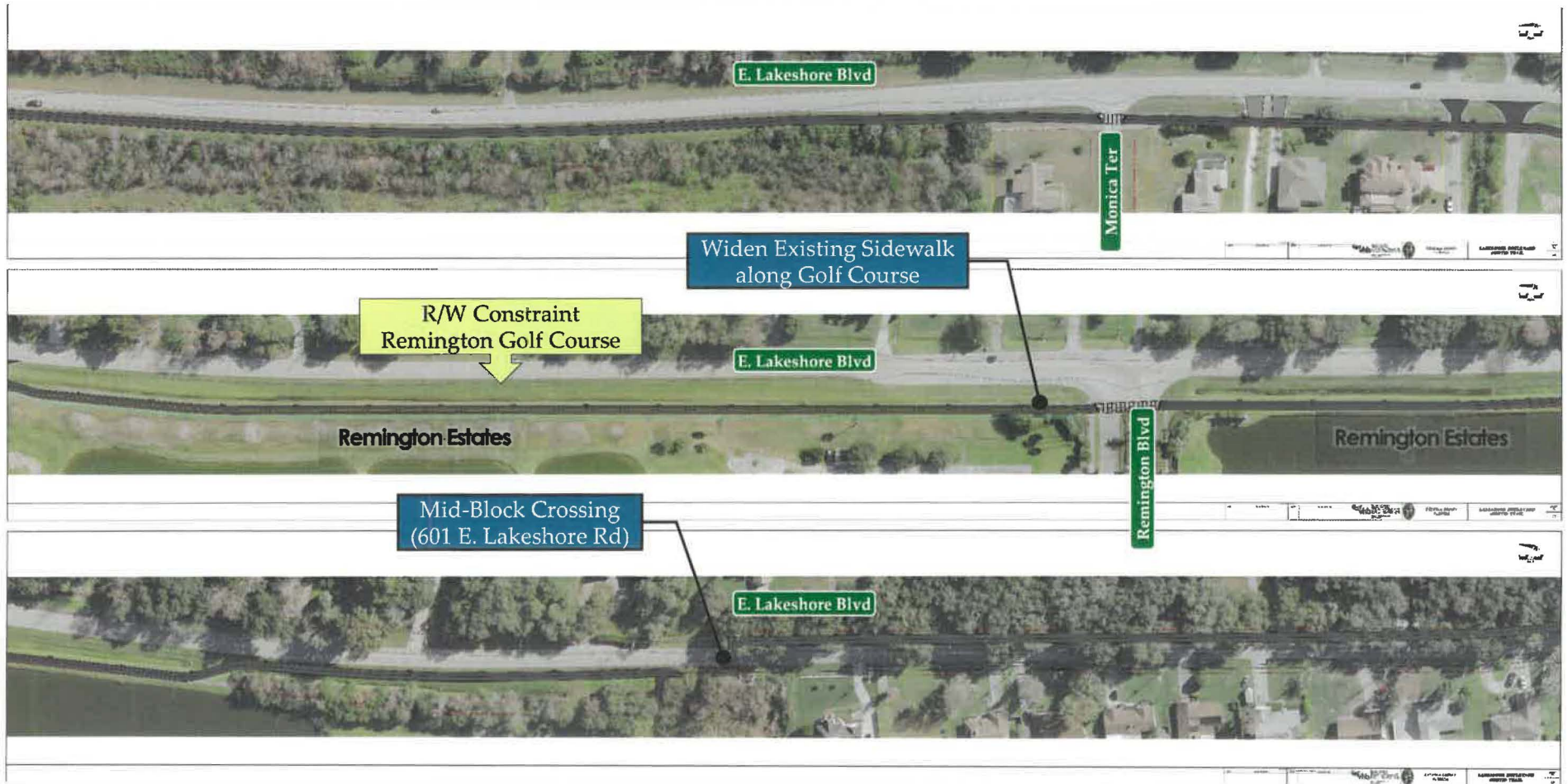
Alignment Plans Walkthrough



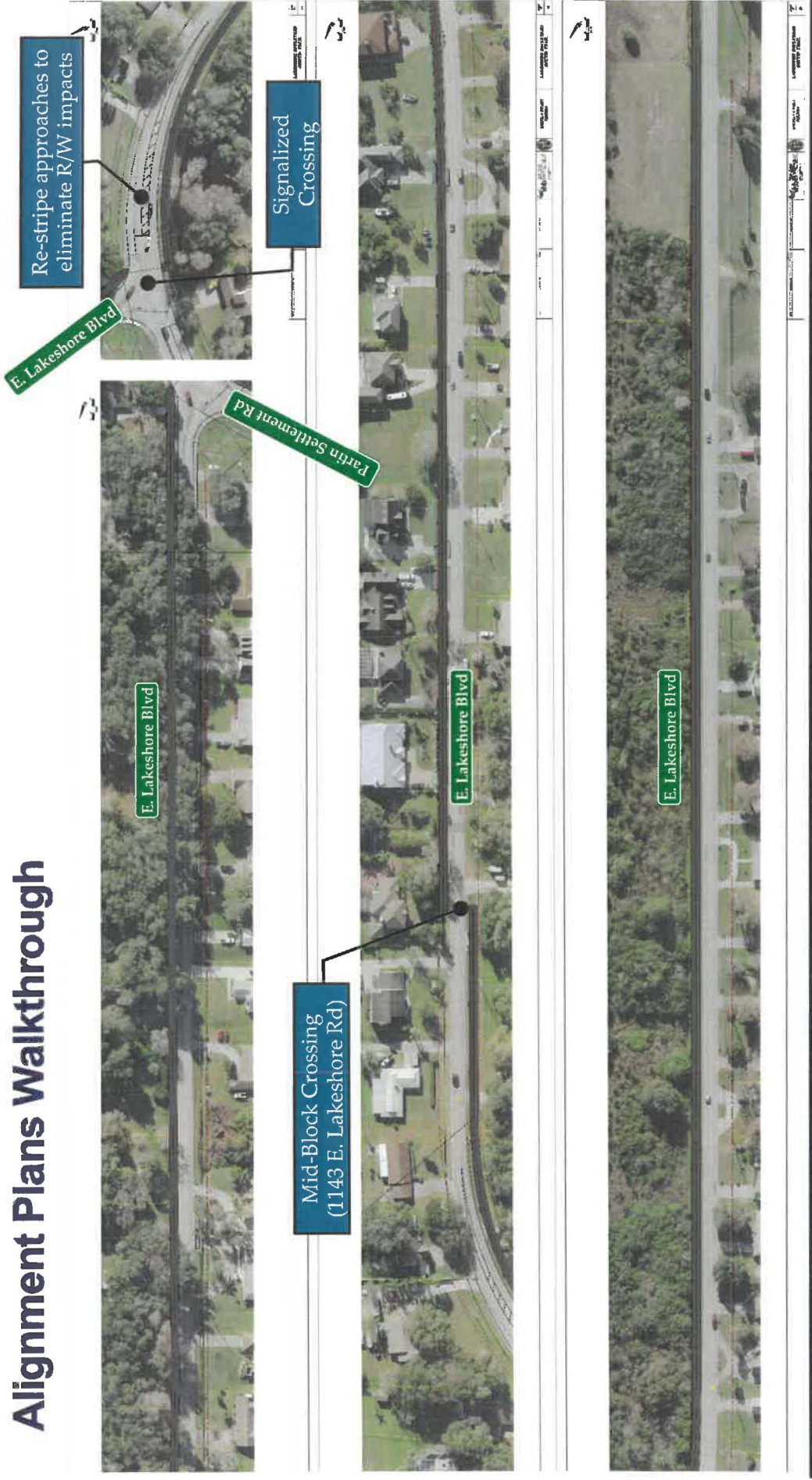
Alignment Plans Walkthrough



Alignment Plans Walkthrough



Alignment Plans Walkthrough



Alignment Plans Walkthrough

Proposed Pedestrian Bridge

Minor roadway modifications to eliminate R/W impacts



C-31 Canal

Brown Chapel Rd

Old Sugar Mill Ln

E. Lakeshore Blvd

Proposed Pedestrian Bridge



E. Lakeshore Blvd

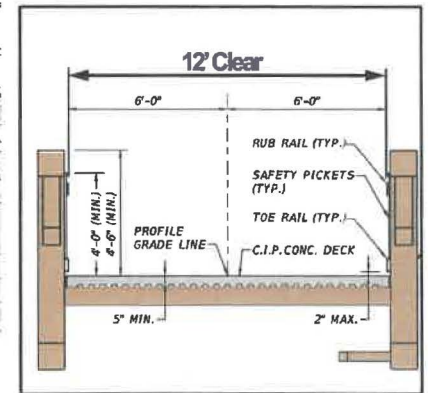
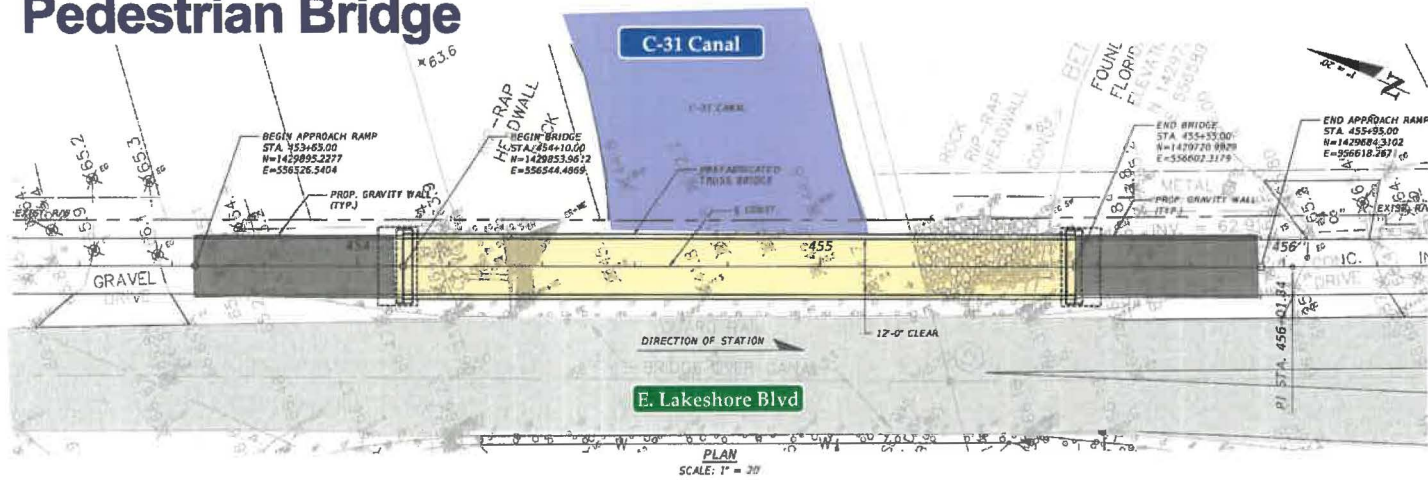
Dream Ln

Brown Chapel Rd

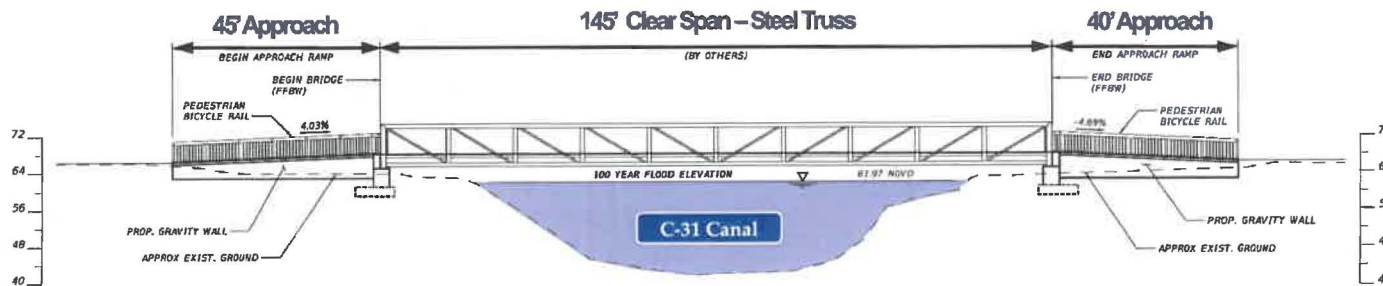
Old Sugar Mill Ln

E. Lakeshore Blvd

Pedestrian Bridge



BRIDGE SECTION



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



Stormwater Management

Existing Drainage

- Fortune Road
- Lakeshore Boulevard

Proposed Drainage

- Closed piped system
- Preserved swales where there is adequate R/W
- Include shallow swales where practical
- No impacts to Natural Wetlands



Floodplain Management

- Filling in existing swales to accommodate trail
- Determine the amount of impact
- Offset impact within same floodplain
- Working with Osceola County to determine best floodplain mitigation sites
 - ✓ Lake Runnymede Conservation Area
 - ✓ Off-site Location



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



Permitting

Site Reconnaissance

- Conducted environmental and biological assessment in September 2017
- Documented occurrence/potential of protected species under USFWS and FWC
 - ✓ No impacts anticipated to T&E
 - ✓ Concurrence from USFWS is obtainable
- Presence of Wetlands and Surface Waters

Conclusion

- Based on preliminary plans, the Lakeshore Trail will be exempt from SFWMD permitting
- Floodplain compensation will be reviewed for impact/mitigation



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



Schedule and Estimated Construction Cost



Preliminary Construction Cost Estimate (30% Plans)

\$5.6 Million



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



How you can get involved...



Engage in Conversation
with the design team staff



Fill out a
comment form



Mail by October 10, 2018

Mail your comments to:

Mary Moskowitz

County Project Manager

1 Courthouse Square, Suite 3100

Kissimmee, Florida 34741

Mary.Moskowitz@osceola.org

CommentForm



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue
Financial Project ID Number: 437481-4-35-01
Federal No. 8886-759-A

Public Meeting
September 26, 2018

Your comments are important! Please use the space below to express your input about this project.

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Email: _____
Phone: _____

Please complete and place this form in
the "Comments" box or mail before
October 10, 2018 to:

Mary Moskowitz
County Project Manager
1 Courthouse Square, Suite 3100
Kissimmee, Florida 34741

Or email to: mary.moskowitz@osceola.org



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



For additional information please contact:

Mary Moskowitz

Osceola County

Phone: (407) 742-0648

Mary.Moskowitz@osceola.org

Mark F. Bertoncini, P.E.

Vanasse Hangen Brustlin, Inc.

Phone: (407) 839-4006

Mbertoncini@vhb.com

THANK YOU FOR ATTENDING



FORTUNE / LAKESHORE MULTI-USE TRAIL

Fortune Road from US 192 to Lakeshore Boulevard
and Lakeshore Boulevard from Fortune Road to Columbia Avenue



SECTION X

**REMINGTON COMMUNITY DEVELOPMENT
DISTRICT**

**REMINGTON
SECURITY SERVICES
Request for Proposal No. 2020-100**

PROJECT MANUAL

Issue Date: September __, 2020

District Manager: Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSAL NUMBER 2020-100
SECURITY SERVICES**

TABLE OF CONTENTS

- 1. INSTRUCTIONS TO PROPOSERS**
- 2. EVALUATION CRITERIA**
- 3. BASIC ORGANIZATION INFORMATION FORM**
- 4. PRICING FORM**
- 5. NON-COLLUSION AFFIDAVIT**
- 6. ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM**
- 7. CONTRACT FORM**
- 8. EXHIBIT A - SCOPE OF SERVICES**

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS NUMBER 2020-100 SECURITY SERVICES

INSTRUCTIONS TO PROPOSERS

1. **Due Date:** Sealed Proposals must be received no later than _____, 2020 at 2:00 p.m. At the office of the District Manager, 219 E. Livingston St Orlando, Florida 32801, ATTN: Jason Showe. Proposals will be opened publicly at that time.
2. **Signature on Proposal:** In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the person or company giving the Proposal must correctly sign the Acknowledgment of Receipt and Proposal Signature Form. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.
3. **Familiarity with Laws:** The person or company giving the proposal is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the person or company giving the proposal will in no way relieve it from responsibility.
4. **Qualifications of the Proposers:** The contract, if awarded, will only be awarded to a responsible person or company who is qualified by experience to do the work specified herein. The person or company giving the proposal shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner.
5. **No Person or Company** providing a proposal shall submit more than one proposal. The Proposers shall be disqualified and their proposals rejected if Owner has reason to believe that collusion may exist among Proposers, the person or company has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.
6. **Interpretations and Addenda:** All questions about the meaning or intent of the proposal documents are to be directed in writing to the District Manager. Interpretations or clarifications considered necessary by the District Manager in response to such questions will be issued by Addenda mailed or delivered to all parties recorded as having received the proposal documents. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all persons or companies presenting a quote.
7. **Submission of Proposal:** Submit seven (7) copies of the proposal forms, the proposal security and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the person or

company and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation RESPONSE TO REMINGTON PROPOSAL NO. 2020-100 (ENCLOSED) on the face of it.

8. Modification and Withdrawal: Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of sixty (60) days.
9. Proposal Documents: The Request for Proposal will be available on _____, 2020 from the District Office, 219 E. Livingston St, Orlando, Florida 32801. Contact Lauren Vanderveer at 407-841-5524.
10. Proposal Form: All blanks on proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Acknowledgment Form). In making its proposal, each person or company presenting a proposal represents that it has read and understands the proposal documents and that the proposal is made in accordance therewith, including verification of contents of proposal package against the Table of Contents.
11. Basis of Award/Right to Reject or Award: The Owner reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed appropriate.
12. Contract Award: Within fourteen (14) days of receipt of the Notice of Award, the person or company presenting the proposal shall enter into and execute the Contract in substantially the form included in the proposal documents.
13. Pre-Proposal Conference: No pre-proposal conference will be held. However, the person or company presenting proposals are encouraged to make on-site visits to the area for which services are required in order to gain an understanding of the scope of the area to be served. The Proposers is assumed to be familiar with the area and any natural features, which will in any manner affect the work. Ignorance on the part of a Proposer will in no way relieve it from responsibility.
14. Insurance: The person or company presenting proposals shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage. A sample certificate is included as an attachment to the Basic Organization Information Form. In the event a Proposer is notified of award, it shall provide proof of Insurance Coverage, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the Owner may grant. Failure to provide proper proof of insurance coverage shall constitute a default.
15. Indemnification: The successful person or company presenting a quotation shall fully indemnify and hold harmless Owner, the District Manager and the District Engineer, and the CDD Board from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.
16. Limitation of Liability: Nothing herein shall be construed as or constitute a waiver of Owner's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

17. All proposals shall include the following information in addition to any other requirements of the proposal documents:
 - A. A narrative description of the Proposer's approach to providing the services as described in the scope of services, provided herein. (Limited to 5 pages).
 - B. Completed price sheet.
 - C. The Proposer's organizational chart. List position or title and corporate responsibilities of key management or supervisory personnel-Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
 - D. Describe proposed staffing levels and proposed staff experience as well as minimum experience requirements for new hires.
 - E. List all other contracts related to the provision of services by the Proposer in which the company is presently engaged.
 - F. Three references, including the name address and phone number of a contact person, from projects of similar size and scope.
 - G. Current certificates of insurance.
 - H. Completed copies of all other forms included within the proposal documents
 - I. The most recently audited financials
 - J. Copies of appropriate Licenses from the State of Florida
18. Any protest regarding the proposal documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing within seventy-two (72) hours after the receipt of the proposals project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.
19. The proposals shall be ranked in accordance with the Evaluation Criteria sheet contained within the proposal documents.

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2020-100 PROPERTY AND GATE ATTENDANTS

EVALUATION CRITERIA

1. Personnel (25 points)

(E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the proposed project manager and field supervisor; schedule of guard rotations; present ability to manage this project; Evaluation of uncompleted work load; proposed staffing levels, etc.)

2. Experience (25 points)

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for the District in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work (25 points)

Does the proposal demonstrate an understanding of the Districts' needs for the services requested?

4. Financial Capability (10 points)

Demonstration of financial resources and stability as a business entity, necessary to complete the services required.

5. Price (15 points)

Points available for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial two-year term of the contract. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid.

5 points are allocated for the reasonableness of unit prices.

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS NUMBER 2020-100
SECURITY SERVICES**

BASIC ORGANIZATION INFORMATION FORM

DATE SUBMITTED _____, 2020

1. Proposer _____
[Company Name]

- ☐ An Individual
☐ A Limited Liability
Company
☐ A Limited Liability
Partnership
☐ A Partnership
☐ A Corporation
☐ A Subsidiary Corporation

2. Proposer Company Address:

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax No. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

3. Parent Company Name (if applicable) _____

4. Parent Company Address (if different):

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax No. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the Proposer's office which would perform Remington CDD work.

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax No. _____

1st Contact Name _____ Title _____

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

Yes () (Proceed to Question 6.1) no () (Proceed to Question 6.2)

- 6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? Yes () no ()

If no, please explain _____

Date incorporated _____ Charter No. _____

- 6.2 If no, provide the following:

The State in which the Proposer is incorporated? _____

Is the Company in good standing with that State? Yes () no ()

If no, please explain _____

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? Yes () no ()

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?
Yes () (Proceed to Question 7.1) No () (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? Yes () no ()

If no, please explain _____

Is the Proposer in good standing with the State of Florida? Yes () no ()

If no, please explain _____

Date Proposer was organized: _____

7.2 If no, provide the following:

The State in which the Proposer is organized: _____

Is the Proposer in good standing with that State? Yes () no ()

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? Yes () no ()

If no, please explain _____

8. Does the Proposer hold any registrations or licenses with the State of Florida applicable to the contract?

Yes () no ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration

License No. _____ Expiration Date _____

Qualifying individual _____ Title _____

List company(s) currently qualified under this license _____

- 8.2 Does the Proposer hold any registrations or licenses with Brevard County applicable to the contract? Yes () no ()

If yes, please list and provide a photocopy of each listed license or registration: _____

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2019) _____, (2018) _____, (2017) _____,

10. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance) An example of an insurance certificate is attached hereto as Exhibit A.

	Carrier
General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

11. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? Yes () no ()

If yes, please describe each violation, fine, and resolution _____

- 11.1 What is the Proposer's current worker compensation rating? _____

- 11.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years? Yes () no ()

If yes, please describe each incident _____

12. Are there any lawsuits currently pending or legal actions taken against the company or its owners/officers within the past three (3) years?

If YES, explain in detail and state the outcome of the legal actions.

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Baytree Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

By:

Name of Proposer

This _____ day of _____, 20120 By:

[Type Name and Title of Person Signing]

(Apply Corporate
Seal, if filing as a
corporation)

State of Florida

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, of the _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS NUMBER 2020-100
SECURITY SERVICES**

PRICING FORM

The designated times for service at the two (2) front Remington guard houses is 11 hours a day, seven days a week (7 PM to 6 AM). Please provide the following information:

\$ _____ per hour \$ _____ Annual Cost

\$ _____ per hour on holidays

The designated times for service at the Recreation Center is estimated at 58 hours a week. See Section 4 in Scope of Services for hours. Please provide the following information:

\$ _____ per hour \$ _____ Annual Cost

\$ _____ per hour on holidays

The designated times for service for Roving Patrol, including vehicle and all associated costs is 12 hours a day, seven days a week (6PM to 6AM). Additionally, District requests two (2) daytime patrols per week at 8 hours each. Please provide the following information:

\$ _____ per hour \$ _____ Annual Cost

\$ _____ per hour on holidays

\$ _____ per hour for any Additional Officers Needed

The District reserves the right to adjust the staffing and hours of operation as needed.

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS NUMBER 2020-100
SECURITY SERVICES**

NON-COLLUSION AFFIDAVIT

STATE OF _____
COUNTY OF _____

I _____, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a _____ in the firm of _____, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this _____ day of _____ 2020.

Signature by authorized representative of Proposer

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, of the _____ who is personally _____ known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS NUMBER 2020-100
SECURITY SERVICES**

ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM

This Proposal for security services has been submitted on this ____ day of _____, 2020, by _____ [company] whose business address is _____, _____, telephone number is _____, and fax number is _____.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitute fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Baytree Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Remington Community Development District
Acknowledgment of Receipt of Documents and Proposal Signature Form
Page 2

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Baytree CDD, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

By:

Name of Organization

This ____ day of _____, 2020

By: _____
Name and Title of Person Signing

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____, of the _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

REMINGTON COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS NUMBER 2020-100
SECURITY SERVICES**

CONTRACT FORM

[Remainder of page intentionally left blank]

AGREEMENT FOR SECURITY SERVICES

THIS AGREEMENT FOR SECURITY SERVICES (the "Agreement"), is entered into this _____ (the "Effective Date"), by and between:

The **REMINGTON COMMUNITY DEVELOPMENT DISTRICT** ("CDD"), a local unit of special purpose government organized and existing in accordance with Chapter 190, whose address for purposes of this Agreement is c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801.

And _____, a _____, authorized to transact business in the State of Florida ("Contractor"), whose address for purposes of this Agreement is _____.

FOR VALID CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Contractor and CDD agree as follows:

1. **Term.** This Agreement shall become effective as the date of execution by the last signing party for services to begin on _____ and remain in effect until _____, unless sooner terminated in accordance with this Agreement.

This Agreement may be extended for two (2) additional twelve (12) month periods upon agreement of the parties hereto in writing and subject to appropriation of funds by the District's Board of Supervisors.

2. **Contractor** shall provide the following services to CDD:

Scope of Services: Attached as Exhibit "A"

Officer Reports: The Contractor will provide an officer report for each day/night worked detailing the activity of the officer and of the property. These reports will list dates and times the officer is actually on site. Reports will be turned in at a determined place and time.

Invoicing: The Contractor will provide a monthly invoice listing the dates and times worked. Invoices will be paid accordingly to agreement terms.

Additional services: Contractor will provide additional services and recommendations at the request of members of the CDD. Additional pricing of such services will be set prior to start and submitted in writing. Any changes in duties or requirements shall be put in writing and approved prior to any such changes. Scope of services are not limited to the posted requirements and are subject to change at any time.

3. **Independent Contractor.** Neither the Contractor nor any of the employees, agents, officers, directors, contractors or representatives of the Contractor shall be deemed employees of CDD or receive employee or other benefits from CDD.
4. **Fees.** CDD shall pay to the Contractor \$_____ per hour (the "Standard Rate") for security services at the recreation center and two (2) gate houses and \$_____ per hour (the "Holiday Rate"). CDD shall pay to the Contractor \$_____ per hour for roving patrol services and \$_____ per hour (the "Holiday Rate") pursuant to this Agreement, for each security officer provided by the Contractor.

Holiday rates are based on a 50% increase of the standard rate and the holiday list is located below. CDD may request additional security officers at the Standard Rate by giving no less than 48 hours prior notice to the Contractor. CDD agrees to pay 20% above the Standard Rate for each security officer requested by CDD with less than 48 hours prior notice and who performs services hereunder within the 48 hour period; provided, however, such increased rate shall be payable only for the period of time services are provided within the 48 hour period, after which, the Standard Rate shall apply. For purposes of this agreement holiday pay shall apply to the following days: New Year's Eve Day, New Year's Day, Memorial Day, Easter Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve Day, Christmas Day, and during times of natural and national emergencies.

5. **Sales Tax.** CDD is exempt from sales tax on this transaction.
6. **Reports: Invoices.** The Contractor shall provide to CDD on a monthly basis a summary of hours of services provided, both regular and special, in a format acceptable to CDD. The Contractor will invoice CDD on a monthly basis. Invoices are due and payable within thirty (30) days of receipt. A late fee equal to 1.5% per month will apply for any invoices which are not timely paid. Payment shall be made by business or certified check.
7. **Termination.** This Agreement may be terminated by either party for any reason with thirty (30) days prior written notice ("Termination Without Cause"). Notwithstanding the foregoing, either party may terminate this Agreement effective immediately for breach, misconduct or other non-performance under the Agreement by the non-terminating party ("Termination With Cause").
 - a. *Termination Without Cause.* If this Agreement is Terminated Without Cause, Contractor shall, in CDD's sole discretion, continue providing services pursuant to this Agreement during the 30-day termination period provided CDD continues paying for such services in accordance with the Agreement; provided, however, if CDD elects not to have the Contractor continue providing services CDD shall still be obligated to pay for the services which the Contractor would otherwise have provided during the 30-day termination period.
 - b. *Termination With Cause.* If this Agreement is Terminated With Cause by CDD, CDD shall not be required to pay any additional fees after the date and time of termination.

8. **Standard of Performance.** All personnel provided by the Contractor pursuant to this Agreement shall perform the services hereunder in a professional manner, consistent with the standard rules and code of conduct of such professionals, in accordance with any special instructions given by CDD and in compliance with all state, federal and local laws, roles and ordinances.
9. **Insurance and Bond Requirements.** The Contractor shall provide evidence to CDD of an adequate general liability insurance policy and indemnity bond with terms acceptable to CDD.
10. **Indemnification.** The Contractor shall indemnify, hold harmless and defend CDD, or any of its officers, employees or agents from and against all liability, claims, demands and causes of action arising out of or related to any loss, damage, injury, or loss or damage to property caused, directly or indirectly, by the actions or omissions of the Contractor.
11. **Non-competition.** CDD agrees not to offer employment nor employ any Contractor employee during the employee's tenure with the Contractor and for a period of one (1) year following the date of the employee's termination with the Contractor.
12. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect a party's enjoyment of any material benefit intended by this Agreement nor substantially increase the burden of either party under this Agreement, is found to be invalid or unenforceable, that provision will be severed from this Agreement and the remainder of this Agreement will continue to be binding and enforceable.
13. **Waiver.** No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver. A party's forbearance to enforce any available rights or to exercise any available remedy, or to insist upon strict compliance herewith, shall not be deemed a waiver or forfeiture of such rights, remedies or strict compliance. A party's acceptance of any late or inadequate performance shall not constitute a waiver or forfeiture of that party's right to treat such performance as an event of default or to require timely and adequate performance in the future.
14. **Notice.** Any notices required by this Agreement shall be sent to the addresses noted in the preamble to this Agreement, or at such other address designated in writing by the party to receive notice. Notices shall be either (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; (2) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U. S. Mail. Notices or communications to or from a party's attorney will be deemed to be to or from that party.

15. **Persons Bound.** If either party consists of more than one person or entity, all such persons and entities will be jointly and severally liable under this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors. This Agreement is for the benefit only of the parties or their successors. No other person shall be entitled to rely hereon, receive any benefit here from or, enforce any provision of this Agreement against any party.
16. **Entire Agreement.** This Agreement embodies the entire understanding of the parties, and all negotiations, representations, warranties, and agreements made between the parties are merged herein. The making, execution and delivery of this Agreement by both parties has been induced by no representations, statements, warranties or agreements that are not expressed herein. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.
17. **Attorney Fees.** If either party initiates or is made a party to legal or other dispute resolution proceedings (whether judicial, administrative, declaratory, in arbitration or otherwise) in connection with this Agreement, then the non-prevailing party in those proceedings will pay the costs and attorney fees, including the costs and attorney fees of appellate proceedings incurred by the prevailing party. This obligation to pay attorney fees and costs will apply also to settlements of disputes and to collection efforts.
18. **Survival.** All indemnities, covenants, warranties, rights and obligations set forth in this Agreement shall survive after the termination of the Agreement.
19. **No Third Party Beneficiary.** Except for the rights of the parties hereto and their respective successors, legal representatives, and assigns, no person or entity has any rights or benefits under this Agreement, and no person or entity is a third party beneficiary of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed as of the day and year first above written.

WITNESSES:

[COMPANY NAME] _____

Signature: _____

Print Name: _____

By: _____

Name: _____

Title: _____

Signature: _____

Print Name: _____

[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as the _____ of Universal Protection Service, LLC, a Delaware limited liability company, on behalf of said company. He/She is personally known to me.

Notary Public

Printed name: _____

(SEAL)

WITNESSES

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Signature: _____
Print Name: _____

By: _____
Chairman of the Board of Supervisors

Signature: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as Chairman of the Board of Supervisors of Remington Community Development District. He is personally known to me.

Notary Public
Printed name: _____

(SEAL)

Exhibit A: Scope of Services

Exhibit A

Remington Community Development District Security - Scope of Services

1. Project Scope
 - 1.1 General Overview
 - 1.2 CDD Development
2. General Contractor Requirements and Procedures
 - 2.1 Operation Procedures
 - 2.2 Key Personnel
 - 2.3 Personnel Dress Code
 - 2.4 Personnel Conduct
 - 2.5 Safety Program
 - 2.6 Facility Location
 - 2.7 Document Control and Data Maintenance
 - 2.8 Verification of Data
 - 2.9 Ownership of Data
3. Coordination
 - 3.1 General Coordination
 - 3.2 Contractor's Project Manager
4. Scheduled Operations
 - 4.1 Patrol Area
 - 4.2 Recreation Area
 - 4.3 Guard House Policies
 - 4.4 Neighborhood Patrols
 - 4.5 Criminal Activities
 - 4.6 Damage to Facilities
5. Administration/Operations Program
 - 5.1 General
 - 5.2 Administration
 - 5.3 Operations
6. Response Time
 - 6.1 General

1. PROJECT SCOPE

The Contractor shall provide security services for the Remington Community Development District.

1.1 General Overview

Remington Community Development District (“the District” or “the Owner”), located the Osceola County approximately five (5) miles West of the City of Kissimmee, is a master planned unit development with with amenities such as a community clubhouse, swimming pool, and tennis court. The development is located approximately one half (1/2) mile East of the Florida turnpike off of Highway 192 and one half (1/2) North on Partin Settlement road.

1.2 Community Development District (CDD) Development

The District is an independent unit of local government created and established in accordance with the Act. The Act was enacted in 1980 and is provided for in Florida Statutes 190.006 through 190.049. It provides a uniform method for the establishment of independent districts to manage and finance basic community development services.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services at the hours and days requested by the Owner. The Owner will designate where the contractor will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be marked and parked only in areas designated by the Owner.

2.2 Key Personnel

2.2.1 All Work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees.

2.2.2 Contractor shall provide one (1) Project manager who is knowledgeable of the Contractor’s daily activities when performed at the site. The Manager shall serve as the point of contact between the Owner and Contractor. The

Manager shall be responsible for coordinating all scheduled services with the Owner.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or Professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly for any reason, shall be strictly prohibited.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Remington community and any other customer/party associated with the Remington Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractors expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include but is not limited to items necessary to protect its employees and the general public, if applicable.

2.6 Facility Location

The Owner shall only provide a guard house on the Project Site for the Contractor as part of this Scope of Services.

2.7 Document Control and Data Maintenance

2.7.1 Officers Daily Log

The Contractor shall keep accurate records of all incidences that occur while on duty, documents received, and, if applicable, issues by this Contractor.

A 'document log' shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The 'log' shall outline document titles and dates, the originator, received dates, and to/from information. This 'log' shall be updated daily and submitted to the Owner on a daily basis.

2.7.2 Data Maintenance

The Contractor shall, after review with the Owner, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistency of the information received with existing information.

2.7.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal with a copy provided to the Owner identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer, or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfer for updates to the Owner.

2.8 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the Owner verbally and in writing, upon discovery.

2.9 Ownership of Data

It is to be understood that all data transmitted, and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the Owner or third parties, are the sole properties of the Owner. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the Owner at the conclusion of the Project, after which no copies of the data may be kept by the Contractor without the express written permission of the Owner.

The Owner shall retain the right to require that the Contractor transfer all Project data, material, or equipment to the Owner immediately upon fourteen days written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project data to the Owner.

3. COORDINATION

The Contractor shall provide coordination with the Owner for all items associated with the requirements of this Agreement.

3.1 General Coordination

The Contractor shall meet with the Owner on a monthly basis. Those meetings shall serve as a forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule, and budget status. The Contractor shall prepare the agenda for those meetings and submit it to the Owner two working days prior to the date of each meeting. The Contractor shall record and distribute minutes of each meeting to all attendees within five (5) business days, as well as other parties with a 'need-to-know.' The Owner shall provide the meeting location.

In addition, Contractor shall provide a representative to attend the monthly meeting of the Remington Board of Supervisors if requested to do so by the Owner. This representative shall be knowledgeable of the Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

3.2 Contractor's Project Manager

Contractor shall designate a representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the Owner and the Contractor. This individual shall maintain at all times a means of being contacted by the Owner (beeper or cellular phone) and shall respond to such calls within twenty minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the Owner of this daily schedule, for quality control of the Contractor's services. This individual will be responsible for monthly training program for each staffed guard at the District. This training will be documented in writing to Owner.

4. SCHEDULED OPERATIONS

4.1 Patrol Area

Contractor shall provide a visible presence to deter any wrongdoing. The principle areas are as follows but are not limited to the immediate area in and around the

recreation center including the pool area and tennis courts, volleyball court, baseball field, two guard houses and regular patrols throughout the community during the hours requested by the Owner. Contractor shall also provide an officer to supervise entry into the community at the two guard houses during the hours requested by the Owner.

4.2 Recreation Center

The officer on duty shall enforce all recreation center policies throughout the facility and will report all incidences to the Owner in the daily officer's report. At the end of the shift the contractor will be responsible for ensuring that the recreation center is secure and locked down on a nightly basis. The recreation center will be manned seven (7) days/nights a week during the following hours. Monday, Tuesday, Thursday, Friday, Saturday, Sunday from 2:00 PM to 10:00PM. Wednesdays from 12:00 PM to 10:00 PM. The CDD reserves the right to adjust staffing and hours of operations as necessary.

4.3 Guard House Policies

The officers on duty shall man the two guard houses from 7 PM to 6 AM seven (7) days/nights a week and assist residents and guests that enter and leave the community and enforce the policies set forth by the Owner. The officers on duty shall be responsible for logging down all visitors, guest vehicles that enter the community along with licenses plate numbers. Any incidents shall be reported in the daily officer's report. The CDD reserves the right to adjust staffing and hours of operations as necessary.

4.4 Neighborhood Patrols

Contractor shall patrol all neighborhoods between the hours of dusk to dawn or hours dictated by the owner, seven (7) days/nights a week within the community on a regular basis throughout the daily/nightly shift. In the event of an incident the contractor shall attempt to acquire names, addresses, and phone numbers from the offenders without causing harm to the contractor or the offender. Any/all incidents will be recorded in the officer's daily log and reported to the owner. Neighborhood patrols shall also include parking enforcement, ticketing and identifying vehicles in violation of the Districts parking resolution that will need to be towed from property. All parking enforcement to be done in accordance with District Street Parking Rules. Additional daytime patrols may be required by District. The CDD reserves the right to adjust staffing and hours of operations as necessary. Patrol officer should be relocated to guard house in the event of a no-call/no-show for the guard house staff.

4.5 Criminal Activities

If the contractor becomes aware of any criminal activities within the CDD property the contractor shall notify the Osceola County Sheriff's department immediately and record the incident in the officer's daily log along with any reports from the sheriff's deputy.

4.6 Damage to Facilities

Should the Contractor become aware of damage to the facilities within the area being serviced by the Contractor, the Contractor shall notify the Owner by adding the damages to the officer's daily log. Contractor should notify the owner by phone and if necessary, contact the Osceola County Sheriff's office to file a report for damages.

5. ADMINISTRATION/OPERATIONS PROGRAM

The Contractor shall develop policies and procedures and implement an Administration, and Operation Program. That program shall include, but not be limited to, the following:

5.1 General

- 5.1.1 This program shall be a comprehensive narrative and where applicable, graphic/diagrammatic explanation of policies and procedures, which shall govern the contractor's Services provided under this Agreement as generally outlined in this Scope of Services. This program shall implement security industry standard practices. The program document shall contain key information relative to the major components described below.

The program document shall be presented in a three-ring binder using standard "8-½ x 11" pages, single-spaced for text, graphics, and/or diagrams, and with, if necessary, 11" x 17" pages for diagrams and/or graphics that fold out if necessary. The document shall include as a minimum, a table of contents, section dividers, numbered pages, issuance date on each page, and appendices as required. Each copy shall be numbered and a log shall be kept by the Contractor of document holders (refer to Section 2.9.3, Data dispersal).

- 5.1.2 The program document shall be kept up-to-date at all times by the Contractor. Revisions to the document shall be indicated by footnote on the revised pages. Revisions shall be distributed by the Contractor to all document holders.

- 5.1.3 The Contractor shall prepare draft copies of the document for review and comment by the Owner within thirty (30) calendar days of the notice to proceed with the Services. The Contractor shall anticipate at least two (2) more additional reviews by the Owner prior to issuance of the final document. All Owner comments shall be incorporated into the document. The Contractor shall be responsible for preparing and submitting the following number of copies of the program document to the Owner.

- | | |
|------------------|--|
| • First draft | Six (6) bound copies, one (1) unbound copy |
| • Second draft | Six (6) bound copies, one (1) unbound copy |
| • Third draft | Six (6) bound copies, one (1) unbound copy |
| • Final document | Ten (10) bound copies, one (1) digital copy on flash drive |

5.2 Administration

- 5.2.1 The administrative section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below.
- 5.2.2 Organization charts for administrative management functions include key personnel names, job titles, and phone numbers.
- 5.2.3 Policies and procedures related to the Contractor's program for communications with the Remington community relative operations and customer service.
- 5.2.4 Personnel policies and procedures related to the Contractor's personnel performing services on the Remington site.

5.3 Operations

- 5.3.1 The operations section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all operations/customer service matters generally described in the Scope of Services and as outlined below.
- 5.3.2 Organization charts for operations and customer service-related functions. Include key personnel names, job titles, and phone numbers.
- 5.3.3 Policies and procedures related to the Contractor's safety program The Administration and Operation Program shall be submitted by the Contractor for review and approval by the Owner's Program Manager. The Contractor shall modify the program as required by the Owner's Program Manager.

6. RESPONSE TIME

The Contractor shall provide services within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

6.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests, and inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory and operating personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

Response time, unless otherwise directed by the Owner, required by the Contractor for various maintenance activities are as follows:

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

END OF SCOPE OF SERVICES

Recreation Center Rules/Parking Rules

CHAPTER II:
RECREATION CENTER & POOL POLICIES

2.1 General.

(1) GOOD NEIGHBOR POLICY

We want everyone who lives in our community to enjoy a carefree lifestyle. If a resident observes or suspects unusual activity on the grounds, please report it to the police first and then to the Community Manager.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND IN THE COMMUNITY CENTER.

2.2 Facility Hours.

(1) RECREATION CENTER: Open 6:00 a.m. to 10:00 p.m.

(2) POOL: Open dawn to dusk

2.3 Pool Policies.

(1) GENERAL RULES

(a) In addition to the following pool rules, the State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, Remington CDD will enforce whichever rule is more restrictive.

(b) LOST CARDS will be charged \$10.00.

(c) For their safety, all residents under the age of fifteen (15) must have an adult resident over the age of eighteen (18) with them in the pool area. NO EXCEPTIONS!

(d) Guests of residents must be accompanied by an adult resident over the age of eighteen (18) years of age. In the event the pool area reaches maximum capacity, guests may be asked to leave so all residents may enjoy the use of the facility. Residents are responsible for the conduct of their guests. Babysitters must provide a notarized written statement from the child's or children's parents authorizing custodial rights and proof of proper identification listing an emergency contact and pool privileges.

(2) GENERAL POLICIES FOR POOL AND POOL DECK AREA

(a) Residents swim at their own risk; there is no lifeguard on duty. NO DIVING, RUNNING OR "HORSEPLAY" allowed around the pool.

(b) For our residents' safety, no glass or other breakable objects are allowed in the pool area.

(c) All users must shower before entering the pool.

(d) No chewing gum is permitted in the pool or pool deck area.

(e) Swimmers are required to wear footwear and cover-up over their bathing suits when in the Recreation Center.

(f) Swimmers must dry off before entering the Recreation Center.

(g) Proper swim attire must be worn in the pool and at the recreation center and on the pool deck area. Thong, t-back or Brazilian-cut bathing suits worn by either men or women are not considered proper swimming attire. FOR PROPER POOL MAINTENANCE, NO CUT-OFFS, STREET CLOTHES, OR DIAPERS ARE TO BE WORN IN THE POOL!

(h) Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, rough-housing, loud music, and obscene language will not be tolerated. Residents and/or guests will be asked to leave the pool area immediately if this policy is violated.

(i) Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to fines and/or termination of pool privileges.

(j) For safety reasons, no electrical cords can be run in the pool areas. All musical devices must be run by battery and have headphones.

(k) Reasonable inflatable toys and mattresses may be used. Boogie boards, kick boards and other similar objects are not allowed in the pool.

(l) No alcoholic beverages are permitted in or around the pool area (where applicable) unless previously approved by the Board of Supervisors of the District.

(m) For the comfort of others, changing of diapers, clothes, etc. is not allowed at the pool side. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.

(n) No masks, fins, or snorkels are allowed in the pool.

No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

(o) Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool.

- (p) Pool entrances must be kept clear at all times.
- (q) Smoking is not permitted.
- (r) No animals are allowed in the pool or pool deck area.
- (s) No roller blades, skateboards, or bicycles are permitted in the pool deck area.
- (t) No swinging on the ladders or railings is allowed.
- (u) Snapping of towels is not permitted.
- (v) Pool furniture may not be removed from the pool deck area.
- (w) Loud and abusive language is not allowed.
- (x) This community prides itself on the attractive appearance of our pool area. Please make use of the garbage cans.
- (y) The pool closes at dusk unless posted otherwise.
- (z) Any person swimming when the facility is closed may be suspended from using the facility.
- (aa) Management reserves the right to refuse anyone utilization of the pool and/or clubhouse facilities.
- (bb) There is no trespassing in the pool area after dusk.
- (cc) **REMINGTON CDD BOARD OF SUPERVISORS AND MANAGEMENT ASSUME NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.**

(3) THUNDERSTORM POLICY

(a) If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. At that time, if no other lightning is seen, the pool will reopen. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened.

(4) FECES POLICY

(a) If contamination occurs, the pool will be closed for 12 hours and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

(5) HEAVY RAIN POLICY

(a) If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed.

2.4 Recreation Center Policies.

(1) FITNESS ROOM

(a) The fitness room facilities are used at the resident's own risk and with the utmost of care. Everyone is urged to contact a physician before starting an exercise workout routine.

(b) Youths fifteen (15) to seventeen (17) years old may use the fitness club facilities when accompanied by an adult eighteen (18) or older. However, the recreation center must have on file a parental release of liability, which lists the adults who will accompany the minor to the fitness center.

(c) Children under the age of fifteen (15) are not permitted in the fitness area or sauna under any circumstances.

(2) RECREATION CENTER

(a) Remington recreation center hours of operation will be posted at the entrance of the clubhouse. The hours of operation will be subject to change for special scheduled events and holidays and may be adjusted seasonally as determined by management and the advisory committee.

(b) All residents and guests will use the recreation facilities at their own risk and will comply with the written and posted rules and regulations of the recreation center. All rules and regulations will be strictly enforced at all times.

(c) Children under the age of fifteen (15) must be accompanied by a responsible adult, eighteen (18) or older, while in the recreation center. Parents are responsible for the behavior and conduct of their children at all times. Youths fifteen (15) to seventeen (17) years of age may use the facilities (exclusive of the fitness room equipment and sauna) without an adult present, provided they conduct themselves in a responsible manner.

(d) Cars, motorcycles, golf carts, mopeds, bicycles, etc. must be parked in the designated parking areas at the recreation center and are not allowed inside the recreation center areas or at the entrance of the building.

(e) No skateboards, skates, or other wheeled toys are permitted in the parking areas, recreation center, or the building entrance.

2.5 Guest Policies.

(1) GUESTS

(a) All guests must be accompanied by a Remington resident when registering to use the facility.

(b) Each Remington family unit is limited to four (4) guests at any one time in the recreation center, pool, ball fields, volleyball courts, and tennis courts.

(c) Residents seventeen (17) and under, when not accompanied by an adult, are limited to two (2) guests.

(d) Guests must strictly adhere to all rules and regulations of the Remington recreation center. Any violation of these rules will result in the revocation of the guest's privileges.

(e) Remington residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

(2) FEES

(a) Annual non-resident user fee: **\$ 850.00**
For access to recreation center, pool, ball fields, volleyball courts, and tennis courts

2.6 Tennis Courts.

- (1) The tennis court may be reserved up to one (1) week in advance.
- (2) You may reserve a court for up to two (2) hours, singles or doubles.
- (3) If you are 20 minutes late for your reservation, your reservation may be forfeited.
- (4) Proper tennis attire is required while on the courts.
- (5) Profanity and/or disruptive behavior are not permitted.
- (6) No roller blades, skateboards, or bicycles are permitted on the tennis courts.

2.7 Important Phone Numbers.

EMERGENCY911

Osceola County Fire Rescue (non-emergency)407-932-5338

Osceola County Sheriff's Office (non-emergency)407-348-2222

Florida Poison Information Center1-800-282-3171

Remington Recreation Center407-348-3558

2.8 Guest Fees.

(1) GUEST FEES

(a) RECREATION CENTER

1. DEPOSIT:

Per event	\$ 200.00
(refundable if no repairs or cleanup required afterwards)	

2. USER FEES:

Any party with outside guests, up to 25 people	\$ 30.00
--	----------

Any party with outside guests, up to 46 people	\$ 40.00
--	----------

NO MORE THAN 46 GUESTS PERMITTED

(b) BALL FIELDS/TENNIS COURTS/VOLLEYBALL COURTS

1. Any group with outside guests, two-hour block of time	\$ 25.00
--	----------

Only ONE two-hour block per day permitted

(2) THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT OR TWO GUESTS AGES 15 – 17.

(3) THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO UTILIZE DISTRICT FACILITIES.

2.9 Effective Date

This Chapter was adopted and became effective on November 28, 2006.

CHAPTER IV:

STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES

4.1 General.

(1) The Remington Community Development District (the “District”) has adopted a policy restricting parking on District roads within the Community. The adoption of Resolution 2006-02 allows the District to place warning stickers on vehicles deemed illegally parked and to have those vehicles towed at the owner’s expense from the streets within the District.

(2) The District has hired a Security Provider that has been charged with the enforcement of the parking restrictions adopted in Resolution 2006-02. The Security Provider will provide a roving patrol during those hours designated by the District to enforce all parking restrictions. This is to include: placing a warning sticker on the offending vehicle and logging all vehicle information, to include make, model, color, location and tag number. The Security provider is also allowed to have a vehicle towed at the owner’s expenses that are in violation of the District’s parking restrictions.

(3) The security officers are to observe and report hazardous conditions such as missing traffic signs and street markings that need to be painted.

(4) Security officers shall investigate and answer any complaints regarding contested parking citations, determining their validity and routing them appropriately.

(5) Security officers should report any suspicious activity and/or personnel to the appropriate authorities.

(6) Security officers will be responsible for assisting the recreation center and/or entry gate security guards when needed.

(7) Security officers will be required to keep a log, which documents all illegally parked vehicles and will document all violations with a digital photograph.

(8) Vehicles with out-of-state tags or out-of-county tags should be monitored. If vehicles bearing this type of tag prove to be that of an owner, a warning/citation should be issued. If the tag is that of a guest, no warning/citation will be issued, unless the guest is deemed to be a resident for purposes of these policies and procedures.

4.2 Street Parking Regulations.

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:

(a) Under no circumstance shall vehicles which belong to or are driven by an

owner or resident of a house be permitted to park on the street at any time for more than **30 minutes**.

(b) No person shall be permitted to circumvent these regulations by moving vehicles in and out of the driveway to try to toll the passing of these time limitations.

(c) Street parking for social gatherings at a residence shall be deemed excessive if it occurs more frequently than once a week.

(d) Any vehicles that are allowed to be parked on the street must not be parked in such a way as to hinder the ability to pass on the street, hinder access to any driveway or to create a safety hazard.

4.3 Exceptions

(1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:

(a) Momentary parking such as a special event or gathering.

(b) Momentary parking on the street if there is no room in the driveway.

(c) Street parking shall be limited to vehicles of guest(s) only. A guest shall be deemed a resident for purposes of these policies and procedures and therefore subject to tagging and towing if parked for: (i) more than six (6) consecutive days; or (ii) seven (7) or more days in any thirty (30) day period.

(d) Vehicles of guest(s) will not be towed or tagged once identified as such; unless the guest is deemed to be a resident, in which event the vehicle is subject to tagging and towing.

(e) In the event that the District learns or believes that a resident is circumventing the intent of this Rule by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

(2) From time to time, residents may have an unusual circumstance for which an additional exception to this Rule may be appropriate. An example of this would be a person on temporary leave from military service. A resident may request a temporary exception from the operation of this Rule by requesting such exception from the District Manager, which may, in its discretion, grant such exception for a specified time for good cause shown.

(3) Any vehicle which is parked on the street under Section (2) above must obtain a guest pass from the District Manager and display it prominently on the vehicle dash at all times.

(4) Any person violating this rule, when such violation results in a vehicle being towed, shall be subject to an administrative fee of \$150 per towing incident to reimburse the District for its staff and third party expenses pertaining to the violation. The fee shall initially be due from the owner of the towed vehicle, but if not paid by such person shall be paid by the owner of any lot who the Board of Supervisors finds to be responsible for the violation.

4.4 Enforcement.

(1) Parking restrictions shall be enforced in the following manner:

(a) Security officers will patrol all the communities within the District. During this patrol the security officer will identify vehicles in violation of the Remington Parking Resolution 2006-02.

(b) The security officer will then log all illegally parked vehicles with tag number, make, model, color and address of the vehicle.

(c) Once this vehicle has been logged the security officer will then issue a warning/citation informing the owner of the vehicle that they are in violation of the District's parking restrictions.

(d) The owner then must comply by moving their vehicle from the street.

(e) In accordance with the District's Resolution 2006-02, the security officer need only issue one warning/citation before having the vehicle towed.

(f) Once the security officer has issued all the proper warnings/citations and logged the appropriate vehicle information the security officer then will call the towing agent for the District.

(g) The security officer will then meet the towing company at the address of the illegally parked vehicle to ensure that the proper vehicle is being towed.

(h) The security officer will then fax this information to the District office at 407-839-1526.

(2) Additional Means of Enforcement for Repeat Offenders.

(a) "Repeat Offender" shall mean the owner of a vehicle which has:

- (i) been towed for violation of this rule within the previous 12 months;
or
- (ii) received two or more warning notices within the previous 12 months, whether or not it has been towed

(b) The District, or its designee, shall keep a list of Repeat Offenders based upon information collected in the violation logs kept by the security officers. The District, or its designee, shall provide the Repeat Offender list to a towing contractor (the "Tow Company") and authorize the Tow Company to make routine patrols within the District.

(c) A Repeat Offender forfeits his right to receive a further warning notice prior to being towed. A Repeat Offender also forfeits his right to have the vehicle parked in the street for any period of time whatsoever under any exceptions that may otherwise have applied. The Repeat Offender is subject to having his vehicle towed at any time it is parked in the street.

(d) Once a Repeat Offender has been identified, he will be considered a Repeat Offender for a period of 12 months from the date that the District Manager designates him as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being designated as a Repeat Offender by the District Manager, then the owner of a vehicle shall be entitled to receive notice from the District, or its designee, prior to being towed for violation of this rule.

4.5 Effective Date

This Chapter was adopted and went into effect on November 28, 2006.

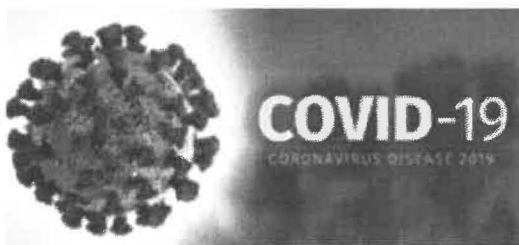
Amendments made via Resolutions 2013-05, 2017-03 and 2019-03.

SECTION XI

From: Egis Insurance and Risk Advisors <ajimenez@egisadvisors.com>
Subject: FIA COVID-19 Update: Phase 3
Date: September 29, 2020 at 8:02:37 AM EDT
To: jshowe@gmscfl.com
Reply-To: ajimenez@egisadvisors.com



Trouble viewing this email? [View as Webpage](#)



COVID-19 UPDATE : Phase 3

Dear FIA Members and Partners :

Governor DeSantis recently issued **Executive Order 20-244** and announced 'Phase 3' of the state's '**Safe.Smart.Step-by-Step**' plan which went into effect on September 25th. As part of our continued efforts to support our members and assist them with their district's Reopening plans, we wanted to share the following updates and considerations based on the Executive Order mentioned above.

Gyms and Fitness Centers

Under Phase 3, gyms and fitness centers may operate at full capacity. Districts should continue to follow CDC/DOH cleaning and sanitation protocols during all hours of operation by promoting and encouraging social distancing and self-sanitization of equipment after use. Districts should continue to provide sanitation supplies. District personnel should help ensure these sanitation protocols are followed.

Districts with Cafes and/or Restaurants

Capacity restrictions for restaurants have been lifted as part of the Phase 3 reopening. CDC/DOH cleaning and sanitation protocols should be maintained.

Amenity Center and Clubhouse Use (General) and Special Events

Districts can resume full capacity use of their amenity centers and the scheduling of special events and activities. When resuming these events, districts should consider providing written communication to residents reminding them that high-risk populations should self-evaluate their participation in events to limit their exposure. Districts should post signage

reminding them that high-risk populations should self-evaluate their participation in events to limit their exposure. Districts should post signage reminding residents and guests to follow social distancing guidelines and practice proper hand hygiene during these activities. CDC/DOH cleaning and sanitation protocols should be maintained.

Amenity Center and Clubhouse Rentals

Rental agreements should include acknowledgment of COVID-19 along with waiver language and requirements for renters to ensure that their guests are aware of current preventative measures and guidelines.

Pools

Districts may now consider removing or increasing capacity limits. We encourage districts to promote adherence to CDC/DOH social distancing protocols via methods such as signage, pool furniture positioning, etc. CDC/DOH cleaning and sanitation protocols should be maintained for high touch areas.

Playgrounds and Athletic Courts

Playgrounds and athletic courts may reopen while continuing with the posting of signage advising residents and guests of social distancing guidelines along with reminders to self-sanitize as the virus may stay on some surfaces for days.

I hope that you find this update useful and supportive of your efforts as the reopening process continues. Please do not hesitate to reach out to us if you have any questions or if your district needs special assistance with their reopening plan.

Stay Safe,

Andy Jimenez
SVP, Risk and Trust Operations



**Florida
Insurance
Alliance™**

Boca Raton
150 E Palmetto Park Rd
Suite 705
Boca Raton, FL 33432

Lake Mary
250 International Parkway
Suite 260
Lake Mary, FL 32746

(888) 259 -3010

Remington CDD
October 1, 2020

Reopening Plan for the Remington Facilities – EFFECTIVE 10/1/20

Remington CDD is actively monitoring the outbreak of the Novel Coronavirus (COVID19) and the impact on our District amenities. In accordance with the local governing authorities, and following the guidelines from local and state authorities, as well as, the Centers for Disease Control and Prevention (CDC) and Florida Department of Health (FDOH). District staff has developed a plan for the first phase of re-opening the District's amenities.

The clubhouse, pool, fitness center, playground and athletic fields will operate in order to meet the requirements of social distancing and vendor availability for cleaning and sanitizing.

Our recommended plan for Phase 3 Opening by facility Effective October 1, 2020 (please also see following page for additional guidelines):

Pool

- **Hours of Operation: Dawn until Dusk Daily**
- Residents are encouraged bring their own wipes and sanitizer and are responsible for wiping down any chairs or other touchable areas prior to each use and after each use.
- Residents are encouraged to practice social distancing by staying 6 feet away from other parties and no more than groups of 10
- Residents are encouraged to not bring guests to the pool to allow all residents an opportunity to utilize the facilities.
- No floats (pool noodles only or children's flotation devices) and no toys allowed in the pool
- Splash Pad will remain closed

Fitness Center

- Maximum occupancy will be limited to five (5) people at one time.
- Hours of Operation:
 - **Daily – 6AM to 10PM**
- Each Resident is responsible for wiping down each surface they will touch before and after usage.
- Wipes are provided in the building.

Remington CDD Playground/Athletic Fields

- **Hours of Operation: Dawn until Dusk Daily**
- No more than 10 children and adults should be located in a playground area at any one time.
- No more than 10 children and adults should be on a field at any one time
- Adult supervision is critical to ensure that young children continue to maintain social distancing guidelines.
- The use of your own personal hand sanitizer should be used during playtime if possible.
- Residents are responsible for wiping down equipment before and after use
- Residents are responsible for self-sanitizing
- Cover coughs and sneezes with a tissue or elbow
- Practice social distancing of 6 feet from others
- Do not use the playground if either you or your children feel sick or are sick.
- Adhere to the CDC guidelines and individuals that are a high risk for severe illness from COVID-19, including, but not limited to people 65 years or older and all people with certain underlying medical conditions

Recreation Center

- Residents are responsible for self-sanitizing
- Cover coughs and sneezes with a tissue or elbow
- Practice social distancing of 6 feet from others
- Adhere to the CDC guidelines and individuals that are a high risk for severe illness from COVID-19, including, but not limited to people 65 years or older and all people with certain underlying medical conditions
- Do not come to facility if you feel sick
- **Hours of Operation:**
 - **Daily 6 AM to 10 PM**

The amenity specific plan above will be communicated to the community. Included in the that communication will be the above specific rules, plus the expectation that residents and guests continue to follow current CDC guidelines for social distancing and

hygiene, which include:

- Stay home when you are sick
- Avoid close contact with people who are sick
- Avoid touching your eyes, nose or mouth
- Cover your cough or sneeze with a tissue, then throw your tissue in the trash
- Clean and disinfect frequently touched objects and surfaces using a regular household cleaning spray or wipe
- Wash your hands often with soap and water for at least 20 seconds – use sanitizer (at least 60% alcohol) when soap is not available
- Stay 6 feet away from others and no groups larger than 10
- Avoid gathering in groups
- Wear cloth face coverings in public

Staff will also place signage at all facilities related to the rules and other guidelines. Residents will be encouraged through separate communication to bring their own sanitizer and wipe down all surfaces they interact with. All other pool, fitness center, and clubhouse rules must be followed at all times. Staff will regularly be reviewing the compliance to these rules. If it is determined that residents and guests can not comply and self-police others for compliance to these rules, District Recreation Amenities may once again be temporarily closed until additional controls can be put in place for compliance.

This recommended phasing plan is reflective of the best practices devised by a combination of government authorities. Taking a conservative approach that reflects the considerations above should make the re-opening of amenities a positive experience for the whole community. CDD Staff will continue to review the guidelines and recommendations of state and local officials and we will continue to look for additional opportunities to continue to expand the availability of the recreational facilities. We thank you for your patience at this time and it is our hope that everyone remains safe, healthy and follows the guidelines for social distancing for the safety of our residents, guests, staff and vendor

SECTION XII

From: Mark Vincutonis MVincutonis@HansonWalter.com
Subject: RE: Remington CDD - Fwd: HOA ARB 107 Southampton Drive 1 of 4
Date: September 28, 2020 at 4:15 PM
To: Jason Showe jshowe@gmscfl.com, Pete Glasscock pglasscock@hansonwalter.com
Cc: Alan Scheerer ascheerer@gmscfl.com, Lauren Vanderveer lvanderveer@gmscfl.com



Jason,

We confirmed with the County as a baseline and they would typically allow a widening of a driveway up to 24-ft wide. In this case, the applicant is going to 21.3-ft wide to match with width of his garage structure. They should also install flares between the sidewalk and curb to match the flare angle that is currently there to prevent wheel tracking across the grass when they make the turn into or out of the driveway. The widened driveway will cross the existing sidewalk and where it crosses the sidewalk, it will need to be removed and poured back as 6" thick. The driveway apron and flares within the CDD right of way should also be 6" thick. We would recommend the widening behind the sidewalk be 6" thick as well, but that will be on private property.

Sincerely,

Mark Vincutonis, P.E.
Hanson, Walter & Assoc., Inc.
8 Broadway, Suite 104
Kissimmee, FL 34741
407-847-9433

From: Jason Showe <jshowe@gmscfl.com>
Sent: Monday, September 28, 2020 11:24 AM
To: Pete Glasscock <pglasscock@hansonwalter.com>; Mark Vincutonis <MVincutonis@HansonWalter.com>
Cc: Alan Scheerer <ascheerer@gmscfl.com>; Lauren Vanderveer <lvanderveer@gmscfl.com>
Subject: Remington CDD - Fwd: HOA ARB 107 Southampton Drive 1 of 4

Pete and Mark,

Can you review below and see if there is any reason for the CDD not to approve?

PLEASE NOTE NEW ADDRESS BELOW

Jason Showe
District Manager
Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

Begin forwarded message:

From: George Rosado <sweepearosado@gmail.com>
Subject: Fwd: HOA ARB 107 Southampton Drive 1 of 4
Date: September 28, 2020 at 11:22:29 AM EDT
To: [Jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

Jason,

Thank you for speaking with me a moment ago. This is the email thread for the approval of the request for the driveway extension. I understand you will be presenting this to the board for approval at tomorrow evenings meeting. Please let me know at your earliest convenience what the board decides regarding the driveway extension.

If approved, we are looking for written permission from the CDD per the guidelines of the approval from Remington's HOA.

Your assistance is so greatly appreciated.

Thank you,
George and Adriana Rosado
107 Southampton Drive, Kissimmee, FL 34744

Sent from my iPhone

Begin forwarded message:

From: Caitlin Barry <cbarry@castlegroup.com>
Date: September 18, 2020 at 8:55:09 AM EDT
To: Jazlyn Rosado <rosadojazlyn@gmail.com>
Cc: Dad George Rosado <sweepearosado@gmail.com>, Adriana Rosado <gajbjazz@gmail.com>
Subject: HOA ARB 107 Southampton Drive 1 of 4

Awesome. I have submitted. 😊 Stay tuned.

From: Jazlyn Rosado <rosadojazlyn@gmail.com>

Mr. & Mrs. George Rosado
107 Southampton Drive
Kissimmee, FL, 34744

August 26, 2020

Re: Request for approval to extend driveway

To Whom It May Concern:

My wife and I recently moved into the Remington community on Southampton Drive. The home we purchased is a 6-bedroom home. Upon purchasing, we had every intention of utilizing every bedroom for our family. Our current driveway has the ability to house two vehicles. The garage can house two vehicles as well. We are respectfully applying for the request of approval to obtain an extension of our driveway, 33.5 inches on each side of the driveway, in line with the garage. To accomplish this, there will be removal of the grass/shrubs on our front lawn, both on the left and right side (33.5 inches on each side, in line with the garage). We will be using welded wire mesh and 5000 PSI concrete about 4 to 6 inches thick to match the current driveway (depends on existing driveway). The apron will match the driveway. The purpose is to extend our two-car driveway in line with the garage, not past it. We will not be using a contractor as our family has construction background and resources.

At the present time we have six vehicles in total. One belongs to the state (which is my, George Rosad's, work car). Please also be advised that there is a strict no street-parking rule in our community. This is an inconvenience to my family due to the lack of space for vehicles in our garage and driveway.

At the present time we have six vehicles in total. One belongs to the state (which is my, George Rosad's, work car). Please also be advised that there is a strict no street-parking rule in our community. This is an inconvenience to my family due to the lack of space for vehicles in our garage and driveway.

At this time my family and I are not asking for much but to remove grass and shrubs to allow one more vehicle parking space to alleviate our parking issues. We are currently parking one of our cars off permissess which is highly inconvenient.

The work needed to perform this minor addition will be performed upon approval completion. Work hours will be on weekends between the hours of 9:00am – 5:00pm and all work will be kept tidy/cleaned up by end of day. This job should take bout two weekends.

Please do not hesitate to reach out to us should you require any other information needed to obtain this approval or if you have any questions/concerns. Please also feel free to come to the property to view the space.

Respectfully,

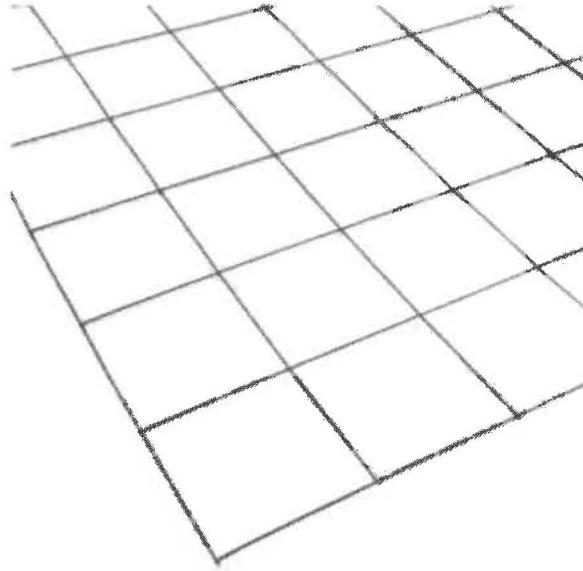
Adriana & George Rosado
(P) 347-436-2172

Materials

- Welded wire mesh

42 in. x 7 ft. Mesh Mat

★★★★★ (68)



- 5000 PSI concrete



-
- Rocks for the Underlayment

Southwest Boulder & Stone >

0.5 cu. ft. Graphite Gray Landscape

Decomposed Granite 20 lbs. Rock Fines

Ground Cover for Gardening and Pathways

★★★★★ (66)



Color Family: Gray

Measurements

- 33.5 inches on each side of the existing driveway, in line with the garage. The apron will match the driveway.

Not using a contractor.

Not going past the garage, work will be in line with the garage and out to the street.

**REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD (A.R.B.) APPLICATION**

This is a request form to be completed by the homeowner and submitted to the Architectural Review Board (ARB) for approval of any exterior work BEFORE any work commences. All exterior additions or improvements to the LOT must be approved by the ARB. All requests must comply with the Covenants and Deed Restrictions and must conform to all local zoning and building regulations including necessary permits that the OWNER AND/OR CONTRACTOR MUST OBTAIN as required by local laws. Refer to your Declaration of Covenants and Restrictions and ARB Planning Criteria before submitting a request. Also refer to the ARB Information and Tips document which includes checklist of the items needed to submit an application. Submit one ARB Application for each project (Fence, Painting, Windows etc.). Additions are considered ONE PROJECT, include and submit all details of the addition (Survey Copy of Property, roof, paint etc.) on ONE ARB application form.

Once Approved You Have 90 Days to Complete Your Project

THIS SECTION TO BE COMPLETED BY THE HOMEOWNER

Subdivision Name: Remington community Date: 6/22/20
Owner Name: George + Adrian Rosado
Property Address: 107 Southampton Dr
Home Phone: 914-486-3767 Cell Phone: 347-486-2172
Email Address: SweeperRosado@gmail.com Description of request: Extend Driveway
To The end of both sides of driveway. 6 Bedroom
home and not sufficient parking for family
members.

For Paint Applications (be sure to include the approved color code and color name):

Body/Garage Color Requested _____ Do you have shutters?
Trim Color Requested _____ Yes _____ No _____
Front Door Color Requested _____ If yes, color _____

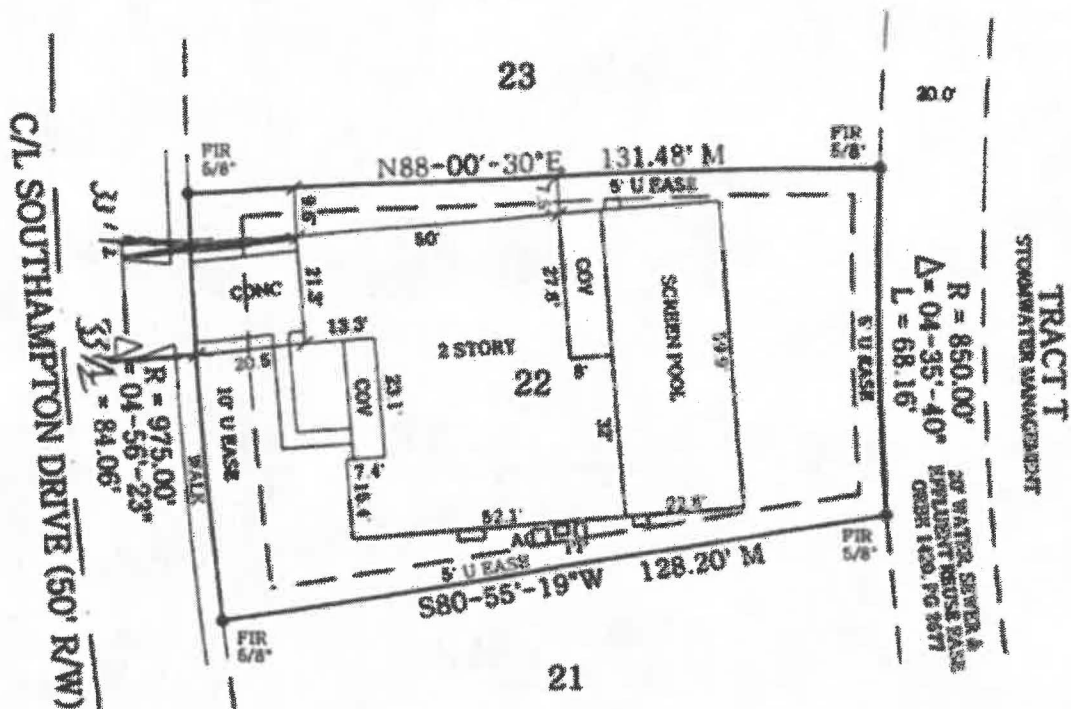
Homeowner's Signature: George Rosado Date: 6/22/20
AD 6-22-20

Email this form and all supporting documents to arb@artemislifestyles.com or mail all documents to:
Remington Master Homeowners' Association Inc., c/o Artemis Lifestyle Services
1631 E. Vine Street, Suite 300, Kissimmee, FL 34744

MAP SHOWING SURVEY OF

LOT 22, BLOCK A, REMINGTON PARCEL G - PHASE I, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 10, PAGES 186 AND 185, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CERTIFIED TO: GEORGE ROSADO AND ADRIANA ROSADO
WATERSTONE MORTGAGE COMPANY
OVERSTREET, MILES, CUMBLE, PINKENBINDER & BONDY, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY



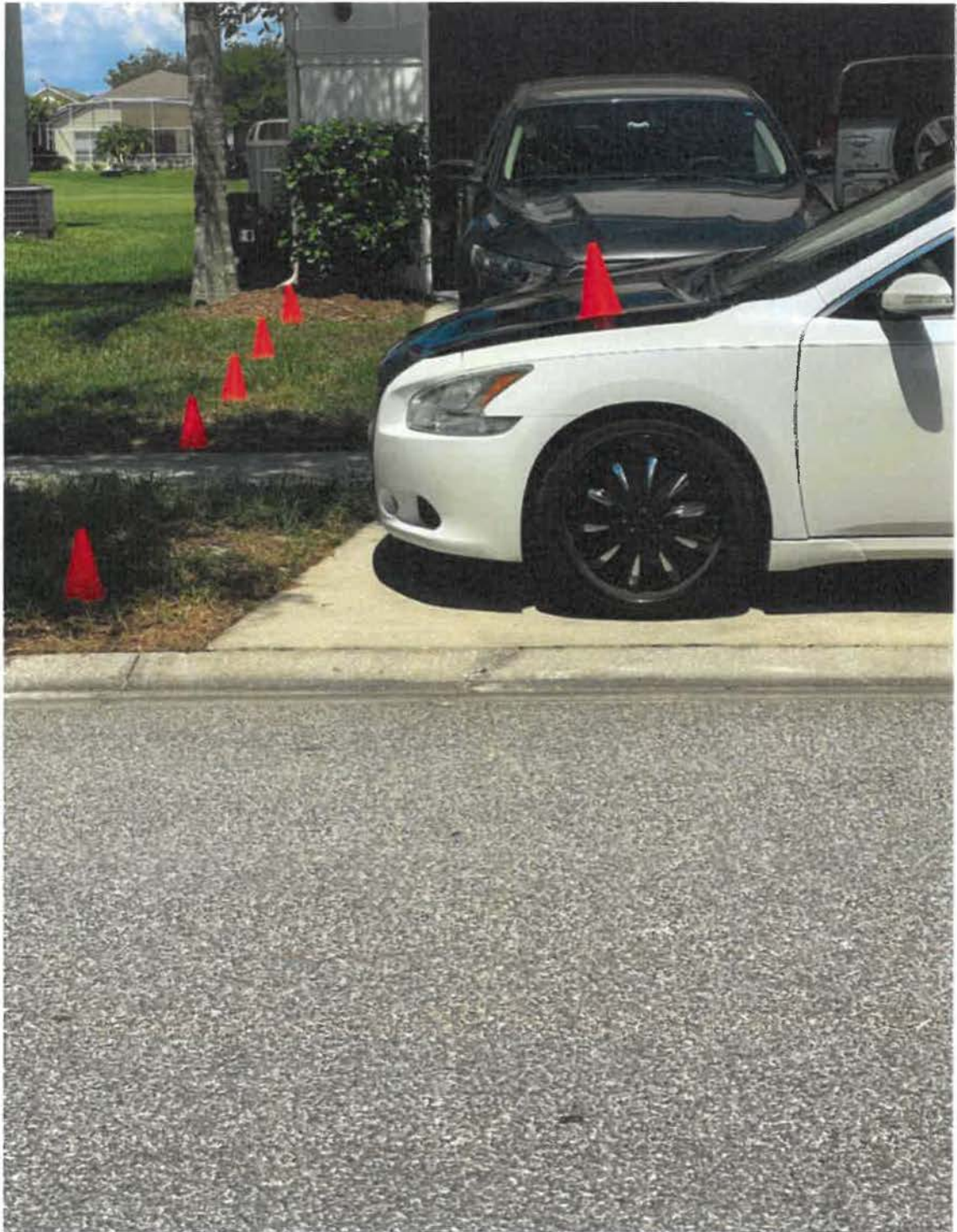
N
↑

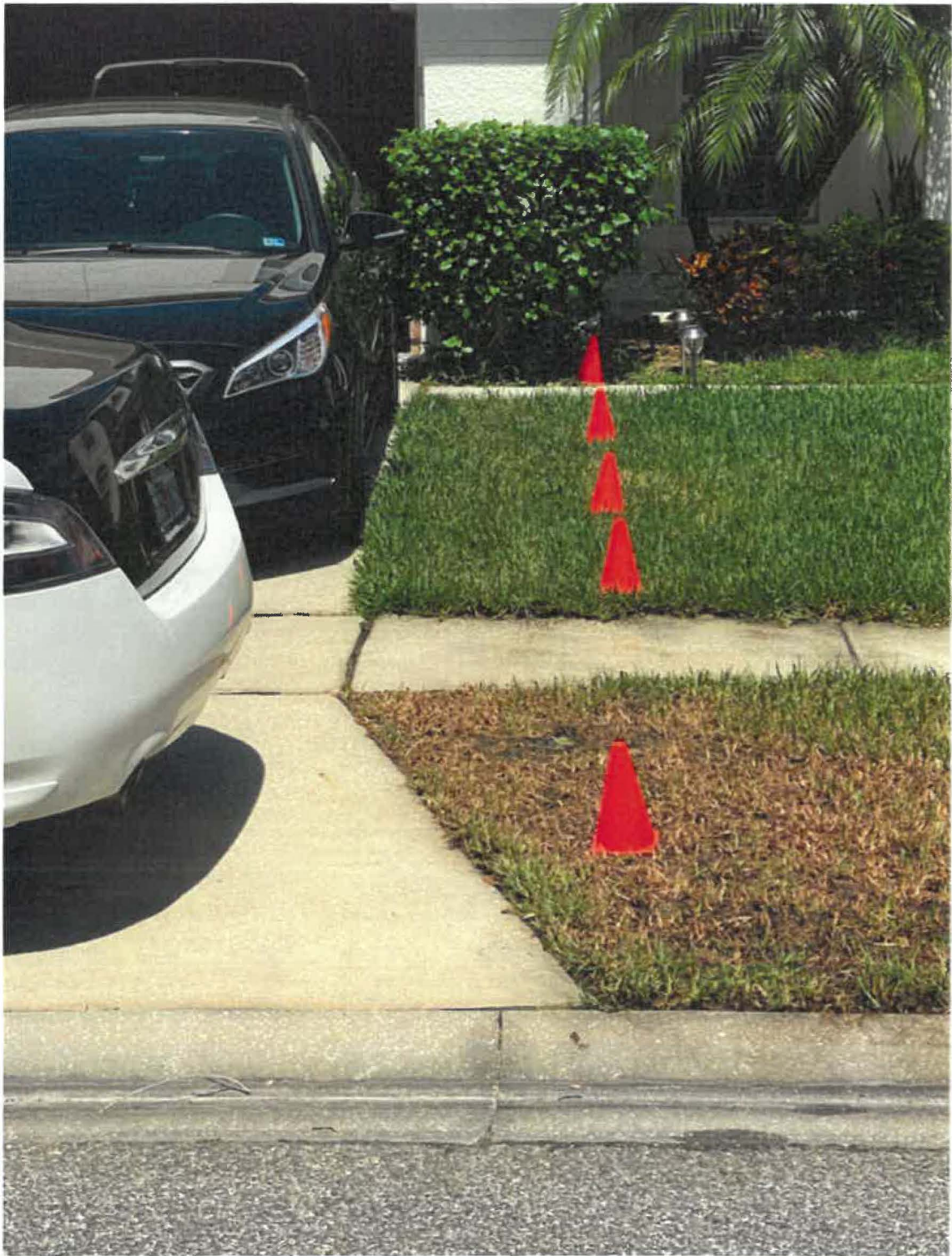
PC= POINT OF CURVATURE
FIR= FOUND IRON ROD
FIP= FOUND IRON PIPE
H&D= NAIL & DISC
SIR= SET IRON ROD
EASE= EASEMENT
U = UTILITY
O = DRAINAGE
M= MEASURED
BT = BT AT

P= POINT OF INTERSE
 BLK= BLOCK
 CL= CENTER LINE
 AC= AIR CONDITIONER
 EL=ELEVATION
 F FL= FINISH FLOOR
 NTS= NOT TO SCALE
 R/W= RIGHT OF WAY
 COMP= COMPUTED
 TIR= TOP OF BANK

RP= RADIUS POINT
 BP= BRICK PAVERS
 COV=COVERED
 SCR=SCREEN PORCH
 D/F= DRAIN-FIELD
 SEP= SEPTIC
 CONC= CONCRETE
 ° = DEGREES
 ' = MINUTES
 " = SECONDS

ENCROACHMENT AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO UNDERGROUND STRUCTURES, UTILITIES OF FOUNDATION WERE LOCATED OR DETERMINED BY THIS SURVEYOR. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL, RAISED SEAL & SIGNATURE OF A LICENSED SURVEYOR. THIS DEED IS MADE WITHOUT BENEFIT OF AN ABSTRACT OR TITLE. NO RIGHTS OF RECORD OR EASEMENT OF RECORD WERE FURNISHED TO THIS FIRM, EXCEPT AS SHOWN/ALL DISTANCES, BEARINGS OR ANGLES ARE AS FIELD MEASURED, DEED OR PLATED MEASUREMENTS ARE NOTED. THE CERTIFICATION AS PROVIDED ON THIS SURVEY IS A





SECTION XIII

SECTION A

SECTION 1



CLARK & ALBAUGH, LLP

M E M O R A N D U M

From: Clark & Albaugh, LLP
To: All Community Development Districts
Date: September 29, 2020
Subject: Latest Update to Public Meeting Guidance

As most of you know, on September 25, 2020, Governor DeSantis issued Executive Order (“EO”) 20-244 moving Florida into Phase 3 of the *Safe. Smart. Step-by-Step. Plan for Florida’s Recovery*. EO 20-244 does not address nor impact Governor DeSantis’s prior orders pertaining to the suspension of the in-person quorum requirement for local government meetings and hearings.

Governor DeSantis initially suspended the in-person quorum requirement in EO 20-69, which seemed to indicate that the suspension would continue in effect so long as there was a declared state of emergency. However, EOs 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 modified EO 20-69 such that definite deadlines were established. The most recent deadline, established in EO 20-193 is 12:01 a.m. on October 1, 2020.

We do not expect any further extensions of the suspension of the in-person quorum requirement. Accordingly, beginning at 12:01 a.m. on October 1, 2020, you will once again have to conduct your meetings with an in-person three-member quorum and with residents allowed to participate in the same public space.

Most jurisdictions are subject to face mask and social distancing orders that remain in effect. EO 20-244 does not expressly preempt those local orders, but it limits enforcement of them. A question has arisen on the effect of these remaining

orders on the conduct of in-person meetings. Our best interpretation of the interplay between EO 20-244 and the various local orders is that face masks and social distancing are not pre-empted, but any enforcement mechanism is. So, for instance, you could have a sign at your meeting location encouraging masks and social distancing, but we do not recommend that the District exclude any person who chooses not to comply. If such noncompliance becomes a problem during a meeting, local authorities would be the ones to enforce it, to the extent that they believe they are able to. We are aware that some local jurisdictions are considering local rules governing the conduct of meetings that include mask and social distancing requirements. In our opinion, an attempt limit statutory Sunshine Law requirements in favor of such a rule is suspect. Governmental entities with adequate facilities to do so are looking at prospects of broadcasting the meetings to adjacent rooms or outdoor spaces in order to maintain social distancing if needed.

These issues obviously continue to evolve, and we will provide updates as needed. For Districts with amenities, separate, site-specific guidance will be provided.

SECTION C

SECTION 1

Remington

Community Development District

Summary of Invoices

August 01, 2020 to August 31, 2020

Fund	Date	Check No.'s	Amount
General Fund	8/7/20	6280-6281	\$ 8,100.64
	8/13/20	6282-6289	\$ 5,028.87
	8/19/20	6290-6301	\$ 54,147.33
	8/25/20	6302-6310	\$ 7,502.84
			<hr/>
			\$ 74,779.68
Capital Projects	8/25/20	81	\$ 9,325.00
			<hr/>
			\$ 9,325.00
			<hr/>
			\$ 84,104.68

*** CHECK DATES 08/01/2020 - 08/31/2020 ***

REMINGTON CDD - GENERAL FUND

BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/07/20	00168	8/01/20 420	202008 310-51300-34000		*	5,715.00	
		AUG 20 - MGMT FEES					
8/01/20		420	202008 310-51300-35200		*	133.33	
		AUG 20 - INFO TECH					
8/01/20		420	202008 310-51300-51000		*	1.23	
		AUG 20 - OFFICE SUPPLIES					
8/01/20		420	202008 310-51300-42000		*	28.50	
		AUG 20 - POSTAGE					
GOVERNMENTAL MANAGEMENT SERVICES						5,878.06	006280
8/07/20	00168	8/01/20 421	202008 320-53800-12000		*	2,222.58	
		AUG 20 - FIELD MGMT					
GOVERNMENTAL MANAGEMENT SERVICES						2,222.58	006281
8/13/20	00038	7/24/20 S163598	202007 320-53800-57200		*	569.21	
		ACCESS REPAIR 07/07/20					
		7/24/20 S163878	202007 320-53800-34800		*	150.38	
		GATE REPAIR 07/07/20					
ACCESS CONTROL TECHNOLOGIES						719.59	006282
8/13/20	00290	7/30/20 4717	202007 320-53800-53300		*	185.00	
		REPAIRED SIGN BY POND					
		7/30/20 4719	202007 320-53800-53300		*	805.50	
		INSTAL LED SIGN LIGHTS					
BERRY CONSTRUCTION INC.						990.50	006283
8/13/20	00082	8/01/20 17112	202007 310-51300-31500		*	1,397.00	
		REVIEW LAWSUIT/BOS MTG					
CLARK & ALBAUGH, LLP						1,397.00	006284
8/13/20	00005	7/28/20 7-077-43	202007 310-51300-42000		*	28.53	
		DELIVERY 07/02/20					
FEDEX						28.53	006285
8/13/20	00251	7/27/20 728517	202007 320-53800-46300		*	383.30	
		IRRIGATION REPAIRS 07/20					
REW LANDSCAPE CORP						383.30	006286
8/13/20	00125	7/18/20 354255	202008 320-53800-46500		*	89.95	
		CHEMICAL CONTROLLER AUG20					
SPIES POOL LLC						89.95	006287
8/13/20	00128	7/30/20 USA01031	202007 320-53800-53000		*	1,200.00	
		MECHANICAL SWEEPING 07/29					
USA SERVICES OF FLORIDA, INC						1,200.00	006288

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 9/22/20

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*** CHECK DATES 08/01/2020 - 08/31/2020 ***

REMINGTON CDD - GENERAL FUND

BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/13/20	00303	8/01/20 W2873	202008 320-53800-34700	WI-PAK LAKE SHORE - AUG20	*	110.00	
		8/01/20 W2873	202008 320-53800-34700	WI-PAK SEC PARTIN - AUG20	*	110.00	
				WI-PAK			220.00 006289
8/19/20	00038	7/31/20 S164363	202007 320-53800-34800	GATE REPAIR 07/30/20	*	244.64	
				ACCESS CONTROL TECHNOLOGIES			244.64 006290
8/19/20	00093	7/31/20 187284	202007 320-53800-47100	LAKE MAINTENANCE - JUL20	*	1,265.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 006291
8/19/20	00290	7/30/20 4721	202007 320-53800-47800	PLAY SAND-VOLLEYBALL	*	1,465.00	
		8/04/20 4724	202008 320-53800-57200	REMOVED POOL FURNITURE	*	230.00	
				BERRY CONSTRUCTION INC.			1,695.00 006292
8/19/20	00005	6/30/20 7-052-98	202006 310-51300-42000	DELIVERY 06/25/20	*	28.39	
		8/11/20 7-090-88	202008 310-51300-42000	DELIVERY 08/03/20	*	21.06	
				FEDEX			49.45 006293
8/19/20	00319	8/06/20 238467	202008 310-51300-48000	BOS MEETING - 07/30/20	*	105.54	
		8/06/20 238467	202008 310-51300-48000	BOS MEETING - 08/06/20	*	102.54	
				OSCEOLA NEWS-GAZETTE			208.08 006294
8/19/20	00010	7/31/20 02317680	202007 310-51300-48000	BOS MEETING - 07/21/20	*	514.06	
				ORLANDO SENTINEL			514.06 006295
8/19/20	00213	8/03/20 51298	202007 320-53800-34500	SECURITY 07/19-08/01/20	*	632.00	
				OSCEOLA COUNTY SHERIFF'S OFFICE			632.00 006296
8/19/20	00251	8/01/20 728572	202008 320-53800-46200	LANDSCAPE MAINT - AUG20	*	23,500.00	
				REW LANDSCAPE CORP			23,500.00 006297
8/19/20	00291	8/01/20 6173	202008 320-53800-46400	POOL MAINTENANCE - AUG20	*	600.00	
				ROBERTS POOL SERVICE AND REPAIR INC			600.00 006298

REMI -REMINGTON - IAGUILAR

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 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/22/20
 *** CHECK DATES 08/01/2020 - 08/31/2020 *** REMINGTON CDD - GENERAL FUND
 BANK A REMINGTON CDD - GF

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/19/20	00071	8/04/20 39919901	202008 320-53800-46800	PEST CONTROL - AUG20	*	65.00	
				TERMINIX COMMERCIAL			65.00 006299
8/19/20	00296	7/30/20 10314710	202007 320-53800-34500	SECURITY PATROL - JUL20	*	24,774.10	
				UNIVERSAL PROTECTION SERVICE LP			24,774.10 006300
8/19/20	00282	7/31/20 20-3619	202006 320-53800-46700	CLUBHOUSE CLEANING JUN20	*	350.00	
		7/31/20 20-3619	202006 320-53800-35000	GUARDHOUSE CLEANING JUN20	*	250.00	
				WESTWOOD INTERIOR CLEANING INC.			600.00 006301
8/25/20	00038	8/18/20 S164516	202008 320-53800-34800	GATE REPAIR 08/07/20	*	149.00	
				ACCESS CONTROL TECHNOLOGIES			149.00 006302
8/25/20	00290	8/11/20 4726	202008 320-53800-47800	BEACH SAND-VOLLEYBALL	*	1,500.00	
		8/11/20 4727	202008 320-53800-53300	RESET SIGN	*	165.00	
		8/17/20 4732	202008 320-53800-47800	INSTALL BEAM-VOLLEYBALL	*	285.00	
		8/17/20 4733	202008 320-53800-53300	STRAIGHTENED SIGN	*	135.00	
				BERRY CONSTRUCTION INC.			2,085.00 006303
8/25/20	00005	8/18/20 7-097-06	202008 310-51300-42000	DELIVERY 08/06/20	*	18.90	
				FEDEX			18.90 006304
8/25/20	00168	8/14/20 422	202008 320-53800-53400	STORM DRAIN DEBRIS	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			625.00 006305
8/25/20	00127	8/10/20 5274526	202007 310-51300-31100	ENGINEER SERVICES - JUL20	*	802.50	
				HANSON, WALTER & ASSOCIATES, INC.			802.50 006306
8/25/20	00213	8/18/20 51457	202008 320-53800-34500	SECURITY 08/02-08/15/20	*	948.00	
				OSCEOLA COUNTY SHERIFF'S OFFICE			948.00 006307
8/25/20	00125	8/05/20 355198	202008 320-53800-46500	MURIATIC ACID/SODIUM	*	262.50	

REMI -REMINGTON - IAGUILAR

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 9/22/20

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*** CHECK DATES 08/01/2020 - 08/31/2020 ***

REMINGTON CDD - GENERAL FUND

BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/05/20 355359	202008 320-53800-46500		*	538.00	
			BULK BLEACH				
		8/18/20 355568	202008 300-15500-10000		*	89.95	
			CHEMICAL CONTROL - SEP20				
				SPIES POOL LLC			890.45 006308
8/25/20 00128		8/17/20 USA01080	202008 320-53800-53000		*	1,200.00	
			MECHANICAL SWEEPING 08/13				
				USA SERVICES OF FLORIDA, INC			1,200.00 006309
8/25/20 00282		7/31/20 20-3641	202007 320-53800-46700		*	783.99	
			JANITORIAL SUPPLIES				
				WESTWOOD INTERIOR CLEANING INC.			783.99 006310
				TOTAL FOR BANK A		74,779.68	
				TOTAL FOR REGISTER		74,779.68	

REMI -REMINGTON - IAGUILAR

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 9/22/20

PAGE 1

*** CHECK DATES 08/01/2020 - 08/31/2020 ***

REMINGTON CDD - CAPITAL

BANK C REMINGTON CDD - RSVR

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/25/20	00253	8/17/20 4730	202008 600-53800-53100		*	1,900.00	
			SIDEWALK GRIND-HARWOOD				
		8/17/20 4731	202008 600-53800-53100		*	1,750.00	
			SIDEWALK GRIND-HAWKNESS				
		8/17/20 4734	202008 600-53800-53100		*	5,675.00	
			SIDEWALK GRIND-WESTMORLND				
			BERRY CONSTRUCTION INC.				9,325.00 000081
TOTAL FOR BANK C						9,325.00	
TOTAL FOR REGISTER						9,325.00	

REMI -REMINGTON - IAGUILAR

SECTION 2

Remington

Community Development District



Unaudited Financial Reporting

August 31, 2020

Presented by:



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REMINGTON COMMUNITY DEVELOPMENT DISTRICT
Combined Balance Sheet
August 31, 2020

	Governmental Fund Types		
	General Fund	Capital Projects Fund	Totals 2020
<u>ASSETS</u>			
<u>Cash</u>			
Operating Account	\$326,602	\$672,435	\$999,038
Capital Projects Fund	---	\$92,726	\$92,726
Prepaid Expenses	\$90	---	\$90
<u>Investments</u>			
State Board	\$121,105	\$526,096	\$647,201
Total Assets	\$447,797	\$1,291,258	\$1,739,055
<u>LIABILITIES</u>			
Accounts Payable	\$28,076	---	\$28,076
Total Liabilities	\$28,076	\$0	\$28,076
<u>FUND BALANCES:</u>			
Restricted for:			
Capital Projects	---	\$92,726	\$92,726
Pavement Management	---	\$1,198,532	\$1,198,532
Assigned	\$91,943	---	\$91,943
Unassigned	\$327,688	---	\$327,688
Total Fund Balance	\$419,721	\$1,291,258	\$1,710,980
Total Liabilities & Fund Balance	\$447,797	\$1,291,258	\$1,739,055

REMINGTON

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2020

	General Fund Budget	Prorated Budget Thru 08/31/20	Actual Thru 08/31/20	Variance
Revenues:				
Maintenance Assessments	\$1,137,222	\$1,137,222	\$1,143,612	\$6,390
Miscellaneous Income	\$5,000	\$4,583	\$3,850	(\$733)
Interest Income	\$1,900	\$1,741	\$1,387	(\$354)
Total Revenues	\$1,144,122	\$1,143,547	\$1,148,849	\$5,302
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$12,000	\$11,000	\$8,800	\$2,200
FICA	\$918	\$842	\$673	\$168
Engineer	\$10,000	\$9,167	\$20,248	(\$11,082)
Attorney	\$30,000	\$27,500	\$14,681	\$12,820
Annual Audit	\$3,715	\$2,900	\$2,900	\$0
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$1,000	\$488	\$488	\$0
Management Fees	\$68,580	\$62,865	\$62,865	\$0
Information Technology	\$1,600	\$1,467	\$1,467	\$0
Telephone	\$200	\$183	\$29	\$154
Postage	\$1,000	\$917	\$672	\$245
Insurance	\$35,500	\$35,500	\$34,729	\$771
Printing and Binding	\$1,500	\$1,375	\$91	\$1,284
Newsletter	\$3,300	\$3,025	\$2,322	\$703
Legal Advertising	\$1,500	\$1,375	\$2,487	(\$1,112)
Office Supplies	\$500	\$458	\$69	\$389
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Administrative Contingency	\$750	\$688	\$478	\$210
Total Administrative	\$177,238	\$164,924	\$158,174	\$6,750
<u>Maintenance</u>				
<u>Environmental</u>				
Lake Maintenance	\$18,200	\$16,683	\$12,650	\$4,033
<u>Utilities</u>				
Kissimmee Utility Authority	\$8,500	\$7,792	\$7,566	\$225
TOHO Water Authority	\$70,000	\$64,167	\$44,371	\$19,796
Orlando Utilities Commission	\$20,500	\$18,792	\$15,092	\$3,700
Centurylink	\$7,000	\$6,417	\$6,188	\$228
Bright House Network	\$5,000	\$4,583	\$3,511	\$1,072
<u>Roadways</u>				
Street Sweeping	\$17,250	\$15,813	\$15,600	\$213
Sidewalks/Roadways	\$0	\$0	\$735	(\$735)
Drainage	\$5,000	\$4,583	\$5,905	(\$1,322)
Signage	\$5,000	\$4,583	\$5,998	(\$1,415)
<u>Common Area</u>				
Landscaping	\$282,000	\$258,500	\$258,500	\$0
Feature Lighting	\$3,000	\$2,750	\$5,508	(\$2,758)
Irrigation	\$20,000	\$18,333	\$8,669	\$9,664
Trash Receptacles & Benches	\$5,000	\$4,583	\$0	\$4,583
Plant Replacement & Bed Enhancements	\$15,000	\$13,750	\$5,123	\$8,628
Miscellaneous Common Area Services	\$10,000	\$9,167	\$8,115	\$1,052
Soccer/Ball Field Maintenance	\$1,000	\$917	\$4,550	(\$3,633)
<u>Recreation Center</u>				
Pool Maintenance	\$20,000	\$18,333	\$11,571	\$6,763
Pool Cleaning	\$8,000	\$7,333	\$6,600	\$733
Pool Permits	\$550	\$550	\$525	\$25
Recreational Center Cleaning	\$15,000	\$13,750	\$9,963	\$3,787
Recreational Center Repairs & Maintenance	\$10,000	\$9,167	\$4,781	\$4,385
Pest Control	\$700	\$642	\$581	\$61
Subtotal Maintenance	\$546,700	\$501,188	\$442,102	\$59,086

REMINGTON

Community Development District

General Fund

Statement of Revenues & Expenditures
For The Period Ending August 31, 2020

	General Fund Budget	Prorated Budget Thru 08/31/20	Actual Thru 08/31/20	Variance
<u>Security</u>				
Recreation Center Access	\$4,000	\$3,667	\$1,562	\$2,104
Security Guard	\$275,500	\$252,542	\$261,082	(\$8,540)
Gate Repairs	\$11,000	\$10,083	\$10,405	(\$322)
Guard House Cleaning	\$3,300	\$3,025	\$2,300	\$725
Guard House Repairs and Maintenance	\$4,500	\$4,125	\$1,997	\$2,128
Gate Maintenance Agreement	\$1,100	\$1,100	\$770	\$330
<u>Other</u>				
Contingency	\$500	\$458	\$2,492	(\$2,034)
Field Management Services	\$26,671	\$24,448	\$24,588	\$140
Subtotal Maintenance	\$326,571	\$299,448	\$305,197	(\$5,469)
Total Maintenance	\$873,271	\$800,636	\$747,299	\$53,617
 <u>Other Sources & Uses</u>				
Transfer Out - Pavement Management	(\$93,613)	(\$93,613)	(\$93,613)	\$0
Transfer Out - Capital Projects Fund	(\$91,942)	(\$91,942)	(\$91,942)	\$0
Total Other Sources & Uses	(\$185,555)	(\$185,555)	(\$185,555)	\$0
 Total Expenditures	\$1,236,064		\$1,091,027	
Excess Revenues/(Expenditures)	(\$91,942)		\$57,822	
 Fund Balance - Beginning	\$91,943		\$361,900	
Fund Balance - Ending	\$0		\$419,721	

REMINGTON
Community Development District

Pavement Management

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2020

	Adopted Budget	Prorated Budget Thru 08/31/20	Actual Thru 08/31/20	Variance
<u>Revenues:</u>				
Interest Income	\$2,500	\$2,500	\$6,199	\$3,699
Total Revenues	\$2,500	\$2,500	\$6,199	\$3,699
<u>Expenditures:</u>				
Capital Outlay - Engineering	\$0	\$0	\$15,601	(\$15,601)
Capital Outlay - Contingency	\$0	\$0	\$25	(\$25)
Total Expenditures	\$0	\$0	\$15,626	(\$15,626)
<u>Other Financing Sources (Uses)</u>				
Transfer In/(Out)	\$93,613	\$93,613	\$93,613	\$0
Total Other Financing Sources (Uses)	\$93,613	\$93,613	\$93,613	\$0
Excess Revenues/(Expenditures)	\$96,113		\$84,187	
Fund Balance - Beginning	\$1,113,000		\$1,114,345	
Fund Balance - Ending	\$1,209,113		\$1,198,532	

REMINGTON
Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2020

	Adopted Budget	Prorated Budget Thru 08/31/20	Actual Thru 08/31/20	Variance
<u>Revenues:</u>				
Interest Income	\$100	\$92	\$33	(\$59)
Total Revenues	\$100	\$92	\$33	(\$59)
<u>Expenditures:</u>				
Capital Outlay - Fitness Equipments	\$10,000	\$9,167	\$8,648	\$519
Capital Outlay - Pressure Washing	\$20,000	\$18,333	\$19,200	(\$867)
Capital Outlay - Landscape Improvements	\$15,000	\$13,750	\$0	\$13,750
Capital Outlay - Sidewalk/Roadway Improvements	\$95,000	\$87,083	\$129,913	(\$42,830)
Capital Outlay - Camera System	\$0	\$0	\$0	\$0
Capital Outlay - Rec Center Improvements	\$11,000	\$10,083	\$3,191	\$6,892
Capital Outlay - Wall Repair	\$0	\$0	\$6,384	(\$6,384)
Capital Outlay - Rec Center - Roofing Project	\$0	\$0	\$0	\$0
Capital Outlay - Resurfacing Courts	\$15,000	\$13,750	\$0	\$13,750
Capital Outlay - Common Area Improvements	\$0	\$0	\$16,733	(\$16,733)
Total Expenditures	\$166,000	\$152,167	\$184,070	(\$31,903)
<u>Other Financing Sources (Uses)</u>				
Transfer In/(Out)	\$91,942	\$91,942	\$91,942	\$0
Total Other Financing Sources (Uses)	\$91,942	\$91,942	\$91,942	\$0
Excess Revenues/(Expenditures)	(\$73,958)		(\$92,095)	
Fund Balance - Beginning	\$173,000		\$184,821	
Fund Balance - Ending	\$99,042		\$92,726	

Remington
COMMUNITY DEVELOPMENT DISTRICT
Month by Month Income Statement

Description	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	TOTAL
Revenues:													
Assessments	\$0	\$133,411	\$859,987	\$33,581	\$18,233	\$19,864	\$49,505	\$7,136	\$21,895	\$0	\$0	\$0	\$1,143,612
Miscellaneous Income	\$935	\$215	\$360	\$470	\$280	\$190	\$90	\$70	\$320	\$400	\$520	\$0	\$3,850
Interest Income	\$208	\$185	\$187	\$185	\$169	\$139	\$94	\$79	\$56	\$45	\$40	\$0	\$1,387
Total Revenues	\$1,143	\$133,811	\$860,533	\$34,236	\$18,682	\$20,193	\$49,690	\$7,285	\$22,272	\$445	\$560	\$0	\$1,148,849
Expenditures:													
<u>Administrative</u>													
Supervisors Fees	\$1,000	\$1,000	\$800	\$0	\$1,000	\$1,000	\$0	\$800	\$600	\$1,600	\$1,000	\$0	\$8,800
FICA	\$77	\$77	\$61	\$0	\$77	\$77	\$0	\$61	\$46	\$122	\$77	\$0	\$673
Engineer	\$761	\$301	\$991	\$180	\$3,755	\$1,840	\$575	\$1,112	\$5,833	\$803	\$4,098	\$0	\$20,248
Attorney	\$1,357	\$1,026	\$511	\$570	\$1,140	\$1,042	\$2,889	\$1,652	\$1,453	\$1,397	\$1,645	\$0	\$14,681
Annual Audit	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$900	\$0	\$0	\$2,900
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$488
Management Fees	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$5,715	\$0	\$62,865
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$1,467
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29
Postage	\$46	\$57	\$47	\$43	\$65	\$57	\$11	\$87	\$70	\$67	\$121	\$0	\$672
Insurance	\$34,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,729
Printing and Binding	\$45	\$9	\$3	\$11	\$10	\$11	\$0	\$0	\$2	\$0	\$0	\$0	\$91
Newsletter	\$0	\$0	\$0	\$792	\$0	\$546	\$0	\$555	\$0	\$428	\$0	\$0	\$2,322
Legal Advertising	\$0	\$0	\$0	\$0	\$365	\$0	\$324	\$629	\$448	\$514	\$208	\$0	\$2,487
Office Supplies	\$24	\$24	\$4	\$4	\$5	\$2	\$1	\$0	\$3	\$2	\$1	\$0	\$69
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Administrative Contingency	\$8	\$444	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$478
Total Administrative	\$49,070	\$10,316	\$8,291	\$7,448	\$12,753	\$10,422	\$9,648	\$10,744	\$14,801	\$11,682	\$12,998	\$0	\$158,174

Remington
COMMUNITY DEVELOPMENT DISTRICT
Month by Month Income Statement

Description	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	TOTAL
<u>Maintenance</u>													
<u>Environmental</u>													
Lake Maintenance	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$0	\$0	\$12,650
<u>Utilities</u>													
Kissimmee Utility Authority	\$617	\$521	\$501	\$1,785	\$615	\$598	\$615	\$578	\$488	\$602	\$648	\$0	\$7,566
TOHO Water Authority	\$1,665	\$5,918	\$8,361	\$3,973	\$1,721	\$1,366	\$2,105	\$3,158	\$6,127	\$6,317	\$3,658	\$0	\$44,371
Orlando Utilities Commission	\$1,359	\$1,421	\$1,366	\$1,457	\$1,393	\$1,329	\$1,402	\$1,210	\$1,372	\$1,381	\$1,402	\$0	\$15,092
Centurylink	\$800	\$248	\$811	\$615	\$331	\$830	\$539	\$654	\$538	\$557	\$266	\$0	\$6,188
Bright House	\$289	\$289	\$289	\$289	\$291	\$291	\$331	\$327	\$372	\$372	\$372	\$0	\$3,511
<u>Roadways</u>													
Street Sweeping	\$0	\$0	\$2,400	\$1,200	\$1,200	\$1,200	\$1,200	\$2,400	\$1,200	\$2,400	\$2,400	\$0	\$15,600
Sidewalks/Roadways	\$0	\$0	\$0	\$0	\$0	\$0	\$285	\$0	\$0	\$450	\$0	\$0	\$735
Drainage	\$0	\$0	\$0	\$0	\$1,380	\$0	\$0	\$0	\$3,900	\$0	\$625	\$0	\$5,905
Signage	\$0	\$485	\$1,639	\$1,241	\$138	\$0	\$385	\$350	\$234	\$991	\$535	\$0	\$5,998
<u>Common Area</u>													
Landscaping	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500	\$0	\$258,500
Feature Lighting	\$660	\$0	\$0	\$145	\$4,093	\$610	\$0	\$0	\$0	\$0	\$0	\$0	\$5,508
Irrigation	\$1,125	\$1,004	\$328	\$240	\$165	\$957	\$157	\$1,375	\$1,744	\$749	\$825	\$0	\$8,669
Trash Receptacles & Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement & Bed Enhancements	\$4,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$830	\$0	\$0	\$0	\$5,123
Miscellaneous Common Area Services	\$0	\$3,000	\$315	\$0	\$1,975	\$0	\$230	\$1,730	\$365	\$0	\$500	\$0	\$8,115
Soccer/Ball Field Maintenance	\$0	\$0	\$65	\$65	\$0	\$135	\$320	\$0	\$265	\$1,850	\$1,850	\$0	\$4,550
<u>Recreation Center</u>													
Pool Maintenance	\$1,599	\$805	\$2,566	\$1,353	\$90	\$1,294	\$90	\$1,165	\$1,156	\$562	\$890	\$0	\$11,571
Pool Cleaning	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$6,600
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$0	\$525
Recreational Center Cleaning	\$1,150	\$1,784	\$1,435	\$1,440	\$1,000	\$1,100	\$470	\$450	\$350	\$784	\$0	\$0	\$9,963
Recreational Center Repairs & Maintenance	\$0	\$140	\$0	\$1,333	\$94	\$1,159	\$370	\$65	\$0	\$860	\$760	\$0	\$4,781
Pest Control	\$0	\$56	\$56	\$56	\$56	\$56	\$56	\$60	\$60	\$60	\$65	\$0	\$581
<u>Security</u>													
Recreation Center Access	\$220	\$1,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,562
Security Guard	\$25,422	\$24,126	\$22,298	\$27,353	\$21,728	\$21,909	\$27,030	\$22,340	\$22,302	\$26,416	\$20,158	\$0	\$261,082
Gate Repairs	\$421	\$1,063	\$932	\$571	\$313	\$0	\$2,550	\$323	\$2,374	\$1,709	\$149	\$0	\$10,405
Guard House Cleaning	\$250	\$200	\$250	\$200	\$200	\$250	\$500	\$200	\$250	\$0	\$0	\$0	\$2,300
Guard House Repairs and Maintenance	\$0	\$0	\$185	\$0	\$228	\$669	\$0	\$265	\$185	\$0	\$465	\$0	\$1,997
Gate Maintenance Agreement	\$0	\$0	\$770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$770
Contingency	\$635	\$135	\$532	\$0	\$0	\$0	\$950	\$241	\$0	\$0	\$0	\$0	\$2,492
Field Management Services	\$2,223	\$2,363	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$2,223	\$0	\$24,588
Total Maintenance	\$68,091	\$70,265	\$72,688	\$70,903	\$64,599	\$61,341	\$67,172	\$65,003	\$71,698	\$73,646	\$61,892	\$0	\$747,299
<u>Other Sources & Uses</u>													
Transfer Out - Pavement Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$93,613)	\$0	(\$93,613)
Transfer Out - Capital Projects Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$91,942)	\$0	(\$91,942)
Total Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$185,555)	\$0	(\$185,555)
Total Expenditures	\$117,161	\$80,581	\$80,979	\$78,350	\$77,353	\$71,763	\$76,821	\$75,747	\$86,500	\$85,329	\$260,445	\$0	\$1,091,027
Net Income/ (Loss)	(\$116,018)	\$53,231	\$779,555	(\$44,115)	(\$58,671)	(\$51,570)	(\$27,131)	(\$68,462)	(\$64,228)	(\$84,884)	(\$259,885)	\$0	\$57,822

REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2020

Net Assessments	\$ 1,137,222.00	\$1,137,222.00
Gross Assessments	\$ 1,209,818.99	\$1,209,818.99
ASSESSED THROUGH COUNTY		
	100.00%	
	36300.10000	

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	Total
11/12/19	ACH	\$10,978.17	208.31	\$562.49	\$0.00	\$10,207.37	\$10,207.37	\$10,207.37
11/22/19	ACH	\$130,956.29	2,514.37	\$5,238.06	\$0.00	\$123,203.86	\$123,203.86	\$123,203.86
12/06/19	ACH	\$799,906.92	15,998.15	\$0.00	\$0.00	\$783,908.77	\$783,908.77	\$783,908.77
12/23/19	ACH	\$80,745.07	1,552.60	\$3,114.36	\$0.00	\$76,078.11	\$76,078.11	\$76,078.11
01/10/20	ACH	\$28,301.38	566.06	\$0.00	\$0.00	\$27,735.32	\$27,735.32	\$27,735.32
01/13/20	ACH	\$5,662.55	113.22	\$0.00	\$0.00	\$5,549.33	\$5,549.33	\$5,549.33
01/21/20	ACH	\$0.00	0.00	\$0.00	\$295.98	\$295.98	\$295.98	\$295.98
02/12/20	ACH	\$18,998.84	372.11	\$393.54	\$0.00	\$18,233.19	\$18,233.19	\$18,233.19
03/06/20	ACH	\$20,355.90	402.49	\$230.67	\$0.00	\$19,722.74	\$19,722.74	\$19,722.74
03/09/20	ACH	\$143.67	2.88	\$0.00	\$0.00	\$140.79	\$140.79	\$140.79
04/13/20	ACH	\$46,140.04	922.54	\$13.56	\$0.00	\$45,203.94	\$45,203.94	\$45,203.94
04/13/20	ACH	\$4,358.08	87.15	\$0.00	\$0.00	\$4,270.93	\$4,270.93	\$4,270.93
04/20/20	ACH	\$0.00	0.00	\$0.00	\$30.58	\$30.58	\$30.58	\$30.58
05/12/20	ACH	\$448.40	8.96	\$0.00	\$0.00	\$439.44	\$439.44	\$439.44
05/12/20	ACH	\$6,785.30	136.67	\$13.57	\$61.08	\$6,696.14	\$6,696.14	\$6,696.14
06/09/20	ACH	\$6,785.30	139.78	\$0.00	\$203.59	\$6,849.11	\$6,849.11	\$6,849.11
06/16/20	ACH	\$14,905.94	307.06	\$0.00	\$447.25	\$15,046.13	\$15,046.13	\$15,046.13
TOTAL		\$1,175,471.85	\$23,332.35	\$9,566.25	\$1,038.48	\$1,143,611.73	\$1,143,611.73	\$1,143,611.73

97%	Gross Percent Collected
\$34,347.14	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/28/2020	18:00-18:30	Westmorland Circle	Patrol	
	18:30-19:00	Waters Edge / Harwood	Patrol	
	19:00-19:30	Windsor Park / Parkland Square	Patrol	
	19:30-20:30	Remington Blvd	Patrol	
	20:30-21:00	Oakview / Somerset	Patrol	
	21:00-22:00	Remington Blvd	Patrol	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: A. Wilkie

ID #: #2659 date: _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY DEVELOPMENT #68735

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/02/2020	1800	2651 REMINGTON BLVD	ON-DUTY	
09/02/2020	1815	BROOKSTONE & SOUTHAMPTON & CROWN RIDGE	PATROL	
09/02/2020	1830	HAWKS NEST	PATROL	
09/02/2020	1845	CROWN RIDGE	PATROL	
09/02/2020	1900	WESTMORELAND	PATROL	
09/02/2020	1910	GOLF CLUB	PATROL	
09/02/2020	1915	STRATHMORE & CLUB VILLAS	PATROL	
09/02/2020	1930	OAKVIEW	PATROL	
09/02/2020	1945	SOMERSET	PATROL	
09/02/2020	2000	PM WELLS & PARTIN SETTLEMENT	PATROL	
09/02/2020	2015	SHOPPING PLAZA	PATROL	
09/02/2020	2030	SHOPPING PLAZA & POOL AREA	PATROL	
09/02/2020	2045	KNIGHTSBRIDGE	PATROL	
09/02/2020	2100	EAGLES LANDING	PATROL	
09/02/2020	2115	GLENEAGLES	PATROL	
09/02/2020	2130	WINDSOR PARK	PATROL	
09/02/2020	2145	HARWOOD	PATROL	
09/02/2020	2155	WATER'S EDGE	PATROL	
09/02/2020	2200		OFF-DUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning		Written Warning		Schools/Library	3
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: _D/S Y. MARTINEZ_ ID #: _2388_ Date: _09/02/2020_



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/03/2020	1800 HRS	ON DUTY	N/A	N/A
09/03/2020	1815-1818 HRS	PATROLLED HAWKS NEST	NONE OBSERVED	N/A
09/03/2020	1819-1821 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
09/03/2020	1822-1825 HRS	PATROLLED WESTMORELAND	NONE OBSERVED	N/A
09/03/2020	1826-1831 HRS	PATROLLED SOUTHAMPTON	NONE OBSERVED	N/A
09/03/2020	1832-1835 HRS	PATROLLED CROWN RIDGE	1 VIOLATION OBSERVED	N/A
09/03/2020	1836-1842 HRS	PATROLLED ARDEN PLACE	NONE OBSERVED	N/A
09/03/2020	1843-1846 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
09/03/2020	1848-1850 HRS	PATROLLED GLENEAGLES	NONE OBSERVED	N/A
09/03/2020	1851-1854 HRS	PATROLLED PARKLAND SQUARE	2 VIOLATIONS OBSERVED	N/A
09/03/2020	1855- 1858 HRS	PATROLLED SOMERSET	NONE OBSERVED	N/A
09/03/2020	1859-1901 HRS	PATROLLED OAKVIEW	NONE OBSERVED	N/A
09/03/2020	1902-1906 HRS	PATROLLED WINDSOR PARK	NONE OBSERVED	N/A
09/03/2020	1907-1911 HRS	PATROLLED EAGLES LANDING	4 VIOLATIONS OBSERVED	N/A
09/03/2020	1913-1916 HRS	PATROLLED WATER'S EDGE	NONE OBSERVED	N/A
09/03/2020	1918-1920 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
09/03/2020	1930-1945 HRS	CHECKED GOLF CLUBHOUSE	NONE OBSERVED	N/A
09/03/2020	2000-2013 HRS	CHECKED RECREATIONAL CENTER	NONE OBSERVED	N/A
09/03/2020	2015-2030 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
09/03/2020	2030-2100 HRS	TRAFFIC ENFORCEMENT REMINGTON BLVD	NONE OBSERVED	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	3	Parks	2
Back-up		Felony		Written Warning		Written Warning	4	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: ARIC JOHNSON

ID #: 1501

Date: 09/03/2020

SO-09-238 Rev. 4/6/10



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/03/2020	2100-2200 HRS	TRAFFIC ENFORCEMENT KNIGHTSBRIDGE	NONE OBSERVED	N/A
09/03/2020	2200 HRS	OFF DUTY	NONE OBSERVED	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	3	Parks	2
Back-up		Felony		Written Warning		Written Warning	4	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/08/2020	1800 HRS	ON DUTY	N/A	N/A
09/08/2020	1810-1815 HRS	PATROLLED OAKVIEW	1 VIOLATION	N/A
09/08/2020	1816-1822 HRS	PATROLLED WINDSOR PARK	NONE OBSERVED	N/A
09/08/2020	1823-1827 HRS	PATROLLED EAGLES LANDING	NONE OBSERVED	N/A
09/08/2020	1828-1834 HRS	PATROLLED WATERS EDGE	1 VIOLATION	N/A
09/08/2020	1836-1838 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
09/08/2020	1840-1900 HRS	CHECKED GOLF CLUBHOUSE	NONE OBSERVED	N/A
09/08/2020	1903-1906 HRS	PATROLLED HAWK'S NEST	NONE OBSERVED	N/A
09/08/2020	1907-1910 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
09/08/2020	1911-1914 HRS	PATROLLED WESTMORELAND	NONE OBSERVED	N/A
09/08/2020	1916- 1921 HRS	PATROLLED SOUTHAMPTON	5 VIOLATIONS	N/A
09/08/2020	1922-1926 HRS	PATROLLED CROWN RIDGE	1 VIOLATION	N/A
09/08/2020	1927-1932 HRS	PATROLLED ARDEN PLACE	NONE OBSERVED	N/A
09/08/2020	1934-1937 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
09/08/2020	1940-2000 HRS	CHECKED RECREATIONAL CENTER	NONE OBSERVED	N/A
09/08/2020	2000-2020 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
09/08/2020	2021-2023 HRS	PATROLLED GLENEAGLES	NONE OBSERVED	N/A
09/08/2020	2024-2026 HRS	PATROLLED PARKLAND SQUARE	NONE OBSERVED	N/A
09/08/2020	2027-2030 HRS	PATROLLED SOMERSET	NONE OBSERVED	N/A
09/08/2020	2030-2100 HRS	TRAFFIC ENFORCEMENT KNIGHTSBRIDGE	NONE OBSERVED	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	3	Parks	2
Back-up		Felony		Written Warning		Written Warning	2	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	3	Businesses	1
Reports		Ordinance						Construction	

Name: ARIC JOHNSON

ID #: 1501

Date: 09/03/2020

SO-09-238 Rev. 4/6/10



Job Site: Remington

[illegible]



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/17/2020	1800 HRS	ON DUTY	N/A	N/A
09/17/2020	1807-1814 HRS	PATROLLED OAKVIEW	NONE OBSERVED	N/A
09/17/2020	1816-1822 HRS	PATROLLED WINDSOR PARK	NONE OBSERVED	N/A
09/17/2020	1823-1828 HRS	PATROLLED EAGLES LANDING	NONE OBSERVED	N/A
09/17/2020	1828-1834 HRS	PATROLLED WATERS EDGE	NONE OBSERVED	N/A
09/17/2020	1836-1838 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
09/17/2020	1840-1900 HRS	CHECKED GOLF CLUBHOUSE	NONE OBSERVED	N/A
09/17/2020	1901-1904 HRS	PATROLLED HAWK'S NEST	NONE OBSERVED	N/A
09/17/2020	1905-1909 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
09/17/2020	1910-1913 HRS	PATROLLED WESTMORELAND	1 VIOLATION	N/A
09/17/2020	1915- 1920 HRS	PATROLLED SOUTHAMPTON	NONE OBSERVED	N/A
09/17/2020	1921-1925 HRS	PATROLLED CROWN RIDGE	NONE OBSERVED	N/A
09/17/2020	1926-1931 HRS	PATROLLED ARDEN PLACE	1 VIOLATION	N/A
09/17/2020	1933-1936 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
09/17/2020	1940-2000 HRS	CHECKED RECREATIONAL CENTER	NONE OBSERVED	N/A
09/17/2020	2000-2020 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
09/17/2020	2020-2022 HRS	PATROLLED GLENEAGLES	1 CALL FOR SERVICE	20I085864
09/17/2020	2023-2025 HRS	PATROLLED PARKLAND SQUARE	1 CALL FOR SERVICE	20I085834
09/17/2020	2026-2030 HRS	PATROLLED SOMERSET	1 VIOLATION	N/A
09/17/2020	2030-2100 HRS	TRAFFIC ENFORCEMENT KNIGHTSBRIDGE	NONE OBSERVED	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations	1	Parks	2
Back-up	1	Felony		Written Warning		Written Warning	2	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: ARIC JOHNSON

ID #: 1501

Date: 09/17/2020

SO-09-238 Rev. 4/6/10



Job Site: Remington

[illegible]



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/22/2020	1800 HRS	ON DUTY	N/A	N/A
09/22/2020	1807-1814 HRS	PATROLLED HAWKS NEST	NONE OBSERVED	N/A
09/22/2020	1816-1822 HRS	PATROLLED HARWOOD	2 VIOLATIONS	N/A
09/22/2020	1823-1828 HRS	PATROLLED WESTMORELAND	NONE OBSERVED	N/A
09/22/2020	1828-1834 HRS	PATROLLED SOUTHAMPTON	1 VIOLATION	N/A
09/22/2020	1836-1838 HRS	PATROLLED CROWN RIDGE	NONE OBSERVED	N/A
09/22/2020	1840-1900 HRS	PATROLLED ARDEN PLACE	NONE OBSERVED	N/A
09/22/2020	1901-1904 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
09/22/2020	1905-1925 HRS	CHECKED RECREATIONAL CENTER	NONE OBSERVED	N/A
09/22/2020	1925-1945 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
09/22/2020	1945- 1950 HRS	PATROLLED GLENEAGLES	NONE OBSERVED	N/A
09/22/2020	1951-1955 HRS	PATROLLED PARKLAND SQUARE	NONE OBSERVED	N/A
09/22/2020	1956-2001 HRS	PATROLLED SOMERSET	NONE OBSERVED	N/A
09/22/2020	2002-2006 HRS	PATROLLED OAKVIEW	NONE OBSERVED	N/A
09/22/2020	2007-2011 HRS	PATROLLED WINDSOR PARK	2 VIOLATIONS	N/A
09/22/2020	2012-2015 HRS	PATROLLED EAGLES LANDING	1 VIOLATION	N/A
09/22/2020	2016-2020 HRS	PATROLLED WATERS EDGE	NONE OBSERVED	
09/22/2020	2023-2025 HRS	PATROLLED STRATHMORE	NONE OBSERVED	
09/22/2020	2026-2030 HRS	CHECKED GOLF COURSE CLUBHOUSE	NONE OBSERVED	N/A
09/22/2020	2030-2100 HRS	TRAFFIC ENFORCEMENT KNIGHTSBRIDGE	NONE OBSERVED	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations	3	Parks	2
Back-up	1	Felony		Written Warning		Written Warning	1	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	2	Businesses	1
Reports		Ordinance						Construction	

Name: ARIC JOHNSON

ID #: 1501

Date: 09/22/2020

SO-09-238 Rev. 4/6/10



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/22/2020	2100-2200 HRS	TRAFFIC ENFORCEMENT REMINGTON BLVD	NONE OBSERVED	N/A
09/22/2020	2200 HRS	OFF DUTY	NONE OBSERVED	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: A. Johnson ID #: 1501 Date: 09/22/2020 SO-09-238 Rev. 4/6/10



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON COMMUNITY DEVELOPMENT #68744

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/28/2020	1800	2651 REMINGTON BLVD	ON-DUTY	
09/28/2020	1815	GOFL CLUB	PATROL	
09/28/2020	1830	STRATHMORE	PATROL	
09/28/2020	1845	PM WELLS & PARTIN SETTLEMENT	PATROL	
09/28/2020	1900	GLENEAGLES	PATROL	
09/28/2020	1910	SHOPPING PLAZA	PATROL	
09/28/2020	1915	OAKVIEW	PATROL	
09/28/2020	1930	SOMERSET	PATROL	
09/28/2020	1945	COMMUNITY POOL AREA	PATROL	
09/28/2020	2000	HARWOOD	PATROL	
09/28/2020	2015	KNIGHTSBRIDGE	PATROL	
09/28/2020	2030	EAGLES LANDING	PATROL	
09/28/2020	2045	WESTMORELAND	PATROL	
09/28/2020	2100	WINDSOR PARK	PATROL	
09/28/2020	2115	SHOPPING PLAZA & POOL AREA	PATROL	
09/28/2020	2130	HAWKS NEST	PATROL	
09/28/2020	2145	PM WELLS & PARTIN SETTLEMENT	PATROL	
09/28/2020	2200		OFF-DUTY	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning		Written Warning		Schools/Library	2
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: D/S Y. MARTINEZ ID #: 2388 Date: 09/28/2020