

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, September 29, 2020 at 6:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Orders 20-112, 20-114, 20-150, 20-179 and 20-193) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, 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:

| | |
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| Jason Showe | District Manager |
| Scott Clark | District Counsel |
| Pete Glasscock | District Engineer |
| Alan Scheerer | Field Manager |
| Sally Myers | Osceola County |
| Andre Reaume | Osceola County |
| Michael Belz | Universal Protection Services |

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 Governor's 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 the utilization of communication tools such as video media technology. Tonight's meeting is being held pursuant to those for the operation of

the District. This meeting is being conducted remotely via Zoom, which allows for everyone 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 opportunities 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. As the host of the meeting, I will announce when we have audience comments. We ask those who would like to provide comment to try to use Zoom's raised hand feature so I can be notified that you would like to speak. Otherwise, we will just open it up and let anyone who would like to make comments address the Board. When you speak, please state 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 and that 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 made a few modifications. Based on the Governor's Orders on Friday, we added the Phase 3 reopening plans to the agenda. We also received a request from a resident about a driveway extension as well as a memo about the meeting guidance. Those will all be covered later on the agenda. That's all we have unless anyone else has any other adjustments to the agenda.

- **Public Comment Period** *(Item 4)*

Mr. Showe: I don't see anyone with their hands raised, so we will just open it up. If you want to provide comment, this would be the time. Please state your name and address for the record. Hearing none, we will close the public comment period.

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

Mr. Showe: Michael is here.

Mr. Belz: Good evening everyone. I don't have the numbers for this month. We re-staffed and the officer I had trained out there to do it, apparently got a little confused on the vehicle tagging

numbers, but I will get those to you. However, I would like to provide a pre-staffing update. A couple of months ago, we lost three of the four gate officers in one week, approximately 75% of the officers. We re-staffed that. I also removed a patrol officer that I felt wasn't performing up to the necessary requirements and re-staffed that position. So quite a bit of re-staffing has taken place. I'm happy with the re-staffing efforts. I'm happy with the new patrol officer. There should be an officer during the week, Monday through Thursday, as opposed to a weekend officer. The weekend officer is doing really well, but she unfortunately had a family emergency and left for 10 days. She should be back later tomorrow. Again, we re-staffed three of the four officers. One was a former Site Supervisor from another site who I wanted to be the patrol officer out there, but after this training, I'm sure some of you can understand that he came back and said, "*I would rather work the gate.*" So, I accommodated his request. That's all I have regarding security.

Mr. Showe: Alright. Are there any other questions for security?

Mr. Soukup: Are there any issues with the gate this month?

Mr. Belz: There was an issue several weeks ago at one of the gatehouses. The officers could not gain access to the inside of the gatehouse. It's my understanding that the deadbolt was fixed. I dispatched a Field Supervisor out there and I believe they were able to get into the gatehouse at around 21:00 hours. It took them about an hour to get in. I don't know the date, but I could research that because I know that I have the texts from the officer and Field Supervisor and I did let Alan know that. I believe that Alan had it fixed the next day.

Mr. Scheerer: That is correct. As far as the gates, Ken, we had a couple of issues. It's in my report about the E. Lakeshore Boulevard gate. It was a little more work than we anticipated. Security notified me last night that the rear entry gate was stuck in the up position. We notified ACT immediately. I didn't get a call to say they were out today, but the guards understand they could just continue to monitor traffic through the visitor lane.

Mr. Showe: Anything else for security? Hearing none,

FOURTH ORDER OF BUSINESS

Public Comment Period

This item was discussed.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the August 25, 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.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the minutes of the August 25, 2020 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2020

Mr. Showe: This is in accordance with the Audit Committee recommendations from a year-and-a-half ago when we selected Grau & Associates to perform auditing services for the District. It is in line with their proposal and the exact amount that they proposed when they did that, so it would be our recommendation to approve the audit agreement for Grau & Associates for Fiscal Year 2020. That will allow us to go ahead and get started as soon as we can, when the books close in October, so we can make sure it's turned in, in time for compliance.

On MOTION by Mr. Brown seconded by Mr. Soukup with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2020 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Second Amendment to Landscape Maintenance Agreement with REW Landscape Corp.

Mr. Showe: They requested a little less than a 3% increase, but it was accommodated in our budget, because we did know that in advance. I think Alan can speak to you on any of their performance issues or lack of performance issues, however, Alan wants to categorize it. I think they do a good job for the District, so we will let Alan talk about their services.

Mr. Scheerer: I don't think there have been any performance issues, lacking. We had a couple of phone calls from some residents this year where a couple of easements between a few of the ponds and the homes were not cut when they should've been cut, but they responded immediately. I think the Board recognizes that they are doing a good job.

Mr. Showe: Yes. I also noted that this was the first increase they requested in about four years. So, they kept their contract fairly level over the last several years. This was the first one they asked for.

Ms. Zaresk: I brought it down to reality and this comes out to about \$171 a year for every resident in here, which is \$43 per month. I think it's a good deal.

Mr. Soukup: I agree.

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

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Second Amendment to Landscape Maintenance Agreement with REW Landscape Corp. was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management Inc.

Mr. Showe: This is an extension of their current contract. There is no pricing increase here. I think they also do a fairly good job if Alan could talk about their services.

Mr. Scheerer: I agree. That would be totally up to the Board, but I think they are very responsive. They do a very good job and are always available for re-calls, which we never get charged for. They held their prices steady for quite a while.

Mr. Showe: Yes. Unless there are any questions, we recommend approval of that contract.

On MOTION by Mr. Thilburg seconded by Ms. Zaresk with all in favor the Second Amendment to Landscape Maintenance Agreement with REW Landscape Corp. was approved.

NINTH ORDER OF BUSINESS

Consideration of Partial Release of Easement for Fortune Lakeshore Multi-Use Trail

Mr. Showe: We have two representatives from the county, both Sally and Andre. On Page 37 in your agenda, there is a partial release of easement. They are planning to build a trail that crosses CDD property. A very small portion. We will let Sally go through that with you. The presentation and Release of Lien is in your agenda package.

Ms. Myers: Thank you, Jason. Todd Hudson, who is the engineer, is also here. If you had a chance to look over the partial release document, we are actually asking for a release of 7 feet of a 10-foot easement for construction of the trail. I don't know if you want to look at the presentation. I don't know if we have the capability of doing that.

Mr. Showe: I will share my screen.

Ms. Zaresk: While you are doing that, Jason, I did go through all of it and understand where the golf course is on E. Lakeshore Boulevard. Is that correct?

Mr. Showe: Correct.

Ms. Zaresk: Does it go from where the golf is, all the way up to Partin Settlement Road? Am I reading that right?

Ms. Myers: For the CDD's ownership?

Ms. Zaresk: The CDD's ownership is just along the golf course. Right?

Ms. Myers: It actually starts at 192 and goes all the way to the C-31 canal.

Ms. Zaresk: That's what I thought, but I wanted to verify it. Thank you.

Mr. Hudson: Actually, it starts at 192 over by OHP and goes all the way around to where the trail in St. Cloud ends. It passes over the C-31 canal as well. We are also working on the St. Cloud connector trail. A few years after that, that will be funded, which will be down the C-31 canal from Neptune all the way down in that direction. Of course, we are also looking at the Partin Settlement Road widening. Along with that, we are looking at some of the cross sections. We will include some options for a multi-use trail on that side as well, so residents would be able to tie in from the Partin Settlement Roadside and go down to that E. Lakeshore Drive trail system.

Mr. Showe: Alan and I both reviewed this and we didn't see any challenges from the District side. I don't know, Pete if you have any comments on it.

Mr. Scheerer: Jason, I just want to follow up on an email that I sent to you earlier. In reviewing the document for the sidewalk, as you are heading towards Partin Settlement Road, that sidewalk terminates into a bunch of vacant property that is overgrown. It is my understanding that the end of that sidewalk, is going to jump across E. Lakeshore Boulevard and then continue on to Partin Settlement Road on the opposite side of the street, which you are not going to impact. Several years the question came up about extending that sidewalk and removing all of that brush, but it created a wide-open access easement.

Mr. Brown: Todd can answer that because he answered that when I asked him.

Mr. Hudson: You are correct, Ken. We are removing all of that is considered to be a dead-end sidewalk right now on the south side of the property and then it will swing up. According to the plans, south of your driveway, the lake in the southwest corner of Remington Boulevard and E. Lakeshore Drive, along the golf course that dead ends, will basically swing back towards the road where that additional swamp and vacant land is. It will go closer to the road for a while and then a few hundred feet south of that, it keeps going until the next driveway, which is approximately 800 or 900 feet south of where the sidewalk ends now. It will curve closer to the road, go another 800 or 900 feet and then cross over to the other side of E. Lakeshore Drive.

Mr. Scheerer: Okay.

Mr. Glassock: Mark and I discussed this briefly and we didn't see any issues with it.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Partial Release of Easement for Fortune Lakeshore Multi-Use Trail was approved.

Mr. Showe: Thank you.

Mr. Reaume: Thank you very much.

Ms. Myers: We appreciate it.

TENTH ORDER OF BUSINESS

Discussion of Request for Proposals Security Services

Mr. Showe: This starts on Page 72 of your agenda package. We used a lot of the documents we had for the current contract so a lot of it is in similar form. Alan and I went through and added some clarifications that we would like to see, such as some more ongoing training. There is also a requirement for them to attend meetings again. I think Scott had a few changes to the form of the contract, which is more in line with what the Florida Statutes require. Scott?

Mr. Clark: Yes. Since we have done this, which has been for several years, there are new required provisions on public records on the E-Verify system. I've redone it and sent that with those provisions included.

Mr. Showe: Those will all be included when we advertise the document. The biggest thing for your guys to look at would be, not necessarily the contract, but more of the scope, which starts on Page 94. This is the current scope that you have, so we can make any adjustments or corrections

to this as you would like, but this maintains a similar contract to what you have now. Timing-wise, if you chose to bid, we would likely be able to, if we can get everything lined up correctly at your November meeting, to have the proposals, hand you those proposals at the November meeting and then you would have between the November and December meeting to review, rank and make your selections at the December meeting. We confirmed with the current vendor, that there are no issues with them continuing under their current contract, until such time as you decide how to handle the Request for Proposals (RFP), should you choose to proceed in that direction. Again, we can open it up for any questions you might have on the scope or any discussion on the RFP process.

Mr. Brown: Do we need to create a committee of the five of us?

Mr. Showe: No. You guys are already a committee of the Board of Supervisors so there's no need to create a special committee to review it. As far as the bidding package, there is a scope on Page 77 of your agenda. That is the bidding criteria, so when we give you the bids, we will also give you a scoring sheet that lays out in this format how you are to score the bids. Then we will compile all of those scores and rank the number one bidder for you to approve.

Mr. Mehrlich: Low point wins?

Mr. Showe: Yes.

Ms. Zaresk: I have no concerns about the substance of it. There are just some cut and paste typos. Like on Page 10, 8.2 says, "*Brevard County*" and "*Baytree CDD*" is on Page 11.

Mr. Showe: That was the latest one that we used. We will grab all of those.

Ms. Zaresk: Absolutely. Also, in the packet, on Page 33, we are talking about the Rec Center and we refer to the sauna.

Mr. Showe: That doesn't exist anymore, so we will remove that. Good catch. We appreciate it. Are there any other questions from the Board?

Mr. Soukup: I don't have any. Do you need a motion?

Mr. Showe: Yes, a motion to issue the RFP. District staff will fill in the blanks that refer to the dates they are due and dates for advertisement. So, we will coordinate all of that and make sure it gets into the newspaper. Based on our current timeline, we expect to give you the bids the Monday before your meeting, so we can at least give you the package of the proposals that we received. Then you would have a month to evaluate it and score those. We wouldn't want you to make a decision that quickly. Just seeing them initially, we would want to give you time. The current vendor is willing to work with us and whatever timeline we need.

On MOTION by Mr. Soukup seconded by Mr. Brown with all in favor issuing Request for Proposals for security services was approved.

ELEVENTH ORDER OF BUSINESS

Discussion of Phase 3 Opening - ADDED

Mr. Showe: We received a memo this morning from our insurance company about the Phase 3 re-opening plans that the Governor announced on Friday. Essentially, they are saying that it is okay at this point under Phase 3 to operate at full capacity, so we revised a draft set of your Amenity Rules to reflect Phase 3. We've returned all of the hours as your typical hours with all of your amenities. We removed most of the restriction on size because we still want to keep social distancing. So, we removed the pool capacity. We are still asking that the gym stay at a capacity of five, because it's hard to maintain any kind of social distancing with more than five in there. The same thing with the athletic fields, no more than ten on any one field at a time. Then we returned the Rec Center to current. We can go ahead and continue. We would be allowed to start renting that Rec Center back out again, but we would have the attorney draft up or make some changes, just an acknowledgement of the current situation, which is what the insurance carrier is asking for at this point.

Mr. Brown: Did we put a maximum capacity at the Clubhouse too?

Mr. Showe: You certainly could. It's really up to the Board if you want to set anything more restrictive. We looked at what the insurance said. You could open it up at full capacity, but you can set it at less capacity, should you choose to.

Mr. Brown: If anyone rents it, how much deposit do we take from them for cleaning?

Mr. Showe: I believe its \$100, but I will double check.

Mr. Brown: The reason I ask is could we right upfront tell them that we are going to charge \$50 to sanitize it after you are done?

Mr. Showe: We would have to look at it. Scott, you many get into issues with pricing and coming up with rules or is that something we can do, Scott?

Mr. Clark: Jason, our pricing if we change it, we have to adopt that through a rulemaking as a price sheet, but we could implement a cleaning fee and put it into the Rental Agreement.

Mr. Showe: It's actually a \$100 deposit, but we could add a \$50 cleaning fee temporarily and put that into the rules.

Mr. Brown: I don't know how much it should be. I don't know how much it would cost to have somebody sanitize it. Maybe it's only \$25.

Mr. Showe: I think it's probably closer to \$50, based on what we have seen from other Districts. It takes a good solid hour for somebody to come in there with chemicals to spray it all out and clean it. Cleaning staff comes three times a week to clean everything. So, we are using them and they are doing that while they are there, but we certainly could add that on for now and just have a temporary change to the reservation forms.

Ms. Zaresk: The HOA from Club Villas is using that and it is provided for our use for our meetings free of charge. I guess the question I would have would be that we are technically renting. We don't have an agreement per se other than its available for our use. Not that I'm objecting to it. Actually, I think it's not a bad idea, but if we were to add that \$50, I think that's something we need to discuss.

Mr. Showe: That's a fair point. We allow both the homeowners, the CDD and your organization to rent that room. I think we can make it clear that if you are an individual renting the room for a private function, there would be a \$50 cleaning fee attached to it.

Ms. Zaresk: Okay.

Mr. Thilburg: Jason, we normally have 20 people at our meeting. Is that going to be a problem?

Mr. Showe: That fits within the current guidelines. We wouldn't necessarily see that as an issue right now. Our insurance is saying that you can re-open at full capacity. Obviously, anybody that uses that facility would social distance. The CDD is likely going to continue utilizing a phone call in line for every meeting so folks can call in, should they choose not to attend in person. If the Board wants to cap it at a certain amount of people per event, we can certainly do that as well.

Mr. Thilburg: We have our HOA meetings out here at the pool. So, I would just like to let them know that we can start going back to the Rec Center for our meetings.

Mr. Showe: I don't see that as an issue.

Mr. Thilburg: Okay, thank you.

Ms. Zaresk: Would we charge a cleaning fee?

Mr. Showe: I think organizations that are community based, the CDD would just cover whatever cleaning would be necessary. I think that is a service to the community, versus someone renting it for a private function.

Mr. Brown: For the people that rent, we have an agreement with them.

Mr. Showe: Correct.

Mr. Soukup: That's a different situation.

Ms. Zaresk: Okay.

Mr. Showe: We can add that individuals renting the facility would incur an additional \$50 cleaning fee and must sign a waiver. Obviously, we will also continue to keep the signage up about social distancing. That is part of what insurance of requesting.

Mr. Brown: I want to make sure that if we are charging them a cleaning fee, somebody is in there when they are done to clean.

Mr. Showe: We can work on that. It will either be that night or early in the morning. We have been trying to sanitize first thing in the morning prior to folks showing up. Are there any other questions about those reopening plans?

Mr. Thilburg: No.

Mr. Brown: Do you want a motion for that?

Mr. Showe: Yes. We will make them effective October 1st. We will make sure that we get it on the website. That will give us a day or two to coordinate with staff to make sure we have the forms ready. So, we need a motion to approve as amended.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Phase 3 re-opening plans effective October 1, 2020 was approved as amended.

TWELFTH ORDER OF BUSINESS

Consideration of Resident Driveway Extension Request - ADDED

Mr. Showe: We added this item as well. We just received it on Friday. This is a request from a resident at 107 Southampton Drive. The received ARB approval to enlarge their driveway. So, its within whatever the county would approve. The ARB already approved it, but is requiring that they get some formal approval from the CDD because they are going to be crossing the sidewalk. We received an email from the District Engineer stating some of the conditions that they would like to see. They would also like to have the flares extended as you typically see on driveways, as well as making sure that across the sidewalk, its 6 inches thick. So, if there are no

questions from the Board, it would be our recommendation to go ahead and approve it with those conditions. We also had the District Engineer review it.

Mr. Brown: I would like to put a condition on it that if for any reason we have to do work there and rip it up, we are only putting back concrete. We are not putting back anything they've done that's other than the concrete that was there.

Mr. Showe: I concur. I did make it clear when she called me that if she's doing anything other than just building around the current infrastructure that the CDD has, we would not actually have any ownership or maintenance responsibilities. So, if she tears up the sidewalk, what goes back in there is really part of what they've improved and not the District anymore, so they would have to have responsibility for whatever goes in there. We concur.

Mr. Brown: Even if they flare their apron with tile or pavers and we have to take it up, even if they were to say, "*It went out further,*" we would only do the concrete.

Mr. Showe: Any approvals would be with whatever the Board recommended tonight.

Mr. Brown: I don't know how everybody else feels about that.

Ms. Zaresk: If I understand you correctly, Ken, what you are saying is if they do this nice big thing and then all of a sudden we have to do something, when we put it back, we're not banging ourselves to put it back the way it was.

Mr. Brown: Correct. We are putting it back the way we had it and we are not putting back tile or whatever they want.

Mr. Showe: Right.

Ms. Zaresk: Okay. I agree with you.

Mr. Showe: They put some cones out so you can see on Pages 129 and 130, where they delineated on those photos where they are expected to go.

Mr. Soukup: They are not making it any wider than the garages itself because of ARB restrictions.

Mr. Showe: Right.

Mr. Soukup: That's as far as they can go. Did the County say that a program was prior to this? Because we have mixed messages from the County before.

Mr. Brown: It may be. I've got mixed messages before when I asked that also, because there are some neighborhoods that needed to have permits to widen their driveway. I would say that it probably is. In most places, if you are going to do anything to your apron or to the sidewalk,

you have to get a permit, because its county right-of-way (ROW), but this isn't the CDD ROW. For that you wouldn't have to, but they generally had some restrictions on driveways widths also. I can find that out for sure.

Mr. Showe: I think Mark indicated that.

Mr. Soukup: On the ARB side.

Mr. Showe: The county wouldn't want a driveway more than 24 feet wide. In this case, they are going 21.3 feet.

Mr. Soukup: When I passed by it two years ago, Larry Hurley went down to the County and said, "*We don't need a berm at all,*" based on what he was submitting.

Mr. Showe: Is there any further discussion? Hearing none, we need a motion.

On MOTION by Mr. Brown seconded by Mr. Soukup with all in favor the resident driveway extension request for 107 Southampton Drive was approved with the conditions as stated above.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1. Memorandum on Public Meeting Guidance - ADDED

Mr. Clark: I included a memo to discuss the implications of the Governor's latest order on our meetings. Barring something unexpected, we will have to return to an in-person quorum, which means that at least three Supervisors will need to be present in a room where the meeting occurs. The meeting will be open to the public; although, we talk about accommodating the public who is selective to call in. We can certainly do that. So, I wanted to let you know that and also talk about some of the chatter that is occurring, which has to do with the ongoing face mask and social distancing ordinances. Those are still in place. A lot of local government attorneys have been saying, "*What if people want to come to the meeting and not comply with that, can we throw them out or have them arrested?*" All sorts of questions like that. In my reading of the Governor's order, no we can't do that. I represent some Boards that are refusing to meet under those circumstances for now, but eventually they must have meetings unless it all goes away. So those are some of the issues. My recommendation is that you have to have the meeting as much as possible. We will comply with the spacing and social distancing, but I don't think we can turn people away on that

basis. I don't think we have the right to do that. these things are continuing to develop. There will be new opinions and new ideas. I'll keep you posted on what happens.

Ms. Zaresk: Based on what I am seeing and what you just clarified, I'm envisioning that we have our meeting in person and all wear masks. If other people come to the meeting without a mask, C'est La Vie.

Mr. Scott: I think that's exactly what I think we can do. We continue to have signage that says, "*Masks are recommended according to local orders,*" but that is as much as we can do and as much as we want to be responsible for, I think.

Ms. Zaresk: That would be great.

Mr. Flint: Are there any other questions for District Counsel? Hearing none,

B. Engineer

Mr. Glasscock: We are discussing the smaller issue first. Mr. Brown asked us to look at the depression across the driveway from PM Wells. We were able to get three prices to do a video of piping. The video came back and it's not exactly conclusive, but we feel that its right at that manhole. The contractor gave us a price of \$15,431. We are trying to get a couple of other prices as well. They will sawcut the asphalt, dig up the asphalt base, inspect where the pipe comes into the manhole, put it back and make it pretty.

Mr. Showe: Pete is looking for some additional contractors to do the work. I think he indicated, at least to us, that he thinks this is a little high. If the Board is amenable, we would like for the Board to approve a not-to-exceed of \$15,500 and utilize the Roadway Fund for that. that way, if he is able to get a lower price bid, we can move on it quickly. Based on the information we are getting and Alan is seeing it too, it seems to be a developing issue, so we would like to jump on it as quick as we can. It is obviously in the interest of the financial capabilities of the District too.

Mr. Brown: It does not appear from the video if you are going to have another issue like you had up the road. It appears to be localized right there.

Mr. Showe: Okay.

Ms. Zaresk: I agree. It seems like it was kind of high, but I wouldn't agree with putting a cap at \$15,000, since that is what we got from the contractor. If you can get something lower, go for it.

Mr. Brown: I would be happy to.

Mr. Showe: If the Board is amenable, we would like a motion for a not-to-exceed amount of \$15,500. That way, while Pete is looking for more bidders, we can take the lowest one and move forward with the project without having to wait for another meeting.

On MOTION by Mr. Soukup seconded by Mr. Brown with all in favor the repair of the depression across the driveway from PM Wells in an amount not-to-exceed \$15,500 was approved.

Mr. Showe: Do you have anything else, Pete? Obviously, you have some roadway work.

Mr. Glasscock: The paving is ongoing. It is going well. There have been a couple of small issues. Nothing big, mainly trying to keep residents off of the freshly laid asphalt. The contractor is doing a very good job with the end product. They could still do a better job by helping residents steer clear of the work. I think they have done a good job and are making good pace out of it too.

Mr. Brown: What is the pothole down by the school crossing?

Mr. Glasscock: They didn't come out for two days, so they had some cleanup to do. When they pulled out the asphalt, they found it was about 9 to 10 inches deep. So that's what that hole is there for. When they come back in, they will fill it.

Mr. Thilburg: Pete, at Eagles Landing, when do they plan on taking out the barriers, because they already moved to the other developments?

Mr. Glasscock: They need to keep those in until they give it a final sweep. Otherwise, all of the rain that washes into the gutters, is keeping it out of the gutters. As soon as they do a final sweep, they will come in.

Mr. Thilburg: So, in other words, when they get done with Eagles Landing?

Mr. Glasscock: I asked about that today. I thought they would've done that yesterday when they were out there because they said, "*This is what they clean up.*" I thought they were going to do that, but evidently, they didn't have time to get over there in the rain.

Mr. Thilburg: Okay.

Mr. Brown: I'm pretty sure that yesterday's rain and possibly today's, put about 4 inches of sand into the drain at Partin Settlement Road.

Mr. Glasscock: Yes. There was a lot of sand there. It's no different when we put the brick pavers in. It will eventually wash out.

Mr. Showe: Are there any other questions for the District Engineer?

Mr. Brown: No.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6280 through 6310 in the amount of \$74,779.68. In your Capital Projects Fund, we have Check 81 for \$9,325, for a total of \$84,104.68. Alan and I can answer any questions the Board may have on those invoices.

On MOTION by Ms. Zaresk seconded by Mr. Thilburg with all in favor the August 1, 2020 through August 31, 2020 Check Register totaling \$74,779.68 was approved

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. We are in great shape in our projected budget year to date. We received 100% of our assessments.

3. Presentation of OCSO Reports

These reports were provided to the Board.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. The cameras are working. The pool is in good shape. We already received a new circulating motor for the swimming pool. A breaker tripped over the weekend and our pool provider was gracious enough to come out about 4:00 p.m. to reset the breaker. They recommended that Jason change the motors so I authorized that. We are in the process of pricing and re-strapping all of the pool furniture at the pool. We are going to see what it is going to cost us to re-strap it versus replacing some of it. We will keep you posted on that. The cameras are working at all of the gates and the Clubhouse; however, recently we lost internet at E. Lakeshore Boulevard so we are working on that with Spectrum. We have some minimal maintenance items going on at the guardhouse. Mainly the sliding glass doors are starting to stick. We have some people out doing some work on those. The big item over there is at the E. Lakeshore Boulevard exit gate. The gate on the right stopped working. We ended up having to

remove the barrier arm. ACT came out, made a few minor adjustments, put the gate arm back up and once again it did the same thing. So, in an abundance of caution, we chose to just leave the gate arms off. ACT determined that the open and closed loops are not working the way they should be. They have been in the ground for quite some time. I've been told that at 9:00 a.m. on October 1, there is going to be some ongoing work there. They have to pull the pavers in order to relay the loop. They are going to be doing that on Thursday, October 1st. Once that is corrected, we will get the gates back in operation. As I mentioned earlier, Ken asked about the maintenance items. Security staff reported to me and have been doing a good job of keeping me informed, that the visitor entry gate was stuck in the up position and ACT will address that as well. The lakes are in good shape. I appreciate the Board approving that contract as well as REW. Palm tree trimming in the community was completed. Street trees are in process. I was told recently that they are about halfway through. I will confirm that. Also, we have a couple of dead and dying trees, most notably a handful at the end of Knightsbridge. John with REW and I will be flagging those on Friday. We will probably have a half dozen of those or so that we are going to recommend removing, but they are diseased, dead or dying. So, we will be addressing that this week. Sidewalk repairs are ongoing. As you can see in the check register, we've been pretty busy getting those scheduled. We still have the basketball and tennis courts scheduled for resurfacing. It looks like it has been pushed to October. REW is still working on the drainage next to the basketball court. We addressed some stucco cracks on the amenity building. Those cracks were repaired and the building was painted on the exterior. We ordered a new side door. That side door from the Rec Center to the pool has plexiglass windows on it that are worn, so we are going to be replacing that door. We repaired several lights on the monuments. I had a request to either raise the height of the light or lower the height of the hedge. REW and I will look at that. Whatever the best remedy is, we will take action on that. We had the brick wall from Glen Eagles to Somerset cleaned. We will also be generating a schedule. The Board put money in the budget for us to pressure wash the sidewalks and curbs around the Rec Center and CDD common area, so we will be scheduling that for the month of October in advance of the holiday season. We had some brick paver damage in Windsor Park. It looks like somebody was throwing a few of them out, so we had those repaired. The "G" fell off of the entry monument at the Partin Settlement Road entrance. I don't know that it has been put up as of yet. Maybe the rain delayed it, but I'm sure that it will be done by tomorrow. I will swing through and take a look at that. With that, I will try to answer any questions you might have.

Ms. Zaresk: I have two, Alan. The first one is that I think I understood you to say that when we work on the basketball court, there is going to be an attempt to do something to keep the water from ponding.

Mr. Scheerer: Yes. There is a drain there that runs along the left side. It has been there for quite some time. We may need to just pull it up and replace it. Its tied into an actual drain that is simply a box drain that is closer to the entrance to the parking lot to the Rec Center, but that is where it ties into. We tried to clear the box and it's not really clearing, so I can only assume the pipe is full and we will have to replace that.

Ms. Zaresk: Okay, but you are looking at that work from the beginning of October.

Mr. Scheerer: Actually, I'm hoping to get that done as soon as possible. If John can get to it this week, great, but if not, it will fall into line the next time.

Ms. Zaresk: Great. The last question I had was last time we had some discussion about Pine trees on Partin Settlement Road. I know that we spoke with Rick about this Board not doing anything with trees that aren't sick. Do we have any sense of whether those trees are sick?

Mr. Scheerer: Actually, from what I saw and in meeting with John, I don't believe that those trees would qualify to be removed as diseased or dying. I know at the last meeting, Scott Clark, the attorney, cautioned the Board and Staff about setting a precedent about doing requests like that, but this time we are not making any recommendations to remove those trees, unless they are diseased or dying and we don't see that as being the case. It seems like that those are just Pine trees and they are doing what Pine trees do. They are going to be shedding anyway because we are getting ready to go into fall.

Ms. Zaresk: Okay. Thanks.

Mr. Scheerer: If you look at the end of the wall on Knightsbridge and Owenshire, you will see three that are definitely dead.

Ms. Zaresk: I agree. The ones on Partin Settlement Road don't look too bad, but I thought I would ask.

Mr. Showe: We can certainly keep those in line and just keep an eye on them. At any point, if they start declining, we can definitely bring that back or just remove them if that's the Board's wish. We will let the resident know.

Mr. Scheerer: If these are dying, I think we have an obligation to remove them if they pose a hazard.

Mr. Brown: Absolutely.

Mr. Showe: Okay.

Ms. Zaresk: Thank you.

Mr. Scheerer: You're welcome.

Mr. Brown: Alan, did we get the wall fixed in the back along Knightsbridge?

Mr. Scheerer: Yes sir. It was removed and replaced about two or three months ago.

Mr. Brown: I knew you were working on it. When all of the paving was done, can we go back and level some of the pavers on the speed humps, because the trucks seem to be doing a number on them?

Mr. Scheerer: Of course.

Mr. Brown: It seems like there are a lot of them.

Mr. Scheerer: We can definitely do that. We will hire a contractor to come out. Obviously, they are going to make sure that they are in place. I would imagine that would be a necessary protocol. I can ask Pete that question.

Mr. Thilburg: The one by the Rec Center was atrocious.

Mr. Scheerer: I know we made some minor repairs and pulling out pavers. Some of them were between the ribbon curb. We can definitely do that and try to get them all re-leveled again. If you want me to do the curb work, that is going to be a whole other animal, but if you are just looking to replace the pavers, we can definitely remove them, re-level them all and recompact them so they are level.

Mr. Brown: It just seems like the trucks that rolled over them has displaced some of them.

Mr. Scheerer: Yes sir.

Mr. Thilburg: Alan, I have a couple of questions. On the northwest side of the sidewalk between Westmoreland and the Clubhouse by the electrical box, I know they grind that piece of sidewalk down, because it was up about an inch and a half, maybe 2 inches. Since I ride up and down all over every day, I noticed some pedestrians push carriages that don't see that bump. When they hit it, it's kind of shocking to them. Also, young kids riding bicycles get wobbly after they hit it.

Mr. Scheerer: We can definitely grind it. What we are doing right now, sir, is we are grinding as many sidewalks as we can within the community. They take care of minor trip and falls and concerns. We are keeping a list of sidewalks that need to be removed and replaced, which

we will start once we finish up. I believe we are on Southampton and Crown Ridge and then back into Owenshire. I believe we have already done Brookstone. Those would be the last ones. Once that is done, we will come back and start the removal. We can definitely remove and replace that sidewalk. That's just an expense and chunk of concrete. We can definitely do that.

Mr. Thilburg: I didn't get a chance to observe how they do the grinding. They do a great job. So, I just want to compliment them on the work they are doing. Also, the crew that's been trimming the trees on the sidewalk side, are doing a great job.

Mr. Scheerer: Good. Thank you very much for saying that.

Mr. Showe: Alright. Is there anything else for Alan? Hearing none,

FOURTEENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Zaresk: I have a couple of questions. On the reports we are getting from the Osceola County Sheriff's Office, I noticed on some where they say, "*Violation observed*," but then there's no explanation. I'm just wondering, is that routine parking that they are seeing?

Mr. Showe: It's a little difficult. We don't know what they are seeing onsite. We depend on the officer who is compiling that report. I can certainly ask them.

Ms. Zaresk: There are some of them where they actually have reports. If you look on the report, you can see it. When I see that, I am presuming and I have no basis for it, if they see cars parked illegally or something. It would be nice to know if maybe they can just let us know what kind of violation they are seeing.

Mr. Showe: We can add that in. Every officer is individual. You will see some write tickets and some don't. We can certainly ask them for that.

Ms. Zaresk: The other question I had or something that I just wanted to throw out, I don't know how many of you go on social media, but there is a Remington neighborhood website, whatever it is, where people are going in and saying whatever they say. One of the things that I was thinking about is a lot of times some of the comments on there are made by people who obviously aren't keeping up with and aren't familiar with what their CDD or HOA or whatever are doing. I'm just wondering if anybody feels that there is any value either in someone or staff or one of us to set the record straight when somebody makes a comment. A couple of months ago, it was all about when the parking rules changed. I just wanted to reach out and say, "*It hasn't*

changed.” I don’t know if anybody sees any value or a concerted effort for somebody from the CDD to respond to those things or whether we just let it all hang out there.

Mr. Thilburg: The attorney made a recommendation that we don’t reply to anything on there.

Ms. Zaresk: Okay.

Mr. Clark: The problem is then it becomes CDD business. It is a public record and you get into problems of having to try to keep track of it all. There is value, but unfortunately it comes with too big of a price.

Ms. Zaresk: I bow to that. Thanks. That’s all I have.

Mr. Brown: I don’t have anything other than REW has done a good job during the rain. Hopefully it will subside soon.

Mr. Scheerer: Come on cooler weather.

Ms. Zaresk: I second that.

Mr. Showe: Is there anything else from the Board? Hearing none,

FIFTEENTH ORDER OF BUSINESS

Next Meeting Date – October 27, 2020

Mr. Showe: Our next meeting is October 27, 2020. Unless something happens tomorrow, we will see all of you there in person.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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| On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the meeting was adjourned. |
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Secretary/Assistant Secretary



Chairman/Vice Chairman