

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, April 27, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Kenneth Soukup ( <i>via phone</i> )	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich	Assistant Secretary
Diego Benson-Valdes	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
Rich Hunter	DSI Security Services
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: I have none.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

Mr. McLeod: For this month, the Partin Settlement Road gate had 1,486 visitors and 4,287 residents. The E. Lakeshore Boulevard gate had 989 visitors and 3,709 residents. All officers

issued a total of 38 citations. We had 0 tows and 3 repeat offenders. Before cars could be towed, the owners moved their cars. The 3 repeat offenders were identified. One was at the corner. We don't know which house. We don't have that capability. They normally park at Belvoir Drive and Portchester Court. The other one is at 126 Thornbury Drive and 208 Farrington Lane.

Ms. Zaresk: Are all three of those corners or just the first one?

Mr. McLeod: No, just the first one.

Ms. Zaresk: I understand. Are there any comments or questions?

Mr. Benson-Valdes: I thought we were going to have a report on repeat offenders in those areas. That was supposed to happen. Is that what he is talking about?

Mr. Showe: No. This is just a list of all of the violations they have done. Tim and I had specific conversations on 114 so I can let Bill present this item.

Mr. McLeod: I'm curious on what you are looking for. I just identified all of the repeat offenders that you have.

Mr. Benson-Valdes: Are those repeat offenders only this month or the repeat offenders since you started?

Mr. McLeod: Since we started.

Mr. Clark stated we discussed at the last meeting the problem at 114 Westmoreland Circle and directed security to put some more resources on it and take a look. I think there was a report that we generated or observations that you made.

Mr. McLeod: We didn't have anything happen. The only thing that happened was last night or yesterday and this morning too.

Mr. Mehrlich: Since our last meeting, 114 Westmoreland Circle almost eliminated everything for almost the entire time. Now they just started again. Like I told you in the email, the green car that was there all night, nobody called it in.

Mr. McLeod: I want to explain that. What happened was my officer did hear through the message that the view was horrible. The message was actually calling in a guest.

Mr. Mehrlich: I understand that the machine is kind of antiquated. The other machine wants you to put a code in to get your messages off of it. Maybe we need a better answering machine.

Mr. Scheerer: I set those phones up myself. It is my voice that is on the phone. You should be able to call that phone and leave me a clear voicemail. There is no code that the guard would need to input to retrieve any messages from those phones.

Mr. Mehrlich: That is what she told me.

Mr. Showe: Instead of calling the guardhouse, I think what Bill is saying is they received a message and they thought the message was being called in as a visitor. If you email me, I will get right to these guys. That way the guard doesn't get confused. It is probably better if you send those to me.

Mr. Mehrlich: We can only do what we can do here, but I know that you spoke to Bill to some extent and they were rather irate and uptight. It's very obvious what they are doing and how they are doing it. Today we got pictures of all eight vehicles that are there. Five vehicles were in the driveway and in the garage and three were in the street.

Mr. McLeod: That just tells me and I'm speculating, but the fact that we are not seeing them on the streets, but when you come by in the morning when there is not a rover out, that means they know that we are not there.

Mr. Mehrlich: Absolutely.

Mr. McLeod: They know when we are not roving.

Mr. Mehrlich: Absolutely. They know when they are there and when they are not there. They are there in the mornings. They are there in the afternoons.

Mr. Benson-Valdes: They do daytime roving around the grounds. One of the things that I did notice from this. I have an issue with your application that you are unable to filter out because if it's not intuitive, I don't understand why people use it. It is like a paper. Until you are able to drill down on certain ones, you will get into fights. I think if you contact your vendor, it currently has the ability to do that. The second thing that I noticed in the report is it is based on date. If we are going to report repeat offenders, I will filter it based on your addresses. So, I can see that this particular address has been four times within "x" amount of time. Was this inputted?

Mr. McLeod: It was inputted by car.

Mr. Benson-Valdes: If it's an Excel spreadsheet.

Mr. McLeod: That's all it is.

Mr. Benson-Valdes: You can send it to us and I can filter it to what we need. I don't know if you understand what I mean.

Mr. McLeod: I know exactly what you mean. You don't filter by day; you filter it by time or by residence. That's what we are looking for. I really would contact your vendor to see if there

is the ability to help you with this. You shouldn't need man-hours in order to filter information that you are entering.

Mr. McLeod: I will look into that. I'm very familiar with the system. I have never seen that filter. The only thing that I can filter by is by the incident type. This is a traffic violation and that's it. I can only filter it down because this system is not just for the Remington CDD. The system is used for a variety of locations in the Central Florida area. So, I have to filter it down to the Remington CDD. It will give me all of the ones that are in the Remington CDD. It won't filter by location. It filters by day.

Mr. Benson-Valdes: One of the important things when we were having the presentation from your company and your individual saying that we were able to determine repeat offenders through the tracking system. I don't see this as a tracking tool.

Mr. McLeod: I wasn't privy to that conversation but I will go back and see what I can do to further filter this down to making it easier for you to identify repeat offenders.

Mr. Benson-Valdes: Do you guys agree on this? We need to know whether someone is doing it repeatedly. As the Supervisors, we need to make sure that we are meeting our community's needs. If someone is not doing enough or adhering to our policies...

Mr. McLeod: As far as tracking the actual vehicles?

Mr. Benson-Valdes: Correct.

Mr. McLeod: I get it. We don't know who a repeat offender is.

Mr. Benson-Valdes: As well as the applications.

Ms. Zaresk: I have a question about that. Did we not understand at the last meeting, they are not tracking by vehicle? They are tracking by address.

Mr. McLeod: We are doing both. Let's say 114 takes one of their vehicles and those parts to somewhere else.

Ms. Zaresk: Right.

Mr. McLeod: I'm after the vehicle. I don't care about the person. So, there is no confusion, there is no way I would ever identify the caller belonging to a specific address. All I can say is that it was parked in front of the address. Let's say someone knows that you are having trouble with 114. Instead, they say, "*They are in trouble all of the time anyway*" and they park their vehicle. I can't identify what belongs to 114.

Ms. Zaresk: Right.



Mr. McLeod: I will never be able to do that.

Mr. Benson-Valdes: I don't think anybody is questioning that. What I'm questioning and I can't speak for others is regardless of where the location is, like you said, "*I don't know if that car belongs to that car,*" you can't drill down based on the location, because you guys don't document on location. You document on description. I continuously review what you guys are doing. I welcome you guys to request those so you can see what is being written. Not once do you guys use location. You use description and you have other information. So that tells me you can't throw it out because there is nothing being written that is unique about it. Right?

Mr. McLeod: We will get the location for the next one.

Mr. Benson-Valdes: You don't write in the location because not once have you written the location.

Mr. McLeod: Are you talking about on the citation that they issued?

Mr. Benson-Valdes: Yes. Is it under the location?

Mr. McLeod: It's not under location. It can't be under location because as I mentioned before, we would have to go in and manually put in every street within Remington in that. So, what the officer does is under the description they put not only the tag number and what type of car it is, they put the address it is in front of.

Mr. Benson-Valdes: My next question is an important question. Are you able to drill down based on the description?

Mr. McLeod: What do you mean by drill down?

Mr. Benson-Valdes: Drill down means I can pull the address on Alhambro Circle as many times as that address or that information has been written in the description.

Mr. McLeod: I can't do that. Not on the tracking system.

Mr. Brown: If I may, Madam Chairman, I think you are always going to have that problem. What I think is this is good for the vehicles because we have gotten two different things in there that we go by. We have the vehicles. You can sort it by tag number and tell if they have been in here two or three times and they are a repeat offender. I also think that you need one of these for every time someone calls in the address that they call in. Because that, if I'm not mistaken, is what we put in there to be able to track whether a house was illegally parked.

Mr. McLeod: Are you talking for a guest vehicle?

Mr. Brown: For a guest vehicle because that is what we put in there to be able to tell if somebody was abusing it because they were calling it in every single night or seven out of thirty.

Mr. McLeod: The officers can keep track of that in their drive throughs. We don't get that. There hasn't been any that caused us any red flags. There are not that many that are being called in. The guard was just in here. She said the last few times that she has patrolled at night, it is like a ghost town. No one is parking on the streets.

Mr. Mehrlich: The reason for that is because the HOA stepped up security quite a bit for people parking on the grass. She is driving around at night at random times. So, the HOA is going to request some way to work on this. We need to make sure to enforce our side of it. An example is you thought my wife called in a car last night. The car belongs to a resident. So, are you telling me that it's okay for residents parking in the street overnight?

Mr. McLeod: I don't know. That goes back to me not knowing what vehicle was a resident's.

Mr. Mehrlich: That seems to be a problem if we don't know what cars residents own.

Mr. Brown: We can't tell that.

Mr. Showe: That has been a problem since we instituted this Parking Law.

Mr. Brown: We don't have the authority to run tags.

Mr. Showe: We don't have the tracking of which vehicle is resident and which ones are not resident vehicles.

Mr. McLeod: We need to figure out a way to do that.

Mr. Mehrlich: Why don't we have a policy?

Mr. McLeod: Exactly.

Mr. Clark: There is the capability, but I don't think it requires special access, but you can run a tag and find out where it's registered.

Mr. McLeod: If we don't solve the problem, it is just going to continue. If one person does it, it explodes. The HOA has a pretty good handle on it. You can see it that the neighborhood looks fantastic, but why is one person allowed to break the rules and everybody else can't?

Ms. Zaresk: Would going to some kind of a decal system address this?

Mr. Showe: I don't know that we can require them to get a decal. Just like we can't require them to get stickers on their cars to go through the access system.

Ms. Zaresk: Why can't we not require them to get a decal? If the requirement for a homeowner in Remington is a decal for identification purposes, are we unable to do that legally?

Mr. Benson-Valdes: If I may expand on that. He asked about private roads. It was unclear. I don't fully understand why, like he's saying, why aren't decals required? Why are you not requiring this? The same people are going through the line or speeding through the resident lines.

Mr. Clark: Because these are public roads, the question is how do you enforce that requirement? So, if someone shows up and does not have a decal, we can't say, *"I'm sorry you can't come in."* I'm starting to figure out what that point of enforcement would be.

Ms. Zaresk: But the decal wouldn't be for the entrance. In other words, what we are saying is and what I'm trying to say, if you're a resident, you're required to have a decal. The purpose is not for access. The purpose is for tracking the parking situation.

Mr. Benson-Valdes: Nobody will do it.

Mr. Clark: From our side, the public side, we are basically saying, *"We are going to give you another decal to park on your own private property."* If there's a disconnect through the HOA, they may have that ability.

Ms. Zaresk: Okay.

Mr. Clark: Maybe we should have a discussion with them.

Mr. Mehrlich: Is there a possibility to require someone to get a parking permit to park in the street and nobody can park in the street without a permit? I've seen them do that in graded communities where they own the streets.

Ms. Zaresk: In theory we are doing that. Because we are saying, *"You can't do it without a guest pass"*.

Mr. Mehrlich: That way security would know if they don't have a stick on their window, they have permission to park on the street and they can look at that sticker and tow them.

Mr. Clark: When someone gets a guest pass and call up and say, *"I want to register a guest,"* what happens? Do they put it on their dashboard? I don't know that we want them to do that.

Mr. Brown: The reason we haven't done that in the past, because we talked about that before was because we didn't want to have to have someone here 24 hours a day to do that because you don't know when people are going to call in.

Mr. Clark: Yes. So, if a guest comes in, you can't stop them from gaining access.

Mr. Benson-Valdes: We don't have someone 24 hours, but we have someone here.

Mr. Clark: Until they renew the contract.

Mr. Benson-Valdes: Until the end of the contract. You can ask the HOA because they are going to be here too. They are here Monday through Friday. You can ask the HOA if they can. Maybe that can help. They are on the site and work together instead of separating.

Mr. Clark: It seems like our problem is lack of information. We are not creating enough information for ourselves to enforce this. So, if you have a car that's parked there, you have to go through a process to figure out whether it should be there or shouldn't be there. Is it a guest or a resident, but it seems like for the privilege of having a guest park on there, you should be responsible for getting a placard or whatever it is we say and putting it on your dashboard? When you encounter a car that is parked on the street, if it's there for more than 30 minutes and it's a resident, then it's a tow for morning. If it's there and it's a guest, then same thing unless they have something that identifies them as having the right department.

Mr. McLeod: Right, but there's no way to identify what is a resident and what a guest. I have no way of knowing that. If 114 calls in one of their cars, there is no way he or she is going to know that is a resident vehicle and they called in that vehicle as a guest, we are trying to create a way to know. First of all, you have to create a mechanism so you know when you look at the car whether it is allowed to be there or not. If it is there for more than 30 minutes and they say that they are a guest, if you haven't called it in as a guest and has something that identifies then then you don't have the right to be a guest and park on the street. It's a privilege. It is something that we can regulate. The other thing it is it helps you with the examination of the cars that are called in as guests, which is some way that we will later see part of the driveway in a problem lot. We will get a sense that this one was a guest on such and such a day, but then two weeks later it's a resident parking in a driveway.

Mr. Benson-Valdes: You used a very important word. Once people call in, is this a handwritten log or an entry?

Mr. Clark: Yes sir.

Mr. Benson-Valdes: It's an entry or handwritten log?

Mr. Clark: So, we are lacking information because we haven't created the tools.

Mr. Benson-Valdes: That could be easily accomplished. I don't know if they have access to an access on top of everything like a laptop.

Mr. Showe: Not right now no.

Mr. Benson-Valdes: We can create an Excel spreadsheet.

Mr. Clark: It seems like we are smart enough to figure this out.

Mr. Brown: We have been down the road before. My only thing would be if the three houses are causing us to have to spend this much money just to do those three houses, is it worth it to all the residents to put them through crap because we have three houses being a problem?

Mr. Benson-Valdes: I agree that we should not so then let's address this issue.

Mr. Clark: I honestly think with this, you can track the people with tags that have been here more than two or three times in the past year and track who calls people in. If they are calling in every night and there's a car in front of their house, it should get tagged. It should get a sticker. If they ever call it in. If they are calling it in to keep from getting a sticker and they call more than seven times, then they get a sticker. It doesn't seem like those two or three houses should be that difficult to track. Because if they are just moving cars around and this lasts for a year, they are not going to be able to move eight cars around and not have them on the street more than two or three times in a year. So, it may take a month or so before they show up on here enough that you can get the car or they are going to call them in more than seven times and you get then.

Ms. Zaresk: Are you all in agreement that it really is that limited number, because I heard you say, *"Once it starts then it all explodes again."* You are only talking about some very specific solution.

Mr. Mehrlich: Absolutely. It looks fantastic right now. It really does.

Mr. Showe: Based on the phone calls that we used to get complaining about cars on the street versus what we are getting now, it's incredibly reduced. It's really limited at this point to maybe do it in two or three locations that I'm getting consistent issues on. Bill gets those immediately.

Mr. McLeod: When I tow these cars, you are going to see that when you go down even further, they are doing double parking. They are going to get towed. That's a real monetary problem. They figured it out how to park cars. So that's how smart they are.

Mr. Benson-Valdes: I don't recall your company towing any cars since they started.

Mr. McLeod: No, we haven't.

Mr. Brown: You attempted to. In my mind they did what they were supposed to do. They got the car off of the street. I don't care if they got towed or not. They got off of the street.

Mr. Mehrlich: I was going to say that 114 did wonderful until today.

Mr. Brown: I have driven through here before during the day or during the night and saw some problem places, but generally, when I drive into my neighborhood, there will be a car here or car there. Way back when we originally did this, was because ambulances and fire trucks couldn't get down the street. It was really an attempt to drop a hammer on everybody. We need to get a handle on this because people are everywhere.

Mr. Mehrlich: The HOA had so many violations that they had to categorize them by neighborhood. There were literally pages of violations, in large part for parking on the grass. So, they were working hard on this. It only makes sense for us to do our part.

Ms. Zaresk: Is there any proposal that any of us want to make?

Mr. Benson-Valdes: I'm not happy with the application.

Ms. Zaresk: Would you look at the date of application as opposed at this point, wanting us to take any kind of action. They have been asking for that data so we have a better insight.

Mr. Brown: They should be putting the people that call in into a database.

Mr. Benson-Valdes: That needs to be entered. It goes back to the company that we had previously. Everything was paper.

Mr. Clark: If you can't track the request for guest parking permission, then there is going to be no way to enforce the issue that we are struggling with, which is an abuse of the guest parking. It has to be put into a form where we can actually levy a fine.

Mr. Brown: In my mind, there's no way for those couple of houses to get out of it for more than a little while, because if they did call in. I guess to you 'all's point, if they didn't call in and there is a car in front of their house, you don't know the car was supposed to be there. So, if they are here and the car is two doors down, but nobody has called in, then the car should still get a sticker regardless.

Mr. McLeod: If this car was on the road more than 30 minutes and we don't have a message, that car gets ticketed.

Mr. Benson-Valdes: That's the same scenario. If we put it into an Excel spreadsheet like you did here and you are able to determine if that car has been ticketed multiple times, then eventually you can determine where that car is actually located. I've done simpler things.

Mr. McLeod: Absolutely, but I'm not going to walk into a court of law and say, *"I know that person's car belongs to a guest."*

Mr. Benson-Valdes: Absolutely not, but you can tell if they are repeat offenders. You can base it on the vehicle.

Mr. Brown: If the vehicle has been parked two or three times or however many times it is, then you can have him towed no matter where the car is.

Ms. Zaresk: So, do we want to leave this that you can explore this?

Mr. McLeod: I will still look at trying to see if I can drill down the actual tag. We don't want the address. We don't care about the address. We care about the car.

Mr. Benson-Valdes: You have a spot on your application that says, "*Plate number.*" You don't need to put it in the description.

Mr. McLeod: Right.

Mr. Benson-Valdes: It could be written in the unique identifier specially for that, which is sometimes done and sometimes it's not.

Mr. McLeod: We are still trying to get that tweaked out.

Mr. Benson-Valdes: I understand that.

Mr. McLeod: We are still trying to get it tweaked out. Collette is doing is a really good job and we are trying to do better now. It's a human business.

Mr. Benson-Valdes: When you are talking about someone who just used his ability to read and determined that there is a pipe location.

Mr. McLeod stated you don't know where the system is set up in the phone?

Mr. Benson-Valdes: No.

Mr. McLeod stated sometimes it's a lot of scrolling. I will go back to my people and will get with Mike. Because there is a way that I can whittle down that report to specific items and not have so much on it. It will be whittled down so my officer has a lot less to scroll through to generate the report that you need. I think I understand what you are getting at and I'll take care of that.

Mr. Benson-Valdes: I'm not trying to be argumentative.

Mr. McLeod: No, I get it.

Mr. Benson-Valdes: I'm trying to refine this.

Ms. Zaresk: Okay. Is there anything else from anyone on this issue? Hearing none,

#### **FOURTH ORDER OF BUSINESS**

#### **Public Comment Period**

Ms. Zaresk: Please state your name and address for the record.



Resident (Westmoreland Circle):

Resident (Dorothy Ogaz, Harwood Court): Back to the parking. How many times are they ticketed before they are towed?

Mr. Showe: They are eligible to be towed as soon as the second violation is placed on the vehicle.

Resident (Dorothy Ogaz, Harwood Court): Are you using the bar codes on windows to flag them?

Mr. Showe: No.

Resident (Dorothy Ogaz, Harwood Court): May second question is are we doing the same process on weekends? I live on a cul-de-sac and there are multiple parties on that cul-de-sac. I actually had to call the Sheriff's Department on another matter. The Sheriff's Department couldn't even get down my street because of cars on both sides. It's very, very narrow, which is a frequent thing. When I have guests at my house, I know that I need to call the guard shack, but when there are parties, they park in front of my house. We are looking at cars, not houses. Correct?

Mr. Brown: Yes. By the way, the Sheriff can take care of that if they want to. If they are parked where they are blocking traffic, the Sheriff has the ability to take care of that. I don't know why they don't half the time.

Resident (Dorothy Ogaz, Harwood Court): After hours and our weekends are we following the same process?

Mr. Showe: Yes.

Resident (Dorothy Ogaz, Harwood Court): Out of the blue, on the sidewalk at 140 Harwood Circle, the CDD portion of it, a homeowner attempted to paint their driveway. They decided to paint the entire sidewalk and everything else with one color paint.

Mr. Scheerer: I have to check my report to see if that sidewalk was part of the report. If not, we will be sending a letter to the resident. That's all I have. Thank you very much.

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

## **FIFTH ORDER OF BUSINESS**

## **Approval of Minutes of the March 30, 2021 Meeting**

Mr. Showe: They were included in your agenda package. We can take any other questions, comments or changes at this time?

Ms. Zaresk: Are there any other corrections? If not, we need a motion to approve.



On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Minutes of the March 30, 2021 Meeting were approved as presented.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of 2020-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing**

Mr. Showe: The resolution does several things for the Board. First, it approves the Proposed Budget, which is attached as Exhibit A. Attached to the final version you sign will be Exhibit A plus any changes the Board might want to make tonight. Second, it sets a public hearing, which was tentatively set for July 27, 2021 at 6:00 p.m. at the Remington Golf Club, 2995 Remington Boulevard, Kissimmee, Florida. We chose this location because we anticipate an assessment increase and we felt this room would not be sufficient. It also directs us to transmit this to Osceola County 60 days in advance of the meeting and post a notice on the website once it's proposed. An assessment increase is proposed. Your *Administrative* items remain relatively the same. We had some increases projected in a couple of line items, mostly insurance. We received some high proposals for insurance coming next year, so we added some adjustment in there. As we get closer to the final budget, if any of these items are able to be brought down, we will obviously bring them in line with whatever the proposal or contract is, but we tried to be conservative with this version because it is easier to reduce lines than to try to increase them. Under *Operations*, most items are standard. There was a small increase in street sweeping, but we tried to tie all of your utilities. Those actual costs are coming closer to you this year. We also tried to build in some contingency for utilities because they never seem to go down. It always goes in the other direction. Under *Common Area*, not much changed from your prior budget. We don't anticipate any changes from the landscaper at this point. *Recreation Center* is pretty stable. The major increase in *Security*, is the cost of a new contract that was approved after the budget was approved last year. It includes the cost of a new contract at the full rate. We added a \$25,000 contingency in the *General Fund*. The philosophy of that is if there is going to be an assessment increase, because of the notice process, we typically don't recommend that you do that assessment increase every year because it requires sending a mailed notice. You are going to have people here. We try to encourage Boards, if you are going to set an assessment level, then you should look for one that you can hold for a couple of years. So, I put that \$25,000 contingency into the *General*

*Fund* to help offset expenses for contract increases that might be associated with the E-Verify system plus minimum wage increases. One change from the prior year was we had been reducing the *Pavement Management Fund* in order to keep the budget level. So, we increased that back up to the prior amount of \$150,000 per year. We included a large enough transfer to *Capital Projects*, to capture all of the items we have been doing on an annual basis. With those increases, you are looking at an increase of \$172.13 per home. The last time assessments were increased was in 2008. Just on an annual basis if you looked at a 3 percent per year increase. You are still way under what that 4% per year would've been. For this budget, we are presenting an assessment of \$850.66. From 2009 until now, if we would've done just a 3% increase per year, you would be over \$1,000 for this budget. You have done pretty well with what you have. Pages 3 through 10 provide the details. Page 11 is the *Pavement Management Fund*. We did some pavement work this year. We don't project any for next year, but we budgeted \$150,000. Obviously, you save those funds until capital expenses are due. The final page is the proposed *Capital Budgets*. We budgeted \$10,000 for *Fitness Equipment*. Sometimes we use it and sometimes we don't, but if we need to replace a piece of equipment, we can use those funds. It also nice to try to do some of that annually in case something doesn't work or is in bad conditional. We budgeted \$15,000 for *Landscaping* and \$20,000 for *Pressure Washing*. The largest expense we had over the last few years wasn't required, which was the sidewalk/roadway work. The sidewalk work in this community is roughly about \$95,000 per year. It's an important expense that we need to build in for safety. We also have *Recreation Center Improvements*. We allocated based on some prior Board discussion, \$25,000 for street tree trimming,. That is enough to do three phases. Over a three-year period, you could do all of the street trees in the community, but that is the Board's option. Based on prior discussion, if we want to, we can at least include it. If you are looking at an assessment increase, our philosophy is to throw everything in that we can think of and the Board can take it and reduce it as you prefer. With that, Alan, do you have any comments?

Mr. Scheerer: No. You hit all of the key items, Jason such as the *Fitness Equipment* and *Landscaping*. We are going through some of the neighborhoods. The entry monuments like Westmoreland and Harwood, Hawks Nest and some of these other communities, we are going to be changing out some of that landscaping. Currently, we are going through some of the neighborhoods. The entry monuments like Westmoreland, into Harwood and Hawk's Nest and some of these other communities, we are going to be changing out some of the landscaping within

our budget. This would fall under the same guideline. The pressure washing has been an annual cost. We average between \$18,000 and \$21,000 per year to pressure wash the community. We typically do that in October/November right before the holidays. Jason said that the sidewalks are going crazy right now. We did a lot of sidewalks last year, almost \$100,000 last year, but we got through all of the common area sidewalks, not to mention every neighborhood sidewalk. It was either grind or replace. A majority of that didn't go to roadways and actually went to sidewalks. As the community gets older, the trees get bigger and your problem gets worse.

Mr. Showe: Timewise, to give you the timing, if the Board approves the resolution tonight, we recommended, either if you want to continue working on this budget to decrease that assessment increase, you probably want to set it as high as you can tonight or as high as you feel comfortable with and you can always bring it back in. Your budget hearing is on July 27<sup>th</sup>. So, you still have your May and June meetings to see different versions of this and discuss if there are ways to reduce that assessment. A key date for us is that you hold that July 27<sup>th</sup> meeting. We must have mailed notices out by July 5<sup>th</sup>, which gives us time to process those, get it in the mail and postmarked by July 6<sup>th</sup>.

Mr. Mehrlich: Is that a 14-day notice?

Mr. Showe: A 29-day notice. The letters must be postmarked 21 days in advance of the hearing. So that would be your drop-dead date. You can still bring it down at your final hearing. Whatever the assessment amount is at that point, is what will go in the letters. Alan and I looked at it. If the Board is not inclined to make an assessment increase, there are ways to make it work. In all likelihood, which we discussed the last couple of years we have done budgets, they are likely short term. At some point, an assessment increase will be necessary if you want to continue funding the road. Roads are a big thing along with the sidewalk areas. These are the areas you must reduce on a temporary basis. With that, we can open up the floor to audience questions or comments and get direction from the Board.

Mr. Mehrlich: I don't think anything is going down, so I agree with you to increase assessments to cover us for a few years. It may go up for a year.

Mr. Showe: Alan and I had that discussion. I put a \$25,000 contingency in your *General Fund*, so to the extent that you are able to hold that in the future, you will likely be cutting some capital items. There may be an inclination to go even higher than that. This is what we felt comfortable recommending. For all of our Boards, I think is the longest we've ever seen without

an assessment. It is outstanding that you've been able to work with that budget for this long, due to the increases and everything else, which is tribute to the Board. Obviously, we will be able to do a presentation for you at that hearing before the residents speak to explain why we are here and what we are doing. Hopefully, we can explain the process to help them understand, especially since a lot of folks are going to show up at that meeting.

Ms. Zaresk: I want to make sure that I understand what you said. I'm doing the numbers in my head. It's less than 3% of each year. In other words, if raised it every year since the last time we did it.

Mr. Showe: By my calculations, if you raise it 3% every year starting in 2009, this assessment would be \$1,026 and it's \$850.66. So, you are well under what we typically assessment with a cost-of-living increase or any of those factors. There may be a cost to raise it. At least for now, we will look at even higher assessments so you don't have to do this again in a couple of years. It is actually the Board's preference.

Mr. Brown: In 2008, the intent was to raise it high enough that we didn't have to raise it again for 20 years. We didn't make it. What is that 13 years?

Ms. Darden: Thirteen years. That's pretty good.

Mr. Brown: The only reason it got raised then was the roads.

Mr. Showe: Correct and the guardhouse.

Mr. Brown: The developer kept it low because they wanted to sell houses.

Ms. Darden: Right. They had kept it low, but after it got taken over and we started having all kinds of road problems. The developer never put that in anywhere to do it. So, the thinking was, because we had a Capital Improvement Plan for the roads of a 10-year cycle, the first thing we did was refinanced the bonds and we got a fair chunk of money for doing that to fix Water's Edge. Water's Edge had a failing road. So that was the biggest cost. Then we set it at \$150 thinking that it would just build up on top of that bond money. Once we were done, we would have a lag in there and won't have to fix roads for another six or seven years so it will build back up again. We actually thought that we could probably make it 20 years because of that.

Mr. Showe: You also didn't factor in the cost of materials that had increased over time. You could get less road done for the same amount right now and then there are the sidewalks.

Mr. Brown: We didn't look at the sidewalks at all.

Mr. Mehrlich: I think it's incredibly important that we keep the neighborhood looking like it looks today because it's going to get worse. Everything else is building around us.

Mr. Showe: Just driving around here, it doesn't look like a 30-year-old community, especially right down the main boulevard.

Mr. Scheerer: None of this would've happened if this Board didn't step up to the plate. I said at meetings for years that this Board has stepped up and taken care of business. So, your property looks this good because of the actions and work that you all did.

Mr. Brown: The sidewalks drive me insane.

Mr. Scheerer: I know there are places that have gone through and ripped out all of the street trees. I don't even want to know that it will cost to put them back. Is it going to be \$95 times 10, 20 or 30?

Mr. Mehrlich: At some point, the trees are going to wind up messing with the ADA compliance.

Mr. Glasscock: We probably don't have to move all of them. Only the damaged ones. We can remove the large ones and replace them with smaller ones. There is going to be a point where have no more sidewalk.

Mr. Scheerer: Please understand, we just don't keep grinding to the point where we can't grind anymore. We will grind it because a lot of times, these things start like a quarter inch. Then the next year we come back and it's ½ an inch. So, we replace those and try to address any ADA compliance matters that Peter just mentioned and try to keep them as level or within the requirements for ADA compliance as best we can. We have some that we are getting ready to do that are starting to do this now. They are flat, but they are starting to get the teepee look. We will have Chet in a couple of weeks and start pulling those out. We will re-shave them first. That is the first step that we do and the least expensive process for doing sidewalks. After we re-shave them, we identify the ones that need to be replaced. We can come back and replace any of the ones that need to be replaced.

Mr. Showe: I think part of the challenge with street trees is if they are in front of a home, we tell the residents that they have to maintain that tree. Then we are going to come to cut down and remove it. So, it is a little bit of a challenge. We have one community where we will do that, but we go out and ask permission and make sure that the residents are fine with us removing it. If

it becomes an administrative problem, then you have to go to the county and get tree removal permits, which is another layer.

Mr. Brown: You would have to pull them back because it is part of the tree. So, you can't just pull them out and get rid of them.

Mr. Showe: You can't put them in that same spot so we have to find other CDD locations to replace that tree.

Mr. Scheerer: You have to fill in the basketball court and baseball field.

Mr. Showe: That's part of the challenge you have. There's no easy solution that we found yet. Grinding is probably the best thing that we have been able to figure out.

Mr. Scheerer: We just try to keep it as safe as possible and try to minimize any risk.

Mr. Brown: I was just wondering when we have to tear it up, the roots have to be removed.

Mr. Scheerer: We don't take all of the roots out. We cut out the roots, put a little root barrier in from when we remove the root, form it and pour it, but it's an Oak tree. It only lasts so long.

Mr. Brown: I was just thinking. I would've thought somebody would've come up with some way, once you pulled it out, if you cut the root off, you can put in shields to keep it from coming in.

Mr. Showe: They do. They put a root barrier in.

Mr. Scheerer: Brevard County had us put in nice trees. It was one of the craziest things we have ever seen. They do them out of Tampa, in Lexington Bay.

Mr. Showe: They are supposed to vacuum it and pick up weeks.

Mr. Scheerer: They tried three spots.

Mr. Showe: They did the same thing with sidewalks. It didn't have any cracks in it.

Mr. Scheerer: We just smoothed it with the roots.

Mr. Showe: It cost three times as much as concrete.

Mr. Scheerer: It didn't last as long.

Ms. Zaresk: Is there any further discussion on this item? Do we need to adopt the resolution?

Mr. Showe: We recommend that you approve a resolution. If you don't want to make any changes to this now, what's perfectly fine. We will still bring it back to you over the next two months. Maybe over the next month, if you want to look at it, and see if you have questions. If there are things that you want to add or take out, we can do that over the next month. Then by the

time we get to the May meeting, we are able to look at it and know where we are at. We will probably not get the Assessment Roll at that point and we can start sending out the letters. We have to send out 1,800 letters.

Mr. Brown: If there's something you want to add, like if you don't think \$850 is enough, then your motion could say, *"I want to set it at \$900 tonight."* We can always go down, but we can't ever go up.

Ms. Darden: I'm glad you clarified that.

Mr. Mehrlich: Is \$900 enough?

Mr. Showe: Just as an example, because of the number of homes you have, even a small increase is pretty impactful. So, if you went to \$900, that would be...

Mr. Brown: I was just thinking. I didn't know if anyone had something else in mind that they might want to add that wasn't put in here that would cause it to go up, then it doesn't matter what you set it at tonight as long as it's high enough. You can always go down.

Mr. Clark: If there was something to do to address the three houses.

Mr. Showe: If you went to \$900, you would add approximately about \$114,000 worth of funds. If you went up to \$875, you would add \$58,000. If you want to go higher than that tonight, we could add that to the next version as a contingency. Unless there is any adjustment in the rest of the account lines. Like I said, over the next couple of months look at it.

Mr. Brown: I'm not the only person on the Board. We should set it high.

Ms. Darden: If we set it high, that makes sense what you are saying now.

Mr. Mehrlich: I approve increasing the assessment amount to \$900.

Mr. Showe: We probably don't need a motion to increase the assessment. We can approve the resolution to add \$900.

Ms. Darden: So, we are only approving the resolution.

Mr. Showe: Right. We have direction from the Board to go to \$900, as long as there is no opposition.

On MOTION by Mr. Mehrlich seconded by Ms. Zaresk with all in favor Resolution 2021-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing for July 27, 2021 at 6:00 p.m. at the Remington Golf Club, 2995 Remington Boulevard, Kissimmee, Florida, setting the assessment amount at \$900 was adopted



Mr. Brown: I have a question. At the Public Hearing, is there a cap on what we can do? Do we need to have a majority or unanimous?

Mr. Showe: No.

Mr. Brown: I meant the ad-valorem cap.

Mr. Showe: No. It is just a simple majority of the Board to approve the resolution.

## **SEVENTH ORDER OF BUSINESS**

### **Review and Acceptance of Fiscal Year 2020 Draft Audit Report**

Mr. Showe: We provided the audit report in the Board's agenda package. Mr. Benson-Valdes, I figured out a lot of reasons for the big change.

Mr. Benson-Valdes: I reviewed the audit and had some questions regarding the liability change. In the prior year, 2019, we had liability of \$27,000 that next year jumped up to \$513,000. So, I was questioning why it increased. It was not clear. I also questioned maintenance and operation in 2019. I want to clarify; I wasn't here so I don't know the details. I'm just asking questions. In 2019, the maintenance cost was \$1,600,000 and the next year it jumped up to \$2,940,000. Again, it wasn't clear and I want it to be clear what that increase is for. Mr. Showe said he was going to look into it.

Mr. Showe: I think that I figured out a lot of it. Under the Capital Project Fund, is where the roadway is. Of the \$513,000 that is liability, \$473,000 was dedicated to the roadway projects. So, the roadway projects crossed the fiscal year. We started them in 2019, but we didn't finish them until 2020. The \$473,000 represents the contract balance remaining of that roadway project fund. So, it was due to be paid as a liability, which is why there was \$473,000 under capital projects.

Mr. Benson-Valdes: Is that on Page 9?

Mr. Showe: Of the audit. The \$473,000 under capital projects was dedicated to the roadway work. So, we approved the contract for the roadway work and it crossed fiscal years. It went from 2019 to 2020. So, it was a liability in 2020.

Mr. Benson-Valdes: Okay. You might want to ask the auditor to clarify that because there is no detail.

Mr. Showe: I will ask.

Mr. Benson-Valdes: That is the reason why I was concerned.



Mr. Showe: It is due to the contract we have outstanding for that project. That is also the same reason why you see that increase in maintenance items as well because that work falls under the maintenance of the roadway. We did do that the year before.

Ms. Darden: So, they can just put a footnote in the audit.

Mr. Showe: I will talk to them. Other than that, on the last page, which is Page 27, is the Report to Management. That is what we typically review. These are the items that the auditors are required to look at. There are very specific terms of the Florida Statutes that they review to make sure that we are in compliance. They had no current year recommendations, no prior year findings and we complied with the items the auditors are required to look at in terms of our auditing requirements from the Statute. So, it is a clean audit. If the Board is comfortable, you can approve this draft audit, subject to those minor changes and clarifications that were discussed.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor accepting the Fiscal Year 2020 Draft Audit Report, subject to the minor changes and clarifications as discussed was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Clark: We had a discussion and a report at the last meeting about the driveway modifications and the direction was that we develop a communication and form. I provided you with the form letter and an agreement that I used on a couple of occasions with the indemnities for insurance. What management and I propose to do is to communicate with all of these parties to get compliance. It may not be unanimous, but we thought we would take this first step to see how many people we can get just to sign the agreement. Then we will see what we should do after that in response. No action is necessary. This is just based on the Board's last direction from the last meeting.

Mr. Showe: Alan indicated at the last meeting that some of those are not CDD issues. We were just documenting everything that we found. Part of that process is to send these letters to each homeowner and identify which ones are a concern for the CDD. Once we finish that, we can send it out tomorrow.

**B. Engineer**

Mr. Glasscock: I did not have anything.

Mr. Soukup: Are there any questions? Hearing none,

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: In the General Fund, we have Checks 6448 through 6474 in the amount of \$91,665.99 and Check 98 in the Capital Projects Fund in the amount of \$1,150, for a total of \$92,815.90. Alan and I can answer any questions the Board may have on those invoices.

Mr. Soukup: Are there any questions?

On MOTION by Mr. Mehrlich seconded by Mr. Benson-Valdes with all in favor the March 1, 2021 through March 31, 2021 Check Register totaling \$92,815.90 was approved

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. All budget items fall in line. We are happy to report that you are 99% collected on your assessments.

**3. Presentation of OCSO Reports**

Mr. Showe: Reports from the Osceola County Sheriff's Office were provided to the Board.

**4. Field Manager's Report**

Mr. Scheerer: The Amenity Center is in good shape. The Fitness Center is in good shape. The pools are in good shape. All of the cameras at the gates are working. I am happy to report that over the next couple of months, I have actually been able to continuously log on of my phone and see all of the cameras in the community. Hopefully that will stay that way. I received a couple of text messages from security. Someone may have seen the E. Lakeshore Boulevard gate open the other day. There are two bolts in the gate arm and another that holds the gate arm in place. They actually came off so security did the right thing in texting me that the gate was open. I was out here the next morning. I keep a package of bolts in my truck. I checked them all and reset the gate. So that was handled the next day. Then I received a call last night about the resident entry gate. It wasn't reading bar codes. ACT came out today and the issue was with a surge suppressor within

the laser scanner that failed. They came out this afternoon around 3:30 p.m. to 4:00 p.m. and repaired it. I talked to Collette and said when the gates go down tonight, she will let me know if we are still having problems. The ponds are in good shape. We continue to meet with REW on a weekly basis. We are doing some additional landscaping at Westmoreland. The dead palms at Strathmore were removed. All palm trees in the CDD areas were trimmed. New annuals were installed. We should be getting mulch and pine straw in the next two to four weeks. I checked the drainage swale in Eagle's Landing and I'm happy to report that it was raining the other day and water was flowing right off the sidewalk. So that is working well. The drinking fountain was repaired at the tennis court. All of the backflows for the District were tested and passed. We will be doing our annual stormwater pop the lid and pull out the garage inspection here in the next month. One of the things over the years REW assisted with was installing sidewalk grates to help get the water in some of these low-lying areas where the grass was high and water was not getting out. We are in the process of pulling all of those drains and making sure that they are exposed. Hopefully, it will withstand at least the rainy season and hurricane and storm season. I will try and answer any questions you have.

Mr. Showe: That is all we have.

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Ms. Zaresk: Are there any questions?

Mr. Mehrlich: I ask that we look into the parking issue and come up with something that works. I know it's difficult and has been a problem for a long time. It is certainly bad enough for this lady to come in here. It's an ongoing issue and I think we need to continue looking for a solution.

Mr. Brown: I don't have anything other than the place looks great. REW is good as always. I guess nature got rid of the dead fish behind Gleneagles.

Mr. Showe: Do you have anything, Ken?

Mr. Soukup: I don't have anything.

#### **TENTH ORDER OF BUSINESS**

#### **Next Meeting Date – May 25, 2021**

The next meeting was scheduled for May 25, 2021.

**ELEVENTH ORDER OF BUSINESS**

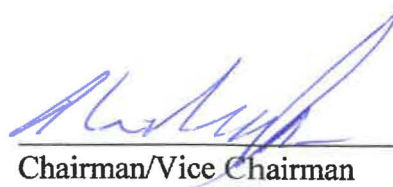
Ms. Zaresk adjourned the meeting.

**Adjournment**



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Secretary/Assistant Secretary



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Chairman/Vice Chairman