

*Remington Community
Development District*

Agenda

September 28, 2021

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 21, 2021

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, September 28, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Approval of Minutes of the August 31, 2021 Meeting
- VI. Consideration of Third Amendment to Landscape Maintenance Services Agreement with REW Landscape Corp.
- VII. Consideration of HOA Garage Sale
- VIII. Hearing on 114 Westmoreland Circle Visitor Privileges for Street Parking
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Presentation of OCSO Reports
 4. Field Manager's Report
- X. Supervisor's Requests
- XI. Next Meeting Date – October 26, 2021
- XII. Adjournment

The second order of business of the Board of Supervisors meeting is Modifications to the Agenda. Any modifications will be announced under this section.

The third order of business is the security report from DSI Security Services. There is no back-up.

The fourth order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The fifth order of business is the approval of minutes from the August 31, 2021 of the Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is consideration of third amendment to Landscape Maintenance Services Agreement with REW Landscape Corp. A copy of the amendment is enclosed for your review.

The seventh order of business is consideration of HOA garage sale. There is no back-up.

The eighth order of business is a hearing on 114 Westmoreland Circle Visitor Privileges for Street Parking. A memo is enclosed as backup for your review.

The ninth order of business is the Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for your review. Section 3 is the presentation of the OSCO reports. Copies of the reports are enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jason Showe
District Manager

Cc: Scott Clark, District Counsel
Mark Vincutonis, District Engineer
Darrin Mossing, GMS

MINUTES

MINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, August 31, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also present:

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
Luis Santana	Kidsville Christian Academy
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We added two items. We've added the discussion of the Gleneagles HOA private gate request. We received that and it is included in your agenda package. We will let District Counsel look at that initially. We also received a request from Kidsville Christian Academy. I believe he's here and we can go over his request during audience comments.

Ms. Zaresk: Very good.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Ms. Zaresk: Security Report?

Mr. McLeod: I have the Security Report for the month of August. Coming through the Partin Settlement Road gate we had 840 visitors and 8,224 residents. The E. Lakeshore Boulevard gate had 739 visitors and 6,366 residents. Forty citations were issued. We had no tows and one repeat offender.

Ms. Zaresk: Are there any questions for security?

Mr. Benson-Valdes: I have more of a question. We did vote and the motion was approved to increase your hourly rate. Has there been any improvement on the services provided?

Mr. McLeod: On the services?

Mr. Benson-Valdes: Uh-huh. I still have noticed that a couple of officers didn't show up or you had to replace. There are also officers leaving gates open, which I witnessed and I emailed to you. Those I have an issue with. They're still happening.

Mr. McLeod: Okay.

Mr. Benson-Valdes: Every single month, I brought up concerns. Right? They are still occurring. Also, when we met as a group, all of the residents presented concerns repeatedly. At which point are we going to get that this is enough, this has to stop, the repeated infractions to the agreement?

Mr. McLeod: Every time we receive an email, it has been addressed. I can only respond to things as they happen. I am very proactive. I hire people. I hire the best people that I can. In the months since, your Site Supervisor, Mr. William McLeod I had to find a new one. So, I found a new one.

Mr. Benson-Valdes: Great.

Mr. McLeod: In the meantime, I have somebody who I've hired to be a Field Supervisor for our company, step in and take command of the post to get things righted. He's worked very diligently and I think he has improved some of the training issues that we were experiencing. But I've been very active in hiring personnel. It's the labor market. Anybody who has a business or does business understands this labor market. Right now, it doesn't matter how much money you throw at them. For some reason, we just don't get the applicants that we got two years ago. But I'm selecting the best applicants that I can to fill in the spots.

Mr. Benson-Valdes: Now, are they working around individuals not showing up? An example that I've presented one of the times is that your roving security did not show up and I said, *"Well, how about the one that's in here? Could we use that individual do roving?"* During the comments from all the residents, they said that was important for them to have the roving security, more so than having one person here who's really only just watching this area, nothing else. Is there a workaround just in case somebody doesn't show up?

Mr. Hunter: Well, that is going to be up to you.

Mr. Benson-Valdes: I'm sorry, what is your name?

Mr. Hunter: Mr. Rich Hunter, Regional Manager for DSI. If that is what you want to do, we can do that. The contract now states we must have an officer here for a certain amount of time. If someone calls out, we try to get somebody to cover certain shifts, but if you would like us to remove the officer at this location and have patrol, that's something we can do. We just need an email from Jason that says that is the process you want us to follow moving forward. We can do that.

Mr. Benson-Valdes: Okay. If we're going to be sticklers on the contract, there's going to be sticklers on the contract too.

Mr. Hunter: I'm sorry?

Mr. Benson-Valdes: If we're going to be sticklers on the contract or agreement, let's be sticklers on it.

Mr. Hunter: I'm saying that per the contract, we must have an officer here. So, if you want us to remove this officer to place somewhere else, we need some information on what you want us to do. That's all I'm saying. I'm not trying to be a stickler. I'm just trying to give you what you want.

Mr. Benson-Valdes: I just want a workarounds to see if we can provide the services for our residents. That's all.

Mr. Showe: I think for the Board, it's a matter of prioritization. Obviously having guards at the guardhouses is priority number 1. So, if we need to just reorder it so that priority 2 is roving patrol and then priority 3 is here, so that if there's an event that happens, you just move the priorities up one. As long as the Board's amenable to that, we can certainly accommodate that.

Ms. Zaresk: Well, I think I'd like some input, if I may from you all. We heard and you heard a tremendous amount of input about how unhappy we are with the gates, etc. What became

very evident to me in that environment was the number of people who don't understand the role of that gate, number 1. There's an expectation from residents that they're doing something there other than recording and controlling the gate. We know that's not the case. I mean, they don't have law enforcement authority, etc. I guess my question that I would like your input on for us to consider is if we were to go, and I think this was your suggestion at some point, to not even man those gates, does that in any way impact what you're seeing in terms of the people that you're able to get on board?

Mr. Hunter: We have a process where folks are coming in tonight to talk those individuals, 45 minutes to one hour for each person. We can only go by what we see in front of us and their background and employment history. So, we will hire an individual and train the individual on site. We put them there. Sometimes it doesn't work out. They don't show up for work. They don't call us. So, I can't determine by who I'm hiring at that time that that person is going to work out for us. We do the best we can to go through the situation now. Removing officers from the gates is not going to help us.

Ms. Zaresk: It's not.

Mr. Hunter: No. It's just educating the community on what our role is.

Ms. Zaresk: Well, let me ask you this. You've had two people that quit mid-shift, one of them a couple of months ago. Now, it's the Site Supervisor.

Mr. McLeod: Well, she didn't quit mid-shift. She quit before her shift ended. We only had one that walked off.

Ms. Zaresk: Okay, but what I'm getting at and what I think I was hearing from you all, was that some of that problem with people walking out, was they had it with the interactions.

Mr. McLeod: You're correct.

Ms. Zaresk: I think that became evident to me with that many people there, that there's a difference in expectation versus reality. So, I can understand how some of that might be. I guess the reason I was asking is did those officers have to interact with these people coming through gates? I presume that's where most of the interaction comes from. I might be wrong. I'm asking for your input. Does that in any way change the dynamic of what we're looking for? I'm just trying to get some sense from you all.

Mr. Hunter: I don't know about the dynamic of what we're looking for, but if you reduce the interaction between our officers and the residents, of course, it's going to be an issue of work

environment for the officer. The frustration that our former Site Supervisor faced at the gate, people say some pretty rude things that I'm not going to elaborate on, but we heard them from both residents and visitors. Residents will come up to resident side gate and while they're trying to log in a visitor, the resident will be sitting at the resident gate, blaring the horn and yelling at the officer, *"You need to hurry up and open this gate."* We have no idea who that is. We need to ensure that's a resident by asking, *"Who are you and where you're going?"* They would say, *"Just open the damn gate."* At that point, I have to open the gate.

Ms. Zaresk: But what I'm hearing from you-all is taking people off the gate probably isn't an answer to what you are facing. Is that what I'm hearing?

Mr. Hunter: We have a notice on gate for the discretion of security.

Ms. Zaresk: We understand that.

Mr. Hunter: So, taking notes off of the gate is not going to serve that purpose at all. That's the nature of our business sometimes. We deal with individuals that are very polite, aren't very helpful or very cordial. That's on us to give our officers the tools to deal with those situations. So, those are our failings. Sometimes it is their personality to handle a type situation. So, part of our job is to train officers and put those tools to use in order to deal with these situations.

Mr. Benson-Valdes: My suggestion was more for the presence like you were suggesting of the roving security. If this person here was also roving and coming here at times when it is busy like when the school buses drop-off. If they were here during that time, they would protect this area, but also they would go around more frequent than just two times a week during the day. I think that was the reason why it was suggested.

Mr. McLeod: It makes sense.

Mr. Benson-Valdes: Like you were just saying. It's a deterrent.

Mr. Hunter: Correct. The more you are seen, the more of a deterrent you are.

Mr. Benson-Valdes: Correct, and that was the reason I made that suggestion.

Ms. Zaresk: Would you like to make a motion to somehow and I guess that would be to amend the contract? I'm not quite sure how you would go about that if we wanted to change what we've told them we want this office to do. Is that the motion?

Mr. Showe: If you're talking about not manning this and doing an extra roving patrol, that is a change of contract. If we're talking about in the event that a rover doesn't show up to move

this guard into the roving position, I don't think that's a change of contract. I think it really depends on the direction of the Board.

Mr. Brown: Does the contract have that detail?

Mr. Showe: Yes. The contract has specificity at the guard houses, rover and the guard here. If we want to change that, we can certainly talk to them about changing that makeup of the contract. But if what I'm hearing is that if in the event the rover isn't able to come to work, to just move the guard from here to the rover position.

Mr. Scheerer: The rover has to stand at the guardhouse.

Mr. Benson-Valdes: I don't think you would add more to the contract. It wouldn't be changed.

Ms. Zaresk: Okay. We don't need to amend the contract. Your intent is to fulfill or your concern to be fulfilled by them.

Mr. Benson-Valdes: No. My question to the Board Members that are here, when you heard the residents, did they not say that they wanted more presence on the streets or was I not hearing correctly?

Mr. Brown: I think they wanted 24-7 presence.

Ms. Zaresk: Well, yeah.

Mr. Benson-Valdes: Well, that's not going to be possible without increasing our costs, but one possibility is having this person that's here at 11:00 a.m.

Mr. Scheerer: 2:00 p.m. Then the school buses are here from 2:00 p.m. to 4:30 p.m.

Mr. Benson-Valdes: Yeah.

Mr. Scheerer: So she would be here from 22:00 p.m. to 4:30 p.m. and the rover comes in at 6:00 p.m.

Mr. Benson-Valdes: But that can be brought back because the roaming guard comes in at 7:00 p.m.

Mr. Scheerer: 6:00 p.m.

Mr. Benson-Valdes: So her or his time could be pushed back. It doesn't have to be at 2:00 p.m. Do you see my point? Because it's covered.

Mr. Scheerer: By who?

Mr. Benson-Valdes: By the person coming in at 6:00 p.m. Because if the school bus stops here from 2:00 p.m. to 4:00 p.m., that person would be here from 2:00 p.m. to 4:00 p.m., but they don't have to stay. Are their hours 2:00 p.m. to 10:00 p.m.

Mr. McLeod: 2:00 p.m. to 10:00 p.m.

Mr. Benson-Valdes: So, you wouldn't want them to go on beyond 6:00 p.m. and just move them earlier.

Mr. Scheerer: That's up to you-all. if you don't want to be here past 6:00 p.m.

Mr. McLeod: Yes. Is your proposal for them to come from 2:00 p.m. to 10:00 p.m. and the other from 2:00 p.m. to 4:00 p.m. and the other hours would be roving?

Mr. Benson-Valdes: Is that a possibility?

Mr. Scheerer: Yeah, that's a possibility.

Mr. Benson-Valdes: We have cameras here that can catch stuff.

Ms. Zaresk: What do you think?

Mr. McLeod: Keep in mind with weekends because of the pool.

Mr. Benson-Valdes: Correct. This has to happen on the weekends. We have two days where they can come in the daytime. Those two days could be on the weekend.

Mr. McLeod: Okay. The way the contract was set up was for the roving officer or actually for your Site Supervisor to work two days as a rover from 6:00 p.m to 6:00 a.m. But the two days that they work from 10:00 a.m to 6:00 p.m., were set up to where they worked sporadically. So residents wouldn't be able to pinpoint what day that person was out roving.

Mr. Benson-Valdes: But this person here is here seven days a week?

Mr. Showe: Yes.

Mr. Benson-Valdes: Okay. So, that person can stay on the weekends. Can the roving guard work on the weekend? That's what I'm asking.

Mr. McLeod: It can be on the weekend. Absolutely.

Mr. Benson-Valdes: In the daytime, so it's covered seven days a week.

Mr. McLeod: Right.

Mr. Benson-Valdes: At least try it for a month or so to see if it works and if residents like it.

Ms. Zaresk: Do you agree, Ken?

Mr. Brown: I'm fine with that. My only suggestion would be that the people on the weekends, we give them a little bit of a break on the weekends, so they move the cars out, power wash and do other things. So, I think they just have to be a little bit more flexible on weekends.

Mr. McLeod: Flexible in what way?

Mr. Showe: If residents are doing work in their driveway and their cars are parked outside or they're doing stuff in their garage.

Mr. McLeod: The problem with that is I can't have officers with ambiguous rules.

Mr. Benson-Valdes: Follow the rules.

Mr. McLeod: If we change the policy and you don't live here, then we have to follow the rules.

Mr. Benson-Valdes: I agree with you.

Mr. McLeod: I want them to follow the policy rules and that's it.

Ms. Zaresk: Okay, is there any other discussion?

Mr. Showe: So, do you guys have what you need as far as that?

Mr. Hunter: If you tell me which ones to do.

Mr. Showe: Then, let's make it clear for the Board. What I am hearing is that you want a person here in the Rec Center Monday through Friday from about 2:30 p.m. to 4:00 p.m.?

Mr. Benson-Valdes: Yes and no. Move the shift to end at 6:00 p.m. because the roving guard comes in at 6:00 p.m. If they're going to roam and stay here from 2:00 p.m. 4:00 p.m., they don't need to be here beyond 6:00 p.m.

Mr. McLeod: 10:00 a.m. to 6:00 p.m., is an eight hour shift overrunning. Then from 2:30 p.m. to 4:30 p.m., you want the officer here for the buses, correct?

Mr. Benson-Valdes: Correct. That would be the agreement.

Mr. McLeod: The 2:00 p.m. to 10:00 p.m. shift is eight hours.

Mr. Showe: Right.

Mr. McLeod: We can just back it up to where it is 10:00 a.m. until 6:00 p.m. From 10:00 a.m. to 2:30 p.m., they are roving, 2:30 p.m. to 4:30 p.m. they are here and from 4:30 p.m. to 6:00 p.m. they're roving.

Mr. Benson-Valdes: Then on the weekends, the roaming guard would be in the daytime and at night because there would be different persons.

Mr. Showe: The two daytime roving patrols would be during the weekend.

Mr. Benson-Valdes: Yes. You're not covering 24 hours. I mean, it's four hours less. Is it 18 hours?

Mr. Showe: Yes.

Mr. McLeod: It is six hours of roving.

Mr. Clark: Is that a price change in the contract?

Mr. Showe: No.

Mr. Clark: Do we want to try this on a temporary basis?

Mr. Showe: I think you authorize them for 30 days and let them come back and give us a report.

Mr. Scheerer: Have the roving until September 30th and at the end of the month, we'll see what happens.

Mr. Clark: So, let's look at that and if we decide to do that permanently, we should just change the verbiage in the contract.

Mr. Showe: Yes, we will change the contract.

Mr. Benson-Valdes: Are you guys are okay with that?

Mr. McLeod: Yes. Like I said, we work with the needs of the community. If you feel that roving is more important than the Rec Center, then we have no issue with that. It's just up to you what your needs are.

Mr. Benson-Valdes: When that person comes back from 2:00 p.m. to 4:00 p.m., they can take a look to see.

Mr. Showe: They're going to be driving around too. So, they can look while they are driving.

Mr. Benson-Valdes: Yes, taking a look just to make sure everything's okay. It's just a suggestion to maybe improve the perception.

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor the revised security hours for the next 30 days was approved.
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Ms. Zaresk: Thank you all.

FOURTH ORDER OF BUSINESS**Public Comment Period**

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

Resident (Brad Miller, Berkeley): I just want to give my opinion on this whole 114 Westmoreland matter. Sitting back, watching and listening, you have a credible resident who over the years have spent a couple of hundred thousand dollars invested to live here. They lived here over a decade. donating countless hours on the HOA. We all know that's not far enough reward. She is one of the few that puts up and takes down Christmas decorations. She delivers Meals on Wheels and constantly tried to make this community better. Then at a flip of the coin, we have someone who's invested, I'm assuming the first and last month in a security deposit, who has been as far as I know ticketed multiple times for noise infractions and continues to constantly break that law. They have no regard for the community. They were photographed driving ATVs on the golf course and when confronted from what I understand the guard tried to run that person over. They are not listening to any of the rules and regulations in this community and seemingly making a mockery of what you guys said. So, I just want you to comprehend that when you're being lenient or listening to these people. Again, the scale is way off.

Ms. Zaresk: Thank you. We will be discussing that later on in the agenda. Are there any other public comments?

- **Discussion of Kidsville Christian Academy Facilities Use Request – ADDED**
(Item 9)

Mr. Showe: Please state your name and address.

Mr. Santana: Mr. Luis Santana, Kidsville Christian Academy. We've been here for almost nine years. We had no issues or problems. We had a lot of people here that left four years ago and I've been here for three-and-a-half years with the whole building, not the store. This year, it took a lot of time to grow that reputation. Finally, we used the park for two days a week between 9:00 a.m. and 11:00 a.m., but the sprinkler starts at 7:30 a.m. and we can't use it at that time because it's all wet. When we're trying to use it on Tuesday or Wednesday, they are mowing in grass. We talked to the people. They are very nice and they cut the other side. We use it for 45 minutes, an hour, or two hours maximum. Now, we have a new baseball team through the high school/middle school. We now have around 75 to 80 kids. We have a baseball team. Last year, they trained independently and finished third in the State of Florida. Our high school/middle school is Remington Christian Academy and the small kids at Christian Academy go to daycare. We asked

them for permission to use the park, which we need to practice. The baseball team practices between 2:30 p.m. to 4:30 p.m. and then they go out. We have a big place in St. Cloud where they exercise. We're asking permission to fix the field to make it real nice for baseball at no cost to the District. We will pay for it and it will make the park nicer for the residents when we get that permission. Five to 20% of the kids live in Remington. We have the addresses and everything if you guys want to verify. We're just asking permission to use it for five days. If we need to use it on a weekend, we will call you in advance. It is great that Remington is going to be affiliated with a baseball team.

Mr. Benson-Valdez: I think I saw them today. They were practicing today. They looked great.

Mr. Showe: For the Board's information, it's on Page 59 in your digital agenda. We received the letter earlier today. Just by way of background, we already have an agreement with them to utilize the facility. It's for two days a week. They would pay \$485 a year as he indicated. We didn't collect from them last year because due to COVID, they didn't use the facilities at all. So what he's asking for is to increase that to five days a week. If you do it on a per day basis, we talk about somewhere around the neighborhood a \$1200 contribution instead of \$485. I think he said he'd be willing to do that as well as make some repairs to the field.

Mr. Benson-Valdez: I don't see an issue with it.

Mr. Showe: If the Board is amenable with that, I think we would just need direction to have that contract amended. Scott, would that be the right way?

Mr. Clark: Yeah. We would amend it. If you plan on doing work on the field, then we will need to quantify that Luis is doing the work.

Mr. Showe: Yeah.

Mr. Clark: It would include insurance claim issues and things like that, which we would work through.

Mr. Santana: In one month we will have insurance.

Mr. Clark: Yeah, we can take a look at that. Operationally, what issues do you see?

Mr. Scheerer: Well, I don't know what improvements they plan. We used to have bases out there and the bases got ripped up. A few years back, we actually re-leveled the whole field and fixed the backstop. So, I don't know if you're intending to bring in more clay.

Mr. Santana: Yes, because that field is for softball.

Mr. Scheerer: Yes, there are 90-foot bases with 6 inches for the pitcher's mound. Are you raising the pitcher's mound?

Mr. Santana: Yes.

Mr. Scheerer: So you're going to actually put a pitcher's mound in there?

Mr. Santana: Yes.

Mr. Scheerer: That might be an issue for people that just want to play softball.

Mr. Santana: Well, we don't have to put it that high just for practice.

Mr. Scheerer: They make portable pitcher's mounds to wheel out there instead of bringing in the clay and creating that elevated permanent pitcher's mounds or something like that.

Mr. Showe: Luis and Alan can work through those improvements to make sure that it is consistent.

Mr. Clark: We should work through use issues and we can bring back an amendment to the contract?

Mr. Showe: At the next meeting?

Mr. Clark: Yes.

Mr. Benson-Valdez: Do you need a motion?

Mr. Clark: I think for now, you can just give direction.

Mr. Showe: Yes. If there is no opposition to that arrangement, then we will bring you back a contract at the next meeting. I will email it to Luis.

Mr. Brown: It's only practice right, not games?

Mr. Santana: No. We practice during the week. Like I said, I was reading all the rules from you guys about how you would like to have people coming in to use the park. The park is not in perfect condition and if there is a game or anybody else here wants to do something and they have permission, we will do the same thing.

Mr. Brown: My question was though, you're not actually having competitive games. You're not bringing other teams in to play.

Mr. Santana: In the future, yes, but right now, we have games out of town. We won this week and that's why we were practicing. We are going to West Palm Beach to play, but if a team from another school wants to play with us or something, yes they will come, but under your rules. We have security in our building that we contract for separately.

Mr. Benson-Valdez: I think his fear would be the traffic.

Mr. Santana: No. They come just like us. I have two 15-passenger buses and we go out to play. On the weekend maybe the parents will come, but it's not something big.

Mr. Brown: So, we need to have some parking in there for that because I don't think we have enough parking.

Mr. Showe: We can just make them park up here.

Mr. Santana: I have parking at my building.

Mr. Brown: Okay.

Mr. Clark: We will bring you the agreements.

Mr. Showe: As long as there is no opposition from the Board, then we will move forward with bringing an agreement back at the next meeting.

Ms. Zaresk: Thank you. Are there any further public comments? Hearing none,

FIFTH ORDER OF BUSINESS

Approval of Minutes of the July 27, 2021 Meeting

On MOTION by Mr. Brown seconded by Mr. Benson-Valdez with all in favor the Minutes of the July 27, 2021 Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2021-06 Amending Chapter IV Rules of Procedure Regarding Street Parking

Mr. Showe: Next is the public hearing on some adjustments to the parking rules that we discussed at the June meeting. So, what we need first, is a motion to open the public hearing.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the public hearing on amending Chapter IV Rules of Procedure regarding street parking was opened.

Mr. Showe: We presented Resolution 2021-06, which is the resolution that adjusts the parking rules. We can let Scott go through those and go over the adjustments that he's proposed.

Mr. Clark: Okay. I gave you a separate handout on the Rules of Procedure. The underlined languages, what was previously presented at the June meeting, there were some comments that the Board made at that time, which resulted in some additional language in there that is the new light

switch. So let me just walk through it. In 4.1 (1), we created a restriction on commercial vehicles, boats, RVs, these things of that nature. A comment that the Board made was that there would be people who took their boat out, would need to bring it back, unload it, hose it down or whatever. So, I created an exception for that, that the boat or recreational vehicle be attended by persons at all times and it should not be parked in excess of one hour. So, you don't park in there for an hour, you have an hour to do your business. I thought that the same issue and apply for a recreational vehicle. The thought was people may come and either load or unload. So, the same concept would apply there. In separate line there in 4.3 (1), there's some additional language on how you apply the various limitations, seven days within a 30 day period and a question that's been asked is, does that apply per vehicle or for residents? Clarifying there, it applies either way. So, we won't have that question or argument anymore. The language below that is something we looked at last time. It's a concept that I thought would be good about identifying who the guest vehicles are. It's one thing when people just come one night and it is a one thing. If we're going to address what we think are perpetual consistent problems, I think that the Board needs to create some additional mechanism to identify the ownership i.e. the registration of these vehicles. So I'm suggesting for people who want a long-term guest, it seems reasonable to me for them to get the vehicle registration and give it to the District Manager and have it pre-approved, as opposed to just showing up at the gate and saying, *"This is my guest and we are going to be here for five days."* That kind of looseness creates the opportunity for the type of users that you have. So, that language is trying to create some additional control mechanism.

Mr. Benson-Valdez: Well, that opens up an idea or possibility of their office creating an e-mail address specifically for that. So not only residents can call, but they can send an e-mail.

Mr. Showe: I actually prefer that. That way, even if I'm not in the office, we have at least a record of it.

Mr. Benson-Valdez: But then your offices would have to maintain it.

Mr. McLeod: It's easily transferable.

Mr. Benson-Valdez: Okay. They can access that?

Mr. McLeod: We communicate all the time.

Mr. Showe: Yeah.

Mr. Benson-Valdez: My other question was, for multiple guests staying more than seven days, are you are keeping a record?

Mr. McLeod: It's basically a two month, 60 day rollover because I have to keep 60 days worth of records to do that.

Mr. Benson-Valdez: Okay. Thank you.

Mr. Showe: That's in an Excel spreadsheet.

Mr. Clark: A couple over changes include grammar and punctuation that I noticed along the way. So, this is the rule that we are proposing or the amendments that we are proposing to be adopted by rule. A notice was required under Chapter 124 Florida Statutes for Rules of Procedure. That's why we are having this public hearing. So, the Board should take public comment and then decide what you want to do.

Mr. Showe: So we'll take any questions from the Board first, and then we can open it up for public comment.

Ms. Zaresk: I don't have any questions. I like the language.

Mr. Brown: I am glad to see that because we talked about that before, if you're going to have someone long-term and have a way to register that.

Mr. Showe: I think Mr. Benson Valdez has a great idea. We can come up with a procedure that we can put on the website. If you have a guest that's staying for more than one night, here's the email address, here's what you need to send in, send all of these things in and you'll receive an email confirmation.

Mr. Benson-Valdes: But even people who are just having guests just for four hours, could they send an email?

Mr. Showe: Sure, but according to that rule, it just says if it's more than one night in a row, but absolutely we can.

Mr. Benson-Valdes: As long as they have access to it.

Mr. McLeod: There's been a lot of occasions. I noticed from working here, residents will pull up and say, "*The car behind me is going to be here for a few hours. Let them in. He's going to be at my residence.*" So, I have to log that in. We'll have to keep up with that as well.

Mr. Benson-Valdes: You are supposed to keep the email?

Mr. Showe: Obviously, as part of any new rule, we're just going to have to do some education. We'll be a little lenient as we start with. We'll work with security and make sure maybe when they send those emails in, we'll find a way that it just duplicates an email right out to them

with that same information. It will just take a little bit of working through, but I think we can certainly make that happen.

Mr. Benson-Valdes: Actually, if you create an Adobe on your website and when you hit "Send", it can send multiple emails at the same time.

Mr. Showe: I'll take your word for it, that's it. We've got people in our office. I'm sure they can figure that out.

Ms. Zaresk: Are there any other Board comments? Are there any public comments on this proposal? Yes, ma'am.

Resident (Not Identified): Has security thought about doing something with software, so when they type in a make, models and license plate number, it will tell how many times that they registered that vehicle before. Each of your rovers can have their own login so you don't have to provide them with a tablet. They can use their smartphone to log in. They can look up the license plate and see, *"Well, this vehicle has been parked here this many times or two months ago it was parked here several times."*

Mr. McLeod: That was the log I was talking about.

Resident (Not Identified): That's providing that somebody actually is writing down everything, isn't it?

Mr. McLeod: Yeah. The assumption is that our officers are writing it down. If you want to go to do something like that we could do that.

Mr. Showe: Just as anecdotal evidence, we get very few. We had it with the prior company, but since DSI has been here, we haven't had any calls of somebody that said, *"I called into security and they still tagged my vehicle."* So, I think they're doing a good job of keeping up with those because we would get those if somebody called in and they weren't writing it down.

Mr. Benson-Valdes: It's a work in progress.

Mr. Showe: Absolutely.

Ms. Zaresk: Are there any further public comments on the amendment to the rules?

Mr. Showe: We will receive the motion to approve the resolution and then we'll close the public hearing.

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor Resolution 2021-06 Amending Chapter IV Rules of Procedure Regarding Street Parking was approved.

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

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor the public hearing on amending Chapter IV Rules of Procedure regarding street parking was closed.

SEVENTH ORDER OF BUSINESS

Discussion of 114 Westmoreland Circle

Mr. Showe: The next item is just another discussion of 114 Westmoorland Circle. So, here we are.

Ms. Zaresk: Here we are.

Mr. Showe: We don't have any backup. I know we've sent some of the videos out that we've received to the Board over the last month or so.

Ms. Zaresk: Seventeen.

Mr. Benson-Valdes: Some of the videos are pretty obvious that this person is not adhering to what we told them that they couldn't have guests.

Ms. Zaresk: Right.

Mr. Benson-Valdes: At this point, do we have to have him back?

Ms. Zaresk: I'm going to defer to our Attorney, but based on everything I've seen in the 17 videos and taking into account what we heard not only here, but actually from some people at public hearing, it's evident to me that these people are not going to comply. So, what can we do? Could we put a lean on the property?

Mr. Clark: No. We don't have fining authority. We can't put a lien on the property. We have fewer enforcement than the HOA would have under these types of things. Under our rule, we can ask them back and impose an additional and longer restriction on street parking. If they are parking their vehicles elsewhere, we need to talk probably operationally about how to deal with that.

Mr. Showe: Well, also the new rules that we just put in place I think could help with that. So, if we noticed that the vehicle is there...

Mr. Clark: That's the reason for doing that, but we need to work on the procedures on how to handle these things. But we need to invite him back at the next meeting and take whatever further action.

Mr. Brown: How about shopping mall? So, if we have a house that does this, can we for a month assign the entire neighborhood that they live in, no parking courtesy of this house?

Mr. Scheerer: There's already a sign there that says street parking is prohibited.

Mr. Clark: It might be really effective.

Mr. Brown: He was talking about not being able to park.

Mr. Benson-Valdes: I think the individual as evidenced by the videos is just not following what we asked. I don't know if you saw the videos.

Mr. Clark: I didn't copy Scott on those. He charges by the hour?

Mr. Showe: Do you want to get that letter out again, Scott, for the next meeting then?

Mr. Clark: We'll do it.

Mr. Showe: I'd rather it come from you so it looks a little more official.

Mr. Benson-Valdes: Would you please add that if he wants a translator, he needs to provide it. I am not a translator.

Mr. Showe: Yeah.

Mr. Brown: If he wants a translator, we have to provide one.

Mr. Showe: No. There's not a requirement for it. From what we understand he speaks English.

Mr. Benson-Valdes: Scott, the issue that I have is that I'm non-official translator. I may translate a word that is not correct that may have some kind of different meaning.

Mr. Clark: I'll tell them that the hearing will be conducted in the English language and he needs to plan accordingly.

Mr. Benson-Valdes: It just what wasn't fair for me.

Mr. Showe: Absolutely.

Ms. Zaresk: You're right.

Resident (Nor Identified): I just want to say he's pretty smart, so he's realized the parameters for cameras and that's why now he's parking so that it can't be captured anymore. Obviously, she doesn't want to look there and get to a confrontation. Just so the Board knows, within the last month he sent falsified documents to the Management Company. In 2019, I pulled up in the driveway, blocking the sidewalk as my son ran to the door and dropped off a Christmas present. He then sent that photo saying that that was occurring now, so it's going to be in violation. So, I'm just trying to give you a picture.

Mr. Benson-Valdes: A Board Member lives there, Tim.

Mr. Showe: Yes.

Mr. Benson-Valdes: Have you witnessed anything recently, Tim?

Mr. Mehlich: Yes, they are definitely still parking there. Like I said on the note that I sent to Jason when I told him that I was going to call in on this, there are other people right there in that vicinity that are parking their vehicles seemingly because 114 is parking there. The little bit of an issue I've got is that when we call roving patrol, nobody comes by. So, if a car is there or a truck is there at 12:00 a.m., there's not a sticker on it at 6:00 a.m. It just seems like these people are becoming a catalyst to more violators.

Mr. Benson-Valdes: I would make a motion to have this person monitored. Hopefully, it will help. Not that we're picking on one community or one individual.

Mr. Showe: Clearly, there should be some focus there.

Mr. Benson-Valdes: The focus should be on the neighborhood, not the individual.

Mr. Brown: We need focus on that individual right now because we are holding them to a higher standard.

Mr. Showe: They have special rules.

Mr. Brown: We're treating them like everyone else in the neighborhood that has those same special rules.

Mr. Benson-Valdes: Correct. I stand corrected.

Ms. Zaresk: Tim, let me ask you something. Other people on your street are obviously upset about this. Do they have cameras? Is there any peer pressure, I guess, from other neighbors or is it intimidating enough that everybody just backs off?

Resident (Chasity Bowles, Westmoreland Circle): Well, I know a lot of people that block the main street.

Mr. Showe: Excuse me. Go ahead, Tim.

Mr. Mehlich: Yes. The neighbors that are by me, we don't talk about it a whole lot. We have to drive through it. So, there's not a lot of chatter there because of the intimidation factor. I'm on the cul-de-sac, at the very end, so I'm a ways away. I do hear about it daily from my wife. I'm on the road a lot now, but I do talk to my wife daily, and she passes through there several times a day, 4, 5, 6 times a day, so no. But I am aware of the type of people that they are. I feel bad for

Chasity because she's got to live next door to this. As a neighbor of a neighbor, it's unfair. It's really unfair.

Ms. Zaresk: Okay.

Mr. Mehlich: It's sad that this continues.

Ms. Zaresk: Is there any differentiation anywhere? These people are renters, right?

Resident (Chasity Bowles, Westmoreland Circle): Yeah.

Mr. Mehlich: This is a different breed of people.

Ms. Zaresk: Yeah. We all had an opportunity to hear them one-on-one, so I think everybody has their own sense of what's going on here, but I guess my question is, when we put this out to them, does that go to the owner of the property?

Showe: It goes to both. What we did last time is we sent a letter to the owner, we sent a letter to the home and Alan posted a note on their front door. We took a picture of it.

Mr. Clark: We'll do the same thing again. If the landlord were a large conglomerate, they might adhere.

Ms. Zaresk: Okay. That's what it is. I'm sorry, Tim. Go ahead.

Mr. Mehlich: I have second-hand knowledge. They they have another house that they rent in Remington. They have so many people live in there that it's literally impossible for them to be at the house at the same time without a vehicle on the street and they work different shifts. There's people in and out of the place all the time. A few weeks ago, they were so brazen, they parked all of their cars on the street and a Corvette was parked in the middle of the driveway, and just dared anybody to say anything. Even back when they were allowed to park on the street, they would be blocking the street and then leave their car door open to challenge anyone to say anything about their car door being open as you drive by it. That's how brazen they are.

Mr. Benson-Valdes: So what I've heard from you is we can't fine them.

Mr. Clark: No, we have no fining ability.

Ms. Zaresk: Well, it's none of our business, I guess, but does the HOA have any fining ability?

Mr. Clark: I'm not intimately familiar with the HOA rules. When I started hearing about numbers of people or families and things like that, there may be things that the HOA should look at.

Ms. Zaresk: Yeah.

Mr. Benson-Valdes: The HOA can't fine and help in that regard?

Mr. Clark: HOAs have fining ability.

Mr. Benson-Valdes: But they don't have anything to do with the streets.

Mr. Showe: It would have to be other items.

Ms. Zaresk: I guess what I was thinking in terms of is you're informing me that whoever owns that is a corporate-type thing, but my sense was maybe the HOA could go after the owner based on the activities of the renters. That's the HOA, not us, so I don't want to prolong it.

Mr. Clark: So, at the Board's direction, I will send the letter. We'll conduct an additional hearing at our September meeting.

Mr. Showe: Yes, on the 28th.

Mr. Brown: So, I would just like to add to that. When you're talking about owners and renters in here, the HOA is pretty clear that they represent homeowners and this Board represents the registered voters. So, that's a lot of tenants. We're really looking at the residents moreso than just specifically homeowners.

Mr. Benson-Valdes: Everyone's on the same page.

Mr. Clark: That's correct.

Ms. Zaresk: Yeah, got it.

EIGHTH ORDER OF BUSINESS

Discussion of Gleneagles HOA Private Gate Request - ADDED

Mr. Showe: We did receive a letter and it's also in your agenda package. I received it yesterday from the Gleneagles HOA. They've been asking for several times and I wanted them to send something formal. Their request is to control their own gates, which means their initial request would be that they'd have to control their own roads to do that. Obviously, this would require some effort from our attorney, if it's the Board's intent. I think we wanted to have our attorney give you the outline for it and see if you want to have him proceed on the type of work that would be necessary to just give them the roads.

Mr. Benson-Valdes: I thought our roads are public, and we can't do that.

Mr. Clark: That's the issue. They were build with public funds. So, we cannot just give them away. We could sell them. We could appraise the roads and see if they want to buy them. Short of that, they have to do what they're doing now unless they want to put a guard there and do the same thing that we have to do, but that's not what they want. They want to restrict access to

only their residents and the guests of their residents. So, as long as we own the roads, they're public roads and they have to allow anyone in who insist on coming in. There are certain systems to do that, where you can have a push button remote. Automated guards are not cheap and people argue about how well they work and that guard could provide another level of security, but the same rule applies. If someone comes and identifies themselves and that remote guard says, "*Who are you visiting?*" and they say, "*I'm just looking at houses in the neighborhood,*" then the person has to be let through. So, I don't know if we can get them where they want to be unless they're interested in buying the roads from us.

Mr. Brown: I was under the impression that they couldn't even buy the roads from us, that we can only transfer them to another public entity.

Mr. Clark: I think when you have outstanding bonds, you have bond covenants that apply that they have road provisions, After that, we have some more flexibility. We'll public money has been used, and so you appraise the roads or find some other means of determining what the fair value is and then you sell it for that fair value. Then you have public hearings and you give notice to everyone in the neighborhood that you're going to sell the roads. So, it's not impossible to do it, but I don't think it's what they're asking. It's a cumbersome procedure unless you determine that they're interested in doing something like that.

Mr. Showe: I think, part of the conversation, if that's the direction of the Board, is that we let them know that, one, they would have to purchase the roads. I also think it's fair to say all of the costs of this process would have to be borne by that HOA as well because we don't want the CDD to have to go through all those costs of research, all the notice, etc.

Mr. Brown: There are stormwater access points to there, too for ponds, stormwater, so that's another issue.

Mr. Benson-Valdes: Just tell them they would have to buy it.

Ms. Zaresk: Tell them if they're at all interested in buying it, they have to find out what it costs.

Mr. Showe: I've had phone conversations with them where I've reiterated that that would be the case. I'll follow back up with them.

Mr. Glasscock: I can tell you to rebuild a road is about \$45 per square foot.

Ms. Zaresk: We are doing ours in Club Villas and it is over \$80,000.

Mr. Glasscock: That is just the paving. To buy the road, you have to buy the entire system.

Mr. Scheerer: Not just the asphalt.

Mr. Showe: We'll find out. We just wanted to have the Board discuss it.

Mr. Benson-Valdes: Do you need a motion to send them a letter saying, "*You would have to pay for the roads?*"

Mr. Showe: I don't think you guys need a motion. I've heard the direction. If the Board is amenable, I will approach them. If there's any formal direction that needs to come from that, then we will bring it back.

Mr. Brown: Years ago, we thought that was private.

Ms. Showe: Correct.

Mr. Brown: They came to us because they didn't want to make payment and brought documentation that it wasn't private.

Mr. Scheerer: Windsor Park had gates at the time too.

Mr. Showe: They still have the structures outside.

Mr. Scheerer: Now they are requesting us to take them back.

Mr. Showe: I will follow back up if there is anything to bring back.

NINTH ORDER OF BUSINESS

Discussion of Kidsville Christian Academy Facilities Use Request - ADDED

Ms. Zaresk: We covered this item.

Mr. Showe: Luis, you are good to go if you want to. Thank you, we will be in touch.

Ms. Zaresk: Thank you so much.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: Nothing from me.

B. Engineer

Mr. Glasscock: The only item I have is we are getting some prices that the resident asked for regarding the speed hump on Knightsbridge. We are getting some plans and prices.

Ms. Zaresk: 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 6550 through 6575 in the amount of \$75,495.21. Alan and I can answer any questions the Board may have on those invoices.

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

On MOTION by Mr. Brown seconded by Mr. Benson-Valdes with all in favor the July 1, 2021 through July 31, 2021 Check Register totaling \$75,495.21 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. This goes through July. We are about \$48,000 over on our General Fund. So, we are in good shape. We are also at 100% collected on our assessments.

3. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Showe: This follows your normal meeting schedule, but I can make a couple of recommendations if the Board is amenable to both November and December. I recommend moving the November meeting to November 16th instead of November 30th and instead of meeting on December 28th moving it to December 14th. That's what we have done in the past.

Mr. Brown: Sometimes we have done that in May. May 31st, is the day after Memorial Day. Can we move that back?

Mr. Showe: Let me double check. How about May 24th?

Mr. Brown: Okay.

Mr. Showe: So, is the Board amenable to amending that meeting schedule with the changes to the November, December and May meetings?

Ms. Zaresk: Yes.

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor the Fiscal Year 2022 meeting schedule as amended was approved.

3. Presentation of OCSO Reports

Mr. Showe: We have the reports from the Osceola County Sheriff's Office.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. The Fitness Center is in good shape. We added a handheld remote to the handicap lift at the pool and had it cleaned and wiped down. We added three new tables. I checked all of the gates and wiped down all of the cameras. I cleaned the A/C filters and tightened all of the gate arms. We also had a gate arm off at the Partin Settlement Road gate. I went ahead and put that back on today. All ponds are in good shape. I'm still meeting with REW on a regular basis. We are still keeping an eye on all of the drain boxes on the sidewalks. Both the Somerset and Lakeshore walls and columns have been repaired. We received the funding for the Somerset accident. I received confirmation today from USAA as did Jason that they are sending us the check for the column damage at Lakeshore. So, you may see something in the Check Register where we spent money on UCC Group, but we are getting those funds back from the insurance company. Pete mentioned the speed hump on Knightsbridge. We also met with a lady in Brookstone about a sidewalk falling apart. We looked at that as well. He is going to send us a report. We replaced the basketball nets again. I don't know what these kids are doing out there, but every three weeks we are replacing at least one or two nets. Now that school is starting in, hopefully that will change. I know. I can't reach that high.

Mr. Showe: That's all that we have.

Mr. Brown: We should have the kids do it?

Mr. Scheerer: I thought about it, but with my luck somebody will cut a finger.

Mr. Showe: Some people rip their fingers on it and they sue the District.

Mr. Scheerer: I thought about just leaving them off. I bought five extra nets. If I can get to it, I'll get to it. If not, Chet is usually doing work in the neighborhood and I'll have him do it.

Mr. Brown: Jason, when you have employees that during rush hour are changing gate arms at Partin Settlement Road, tell them to keep their rear end out of the road.

Mr. Showe: I will talk to my employees. Thank you.

Mr. Scheerer: Did the gate arm get put back up?

Mr. Brown: Yes.

Mr. Scheerer: That's all that matters.

Ms. Zaresk: They did a nice job of rebuilding the columns. Finding that brick and making it look nice.

Mr. Scheerer: I don't like bragging a whole lot, but UCC Group is a little pricy, but they do good work.

Mr. Showe: If we can get insurance to pay their price, that's a no-brainer.

Mr. Scheerer: I know that they were a little delayed in getting all of the brick. I know that Mr. Benson-Valdes made some comments. They were coming out here to get the brick and it was a little delayed, but even the sod wasn't that badly damaged.

Mr. Benson-Valdes: I was scared that kids would get hurt.

Mr. Scheerer: So were we. Most of the kids aren't on that side of the street, believe it or not. They are on the other side. Either way, they were here later on and got it all picked up and then they came back a couple of days later and got to Lakeshore.

Ms. Zaresk: Are there any other questions? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Zaresk: Are there any Supervisor Requests? Hearing none,

TWELFTH ORDER OF BUSINESS

Next Meeting Date – September 28, 2021

The next meeting was scheduled for September 28, 2021.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Benson-Valdes seconded by Mr. Brown with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

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

This Amendment is made and entered into as of the 28th day of September, 2021, by and between:

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

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

RECITALS

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

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

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

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

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

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

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

Section 2. Section 5a “BASIS FOR COMPENSATION AND PAYMENTS” is hereby amended as attached in Exhibit B.

Section 3. All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

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

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman / Vice Chairman

ATTEST:

REW Landscape Corporation

Printed Name: _____

Printed Name: _____

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

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

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

a. Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, a Fixed Fee in the amount of (twenty four thousand two hundred and five) \$ 24,930.00, plus additional fees for services rendered in connection with Work Authorizations as defined below.



Mailing: PO Box 951484, Lake Mary, FL 32795-1484
Physical: 921 Old Deland Road. Debary, FL, 32713 • Phone 407-328-9425

September 9, 2021

Alan Scheerer
Field Operations Manager
GMS Central Florida
219 E. Livingston St
Orlando Florida 32801
407-841-5524 - office
407-398-2890 - cell
407-839-1526 - fax
Ascheerer@gmscfl.com

Remington Landscape Maintenance Budget/ Proposal
(October 1, 2021 to September 31, 2022)

Dear Alan,

Pursuant to your request please find our proposal for full-service Maintenance for a 1-year period (October 1, 2021 to September 31, 2022). Also, below I have included a 3-year plan/ agreement that is to your financial advantage. This proposal includes all specifications with our current Landscape Maintenance Agreement.

_____ One Year Agreement, 2021 -2022: \$24,930.00 monthly, \$299,160.00 yearly.

_____ Three Year Agreement, 2021 - 2024

First Year 2021 to 2022: \$24,930.00 monthly, \$299,160.00 yearly

Second Year 2022 -2023: \$24,930.00 monthly, \$299,160.00 yearly

Third Year 2023-2024: \$25,680.00 monthly, \$308,160.00 yearly

It has been our pleasure to have had the opportunity to service the Remington Community. And am looking to do so in the future. Please don't hesitate to contact me if you have any questions.

Sincerely,
Gary E. Nichipor
Business Development
REW Landscape Corp.
407-342-4458

Acceptance: _____ **Date:** _____

SECTION VIII



CLARK & ALBAUGH, LLP

SCOTT D. CLARK, ESQ.

September 2, 2021

By certified mail – return receipt requested

2018-2 IH Borrower, LP
c/o Invitation Homes
1717 Main Street, Suite 2000
Dallas, Texas 75201

**RE: Street Parking violation at 114 Westmoreland Circle, Kissimmee, Florida
34744 (the “Property”)**

Dear Sirs:

The undersigned is District Counsel to the Remington Community Development District (“District”). The District owns and maintains certain infrastructure within the Remington subdivision in Osceola County, Florida, including the streets. The Property is located within the District and fronts on the District’s streets.

The District has adopted a rule (the “Rule”) that regulates parking on District streets. A copy is attached for your reference. Among other things, the Rule strictly limits parking within the District’s streets. Certain exceptions are made, including parking by guests in limited circumstances. The current residents of the Property are making excessive claims that vehicles belonging to guests of the Property should be allowed to park in the streets.

The Rule contains the following provision:

In the event that the District learns or believes that a resident is circumventing the intent of this Rule by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an

opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.

The current resident recently received a three-month guest parking suspension for these violations. Information has been received by the District that the resident continues to violate this rule. This letter is written to inform you that the Board will conduct a hearing on the matter at its regular meeting on September 28, 2021, at 6:00 p.m. at the Remington Clubhouse, 2651 Remington Boulevard, Kissimmee, Florida 34744. You have the right to appear at that time and to provide comment, evidence or argument on your behalf.

Please contact the undersigned if you have questions in this regard.

Sincerely,



Scott D. Clark

cc: District Manager
Resident, 114 Westmoreland Circle, Kissimmee, FL 34744

SECTION IX

SECTION C

SECTION 1

Remington

Community Development District

Summary of Invoices

August 01, 2021 to August 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	8/6/21	6576 - 6582	\$ 28,937.03
	8/16/21	6583 - 6586	\$ 10,915.39
	8/20/21	6587 - 6594	\$ 36,395.40
	8/27/21	6595 - 6598	\$ 1,789.00
	8/31/21	6599 - 6602	\$ 5,831.68
			<hr/>
			\$ 83,868.50
			<hr/>
			\$ 83,868.50

*** CHECK DATES 08/01/2021 - 08/31/2021 *** REMINGTON CDD - GENERAL FUND
BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/06/21	00290	7/22/21	4904	202107	320	53800	47300		BERRY CONSTRUCTION INC.	*	435.00	
			CLEAN UP BRICK COLUMN									
8/06/21	00213	7/19/21	52786	202107	320	53800	34500		SECURITY SVC 7/19-7/28/21	*	624.00	435.00 006576
									OSCEOLA COUNTY SHERIFF'S OFFICE			
8/06/21	00251	7/26/21	730465	202107	320	53800	46300		REPAIR STUCK CLOCK ROTOR	*	424.28	
		8/01/21	730521	202108	320	53800	46200		LANDSCAPE MAINT - AUG 21	*	24,205.00	
									REW LANDSCAPE CORP			24,629.28 006578
8/06/21	00291	7/31/21	6730	202108	320	53800	46400		POOL MAINTENANCE AUG 21	*	600.00	
									ROBERTS POOL SERVICE AND REPAIR INC			600.00 006579
8/06/21	00125	7/21/21	370254	202107	320	53800	46500		SULF ACID/SODIUM BICARB	*	224.85	
		7/21/21	370514	202107	320	53800	46500		BULK BLEACH	*	474.00	
		7/22/21	370955	202107	320	53800	46500		INSPECT POOL PUMP	*	270.00	
		7/30/21	371148	202107	320	53800	46500		REPAIR MARKER TILE/VALVE	*	416.90	
									SPIES POOL LLC			1,385.75 006580
8/06/21	00071	8/01/21	41062681	202108	320	53800	46800		PEST CONTROL - AUG 21	*	63.00	
									TERMINIX COMMERCIAL			63.00 006581
8/06/21	00128	7/24/21	USA01843	202107	320	53800	53000		MECHANICAL SWEEPING JUL21	*	1,200.00	
									USA SERVICES OF FLORIDA, INC			1,200.00 006582
8/16/21	00082	8/03/21	17604	202107	310	51300	31500		ATTORNEY FEE JULY 21	*	2,220.96	
									CLARK & ALBAUGH, LLP			2,220.96 006583
8/16/21	00168	8/01/21	450	202108	310	51300	34000		MANAGEMENT FEES AUGUST 21	*	5,715.00	
		8/01/21	450	202108	310	51300	34100		INFO TECHNOLOGY AUGUST 21	*	133.33	
		8/01/21	450	202108	310	51300	51000		OFFICE SUPPLIES	*	4.15	

REMI -REMINGTON - KCOSTA

*** CHECK DATES 08/01/2021 - 08/31/2021 *** REMINGTON CDD - GENERAL FUND
BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE.....	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/01/21	450	202108	310-51300-42000							*	61.15		
8/01/21	450	202108	310-51300-42500							*	5.25		
8/01/21	451	202108	320-53800-12000							*	2,289.25		
			FIELD MANAGEMENT AUG 21										
									GOVERNMENTAL MANAGEMENT SERVICES			8,208.13	006584
8/16/21	00084	8/09/21	147114	202108	320-53800-49100				PARKING VIOLATION LABEL	*	246.30		
									PIP PRINTING			246.30	006585
8/16/21	00303	8/01/21	W4235	202108	320-53800-34700				WI-PAK SVC FEE-LAKE SHORE	*	120.00		
8/01/21	W4235	202108	320-53800-34700						WI-PAK SVC FEE-SEC PARTIN	*	120.00		
									WI-PAK			240.00	006586
8/20/21	00038	8/17/21	S231486	202108	320-53800-34800				REPAIR GATE-PARTIN 8/6/21	*	224.00		
8/19/21	S231214	202107	320-53800-34800						REPAIR GATE-PARTIN 7/27	*	169.00		
8/19/21	S231596	202108	320-53800-34800						REPAIR GATE ARM 8/12/21	*	198.32		
									ACCESS CONTROL TECHNOLOGIES			591.32	006587
8/20/21	00093	7/31/21	195830	202107	320-53800-47100				POND MAINTENANCE JULY 21	*	1,265.00		
									APPLIED AQUATIC MANAGEMENT, INC.			1,265.00	006588
8/20/21	00290	8/13/21	4907	202108	320-53800-57200				INSTALL 3 NEW TABLES	*	865.00		
8/13/21	4908	202108	320-53800-47300						REMOVE/DISPOSE PARK BENCH	*	685.00		
8/13/21	4909	202108	320-53800-47800						FURNISH 6 BASKETBALL NET	*	265.00		
									BERRY CONSTRUCTION INC.			1,815.00	006589
8/20/21	00321	7/31/21	1801039	202107	320-53800-34500				SECURITY SVC 7/1-7/31/21	*	27,533.29		
7/31/21	1801040	202107	320-53800-34500						SECURITY SVC TRACK TIK	*	150.00		
									DSI SECURITY SERVICES			27,683.29	006590
8/20/21	00127	8/17/21	5279699	202107	310-51300-31100				ENGINEER SERVICES JULY 21	*	1,503.75		
									HANSON, WALTER & ASSOCIATES, INC.			1,503.75	006591
									REMI -REMINGTON - KCOSTA				

*** CHECK DATES 08/01/2021 - 08/31/2021 *** REMINGTON CDD - GENERAL FUND
BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/20/21	00251	8/02/21	730550	202107	320	53800	46300			REPAIR STUCK ROTOR ZONE	*	424.28		
8/09/21	730563	202108	320	53800	46300					REPAIR MAINLINE LEAK 8/6	*	148.35		
8/17/21	730597	202108	320	53800	46300					REPAIR VALVE ON SIDEWALK	*	374.46		
8/20/21	00125	8/18/21	371771	202108	300	15500	10000			REW LANDSCAPE CORP	*	89.95	947.09	006592
8/20/21	00128	8/14/21	USA01902	202108	320	53800	53000			MECHANICAL SWEEPING AUG21	*	1,200.00		
8/20/21	00282	8/03/21	21-3427	202107	320	53800	46700			SPIES POOL LLC	*	1,100.00	89.95	006593
8/03/21	21-3427	202107	320	53800	35000					USA SERVICES OF FLORIDA, INC	*	200.00	1,200.00	
8/27/21	00038	8/20/21	S231708	202108	320	53800	34800			CLEAN CLUBHOUSE JULY 21	*	389.00	1,200.00	006594
8/27/21	00309	8/12/21	1729	202108	320	53800	57200			CLEAN GUARDHOUSE JULY 21	*	200.00	1,300.00	006595
8/27/21	00128	8/21/21	USA01932	202108	320	53800	53000			WESTWOOD INTERIOR CLEANING INC.	*	1,200.00		
8/31/21	00038	8/26/21	S231846	202108	320	53800	34800			REPIAR GATE-PARITIN 8/18	*	169.00	389.00	006596
8/31/21	00251	8/24/21	730619	202108	320	53800	46300			ACCESS CONTROL TECHNOLOGIES	*	472.68	200.00	006597
8/31/21	00209	8/26/21	5718	202108	320	53800	47300			PRESSURE WASH THIS INC.	*	4,950.00	1,200.00	006598
										USA SERVICES OF FLORIDA, INC	*	169.00	1,200.00	006599
										ACCESS CONTROL TECHNOLOGIES	*	472.68	169.00	006600
										REW LANDSCAPE CORP	*	4,950.00	472.68	006601
										REPAIR FRONT ENT. COLUMN	*	4,950.00	4,950.00	006601
										UCC GROUP INC.	*		4,950.00	006601

*** CHECK DATES 08/01/2021 - 08/31/2021 *** REMINGTON CDD - GENERAL FUND
BANK A REMINGTON CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/31/21	00303	9/01/21 W4358	202108 300-15500-10000		WI-PAK LAKE SHORE SEPT 21	*	120.00	
		9/01/21 W4358	202108 300-15500-10000		WI-PAK SEC PARTIN SEPT 21	*	120.00	
					WI-PAK			
							240.00	006602
					TOTAL FOR BANK A		83,868.50	
					TOTAL FOR REGISTER		83,868.50	

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SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
August 31, 2021



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Remington
Community Development District
Combined Balance Sheet
August 31, 2021

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 227,864	\$ -	\$ 227,864
Pavement Management	\$ -	\$ 249,011	\$ 249,011
Capital Projects Fund	\$ -	\$ 63,444	\$ 63,444
Prepaid Expenses	\$ 420	\$ -	\$ 420
Investments:			
State Board	\$ 171,501	\$ 196,289	\$ 367,790
Total Assets	\$ 399,785	\$ 508,745	\$ 908,530
Liabilities:			
Accounts Payable	\$ 3,513	\$ -	\$ 3,513
Total Liabilities	\$ 3,513	\$ -	\$ 3,513
Fund Balances:			
Assigned for Capital Projects	\$ -	\$ 63,444	\$ 63,444
Pavement Management	\$ -	\$ 445,300	\$ 445,300
Assigned	\$ 420	\$ -	\$ 420
Unassigned	\$ 395,852	\$ -	\$ 395,852
Total Fund Balances	\$ 396,272	\$ 508,745	\$ 905,017
Total Liabilities & Fund Equity	\$ 399,785	\$ 508,745	\$ 908,530

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues:				
Maintenance Assessment	\$ 1,137,222	\$ 1,137,222	\$ 1,142,518	\$ 5,296
Miscellaneous Income	\$ 5,000	\$ 4,583	\$ 4,315	\$ (268)
Interest Income	\$ 1,900	\$ 1,742	\$ 364	\$ (1,378)
Total Revenues	\$ 1,144,122	\$ 1,143,547	\$ 1,147,197	\$ 3,650

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 11,000	\$ 10,400	\$ 600
FICA	\$ 918	\$ 842	\$ 796	\$ 46
Engineer	\$ 18,500	\$ 16,958	\$ 6,134	\$ 10,825
Attorney	\$ 27,500	\$ 25,208	\$ 24,470	\$ 738
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 456	\$ 544
Management Fees	\$ 68,580	\$ 62,865	\$ 62,865	\$ -
Information Technology	\$ 960	\$ 880	\$ 880	\$ 0
Website Maintenance	\$ 640	\$ 587	\$ 587	\$ 0
Telephone	\$ 80	\$ 73	\$ -	\$ 73
Postage	\$ 900	\$ 900	\$ 2,034	\$ (1,134)
Insurance	\$ 38,267	\$ 38,267	\$ 37,668	\$ 599
Printing and Binding	\$ 1,500	\$ 1,375	\$ 356	\$ 1,019
Newsletter	\$ 3,300	\$ 3,025	\$ 2,732	\$ 293
Legal Advertising	\$ 2,300	\$ 2,108	\$ 2,220	\$ (112)
Office Supplies	\$ 250	\$ 229	\$ 92	\$ 137
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 150	\$ 150	\$ 1,694	\$ (1,544)
Total General & Administrative:	\$ 185,520	\$ 174,143	\$ 162,059	\$ 12,084

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 13,915	\$ 12,650	\$ 1,265
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Utilities

Kissimmee Utility Authority	\$ 10,500	\$ 9,625	\$ 6,482	\$ 3,143
Toho Water Authority	\$ 70,000	\$ 64,167	\$ 31,440	\$ 32,727
Orlando Utilities Commission	\$ 20,500	\$ 18,792	\$ 15,182	\$ 3,609
Centurylink	\$ 7,300	\$ 6,692	\$ 6,528	\$ 164
Bright House Network	\$ 5,000	\$ 4,583	\$ 4,185	\$ 398

Roadways

Street Sweeping	\$ 28,800	\$ 26,400	\$ 26,400	\$ -
Drainage	\$ 7,050	\$ 6,463	\$ -	\$ 6,463
Signage	\$ 5,000	\$ 4,583	\$ 631	\$ 3,952

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Common Area				
Landscaping	\$ 290,460	\$ 266,255	\$ 266,255	\$ -
Feature Lighting	\$ 6,300	\$ 6,300	\$ 7,234	\$ (934)
Irrigation	\$ 10,500	\$ 9,625	\$ 7,370	\$ 2,255
Trash Receptacles & Benches	\$ 1,000	\$ 917	\$ -	\$ 917
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 9,040	\$ 10,060	\$ (1,020)
Miscellaneous Common Area Services	\$ 10,700	\$ 10,700	\$ 15,713	\$ (5,013)
Soccer/Ball Field Maintenance	\$ 2,000	\$ 2,000	\$ 3,778	\$ (1,778)
Recreation Center				
Pool Maintenance	\$ 20,600	\$ 18,883	\$ 14,181	\$ 4,702
Pool Cleaning	\$ 8,000	\$ 7,333	\$ 6,600	\$ 733
Pool Permits	\$ 550	\$ 550	\$ 525	\$ 25
Recreation Center Cleaning	\$ 15,900	\$ 14,575	\$ 12,885	\$ 1,690
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 7,333	\$ 6,039	\$ 1,295
Pest Control	\$ 700	\$ 642	\$ 680	\$ (38)
Security				
Recreation Center Access	\$ 4,000	\$ 4,000	\$ 3,977	\$ 23
Security Guard	\$ 287,500	\$ 263,542	\$ 253,544	\$ 9,998
Gate Repairs	\$ 10,750	\$ 10,750	\$ 12,353	\$ (1,603)
Guard House Cleaning	\$ 3,300	\$ 3,025	\$ 2,350	\$ 675
Guard House Repairs and Maintenance	\$ 3,500	\$ 3,500	\$ 6,584	\$ (3,084)
Gate Maintenance Agreement	\$ 850	\$ 850	\$ 550	\$ 300
Other				
Contingency	\$ 1,000	\$ 917	\$ 260	\$ 657
Field Management Services	\$ 27,471	\$ 25,182	\$ 25,182	\$ -
Total O&M Expenses:	\$ 894,471	\$ 821,138	\$ 759,618	\$ 61,519
<u>Other Sources/ (Uses)</u>				
Transfer Out - Pavement Management	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ -
Transfer Out - Capital Projects	\$ (94,643)	\$ (94,643)	\$ (94,643)	\$ -
Total Other Sources/ (Uses)	\$ (169,643)	\$ (169,643)	\$ (169,643)	\$ -
Total Expenditures	\$ 1,249,634	\$ 1,164,923	\$ 1,091,320	\$ 73,603
Excess Revenues (Expenditures)	\$ (105,512)		\$ 55,877	
Fund Balance - Beginning	\$ 105,512		\$ 340,395	
Fund Balance - Ending	\$ -		\$ 396,272	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues:				
Interest Income	\$ 2,500	\$ 2,292	\$ 508	\$ (1,784)
Total Revenues	\$ 2,500	\$ 2,292	\$ 508	\$ (1,784)
Expenditures:				
Roadway Improvement	\$ -	\$ -	\$ 354,967	\$ (354,967)
Capital Outlay - Contingency	\$ -	\$ -	\$ 469	\$ (469)
Total Expenditures	\$ -	\$ -	\$ 355,436	\$ (355,436)
Transfer In/(Out)	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Excess Revenues (Expenditures)	\$ 77,500		\$ (279,928)	
Fund Balance - Beginning	\$ 374,556		\$ 725,228	
Fund Balance - Ending	\$ 452,056		\$ 445,300	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues:				
Interest Income	\$ 100	\$ 92	\$ 6	\$ (86)
Total Revenues	\$ 100	\$ 92	\$ 6	\$ (86)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Capital Outlay - Pressure Washing	\$ 20,000	\$ 20,000	\$ 18,750	\$ 1,250
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 13,750	\$ -	\$ 13,750
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 87,083	\$ 70,340	\$ 16,743
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 11,000	\$ 9,030	\$ 1,970
Capital Outlay - Resurfacing Courts	\$ 15,000	\$ 15,000	\$ 11,135	\$ 3,865
Capital Outlay - Contingency	\$ -	\$ -	\$ 452	\$ (452)
Total Expenditures	\$ 166,000	\$ 156,000	\$ 109,707	\$ 46,293
Transfer In/(Out)	\$ 94,643	\$ 94,643	\$ 94,643	\$ -
Excess Revenues (Expenditures)	\$ (71,257)		\$ (15,058)	
Fund Balance - Beginning	\$ 71,257		\$ 78,502	
Fund Balance - Ending	\$ -		\$ 63,444	

Remington Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 121,514	\$ 901,679	\$ 20,066	\$ 14,989	\$ 10,857	\$ 53,766	\$ 4,908	\$ 14,739	\$ -	\$ -	\$ -	\$ 1,142,518
Miscellaneous Income	\$ 130	\$ 500	\$ 175	\$ 110	\$ 420	\$ 480	\$ 780	\$ 280	\$ 410	\$ 490	\$ 540	\$ -	\$ 4,315
Interest Income	\$ 30	\$ 22	\$ 18	\$ 18	\$ 18	\$ 47	\$ 42	\$ 40	\$ 33	\$ 70	\$ 25	\$ -	\$ 364
Total Revenues	\$ 160	\$ 122,037	\$ 901,872	\$ 20,194	\$ 15,427	\$ 11,384	\$ 54,589	\$ 5,227	\$ 15,182	\$ 560	\$ 565	\$ -	\$ 1,147,197
Expenditures:													
General & Administrative:													
Supervisor's Fees	\$ 2,000	\$ -	\$ 1,600	\$ -	\$ 1,800	\$ -	\$ 1,000	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ 10,400
FICA	\$ 153	\$ -	\$ 122	\$ -	\$ 138	\$ -	\$ 77	\$ 92	\$ 61	\$ 77	\$ -	\$ -	\$ 796
Engineer	\$ 2,283	\$ 150	\$ 450	\$ 784	\$ 401	\$ 113	\$ 150	\$ 225	\$ 75	\$ 1,504	\$ -	\$ -	\$ 6,134
Attorney	\$ 1,366	\$ 739	\$ 8,643	\$ 1,735	\$ 998	\$ 1,853	\$ 2,267	\$ 1,916	\$ 2,734	\$ 2,221	\$ -	\$ -	\$ 24,470
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Management Fees	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ 5,715	\$ -	\$ 62,865
Information Technology	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ 880
Website Maintenance	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ -	\$ 587
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 42	\$ 46	\$ 99	\$ 37	\$ 15	\$ 53	\$ 15	\$ 35	\$ 1,606	\$ 26	\$ 61	\$ -	\$ 2,034
Insurance	\$ -	\$ 37,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,668
Printing and Binding	\$ -	\$ 4	\$ 5	\$ 245	\$ 2	\$ 16	\$ -	\$ 46	\$ 19	\$ 13	\$ 5	\$ -	\$ 356
Newstetter	\$ 428	\$ -	\$ -	\$ 428	\$ -	\$ 1,019	\$ -	\$ 428	\$ -	\$ 428	\$ -	\$ -	\$ 2,732
Legal Advertising	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,065	\$ -	\$ -	\$ 2,220
Office Supplies	\$ 1	\$ 1	\$ 15	\$ 2	\$ 1	\$ 2	\$ 56	\$ 1	\$ 6	\$ 4	\$ 4	\$ -	\$ 92
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 5	\$ 15	\$ 288	\$ 88	\$ 56	\$ 170	\$ 172	\$ 77	\$ 47	\$ 704	\$ 72	\$ -	\$ 1,694
Total General & Administrative:	\$ 55,125	\$ 6,803	\$ 17,070	\$ 9,167	\$ 9,714	\$ 9,073	\$ 13,085	\$ 9,868	\$ 11,196	\$ 13,889	\$ 7,067	\$ -	\$ 162,059
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ 12,650
Utilities													
Kissimmee Utility Authority	\$ 609	\$ 584	\$ 589	\$ 641	\$ 651	\$ 554	\$ 603	\$ 546	\$ 556	\$ 585	\$ 564	\$ -	\$ 6,482
Toho Water Authority	\$ 3,064	\$ 1,929	\$ 2,240	\$ 2,826	\$ 2,551	\$ 2,357	\$ 2,165	\$ 2,753	\$ 3,004	\$ 4,574	\$ 3,977	\$ -	\$ 31,440
Orlando Utilities Commission	\$ 1,360	\$ 1,306	\$ 1,321	\$ 1,535	\$ 1,391	\$ 1,308	\$ 1,432	\$ 1,390	\$ 1,380	\$ 1,439	\$ 1,320	\$ -	\$ 15,182
Centurylink	\$ 565	\$ 260	\$ 859	\$ 564	\$ 279	\$ 1,105	\$ 584	\$ 273	\$ 898	\$ 576	\$ 566	\$ -	\$ 6,528
Bright House Network	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 372	\$ 373	\$ 403	\$ 403	\$ 403	\$ -	\$ 4,185
Roadways													
Street Sweeping	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	\$ 26,400
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ 396	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 24,205	\$ 266,255
Feature Lighting	\$ 638	\$ -	\$ -	\$ 6,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,234
Irrigation	\$ 645	\$ 250	\$ 568	\$ 839	\$ 394	\$ 140	\$ 719	\$ 684	\$ 539	\$ 849	\$ 1,744	\$ -	\$ 7,370
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ 5,700	\$ -	\$ -	\$ -	\$ -	\$ 1,865	\$ 1,500	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ 10,060
Miscellaneous Common Area Services	\$ 2,389	\$ 385	\$ 1,200	\$ 2,419	\$ -	\$ 385	\$ -	\$ 1,335	\$ 565	\$ 1,315	\$ 5,720	\$ -	\$ 15,713
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ -	\$ 2,633	\$ 185	\$ 65	\$ 630	\$ -	\$ -	\$ -	\$ 265	\$ -	\$ 3,778
Recreation Center													
Pool Maintenance	\$ 2,515	\$ 588	\$ 1,500	\$ 543	\$ 840	\$ 1,322	\$ 1,239	\$ 981	\$ 2,034	\$ 1,476	\$ 1,144	\$ -	\$ 14,181
Pool Cleaning	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ 6,600
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ 525
Recreation Center Cleaning	\$ 1,100	\$ 1,050	\$ 1,557	\$ 1,050	\$ 1,000	\$ 1,321	\$ 1,100	\$ 1,050	\$ 1,100	\$ 1,457	\$ 1,100	\$ -	\$ 12,885
Recreation Center Repairs & Maintenance	\$ 1,579	\$ 563	\$ 575	\$ 1,006	\$ 120	\$ -	\$ 344	\$ 293	\$ 127	\$ -	\$ 1,429	\$ -	\$ 6,039
Pest Control	\$ 65	\$ 60	\$ 60	\$ 60	\$ 60	\$ 60	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ 680
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,977
Security Guard	\$ 26,536	\$ 21,927	\$ 27,016	\$ 21,691	\$ 25,444	\$ 26,287	\$ 25,524	\$ 25,655	\$ 24,229	\$ 28,995	\$ 240	\$ -	\$ 253,544
Gate Repairs	\$ 4,906	\$ 150	\$ 149	\$ 4,226	\$ 2,945	\$ 982	\$ 555	\$ 392	\$ 1,700	\$ (4,631)	\$ 980	\$ -	\$ 12,353
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ -	\$ 2,350
Guard House Repairs and Maintenance	\$ 650	\$ 285	\$ 1,350	\$ 1,865	\$ 520	\$ 1,589	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,584
Gate Maintenance Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550
Other													
Contingency	\$ -	\$ -	\$ -	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246	\$ -	\$ 260
Field Management Services	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ 2,289	\$ -	\$ 25,182
Total O&M Expenses:													
	\$ 83,651	\$ 60,668	\$ 70,365	\$ 80,234	\$ 67,711	\$ 75,248	\$ 68,351	\$ 68,268	\$ 67,607	\$ 68,060	\$ 49,456	\$ -	\$ 759,618
Other Sources/ (Uses)													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ (75,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (75,000)
Transfer Out - Capital Projects	\$ -	\$ -	\$ -	\$ (94,643)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (94,643)
Total Other Sources/ (Uses)													
	\$ -	\$ -	\$ -	\$ (169,643)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (169,643)
Total Expenditures													
	\$ 138,776	\$ 67,471	\$ 87,435	\$ 259,045	\$ 77,425	\$ 84,321	\$ 81,436	\$ 78,136	\$ 78,803	\$ 81,949	\$ 56,523	\$ -	\$ 1,091,320
Excess Revenues (Expenditures)													
	\$ (138,616)	\$ 54,565	\$ 814,437	\$ (238,851)	\$ (61,998)	\$ (72,937)	\$ (26,847)	\$ (72,908)	\$ (63,621)	\$ (81,389)	\$ (55,957)	\$ -	\$ 55,877

Remington
Community Development District
Assessment Receipt Schedule
Fiscal Year 2021

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

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	Total
11/06/20	ACH	\$11,164.45	\$223.27	(\$501.89)	\$0.00	\$10,439.29	\$10,439.29	\$10,439.29
11/20/20	ACH	\$118,064.22	\$2,361.29	(\$4,627.90)	\$0.00	\$111,075.03	\$111,075.03	\$111,075.03
12/10/20	ACH	\$873,268.11	\$17,465.35	(\$34,230.66)	\$0.00	\$821,572.10	\$821,572.10	\$821,572.10
12/10/20	ACH	\$864.27	\$17.28	(\$10.26)	\$0.00	\$836.73	\$836.73	\$836.73
12/22/20	ACH	\$84,137.72	\$1,682.74	(\$3,185.08)	\$0.00	\$79,269.90	\$79,269.90	\$79,269.90
01/08/21	ACH	\$4,145.87	\$82.91	(\$121.89)	\$0.00	\$3,941.07	\$3,941.07	\$3,941.07
01/08/21	ACH	\$16,963.25	\$339.29	(\$498.72)	\$0.00	\$16,125.24	\$16,125.24	\$16,125.24
02/08/21	ACH	\$690.23	\$13.80	(\$10.17)	\$0.00	\$666.26	\$666.26	\$666.26
02/08/21	ACH	\$14,927.66	\$298.55	(\$305.89)	\$0.00	\$14,323.22	\$14,323.22	\$14,323.22
03/08/21	ACH	\$337.15	6.75	\$0.00	\$0.00	\$330.40	\$330.40	\$330.40
03/08/21	ACH	\$10,856.48	217.14	(\$113.01)	\$0.00	\$10,526.33	\$10,526.33	\$10,526.33
04/12/21	ACH	\$49,532.69	990.63	(\$13.31)	\$0.00	\$48,528.75	\$48,528.75	\$48,528.75
04/12/21	ACH	\$5,344.43	106.91	\$0.00	\$0.00	\$5,237.52	\$5,237.52	\$5,237.52
05/11/21	ACH	\$4,749.71	95.00	\$79.81	\$0.00	\$4,734.52	\$4,734.52	\$4,734.52
05/12/21	ACH	\$171.50	3.43	\$5.04	\$0.00	\$173.11	\$173.11	\$173.11
06/08/21	ACH	\$3,392.65	67.85	\$99.76	\$0.00	\$3,424.56	\$3,424.56	\$3,424.56
06/25/21	ACH	\$11,208.60	224.17	\$329.58	\$0.00	\$11,314.01	\$11,314.01	\$11,314.01
TOTAL		\$1,209,818.99	\$24,196.36	(\$43,104.59)	\$0.00	\$1,142,518.04	\$1,142,518.04	\$1,142,518.04

100%	Gross Percent Collected
\$0.00	Balance Remaining to Collect

SECTION 3



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Remington

[illegible]

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

Name: S.Bajinath Date: 08/26/2021



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: _____ Remington Community _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/09/21	1800	Remington Community Center	10-8	
	1830	Remington Blvd/ Community Center	Patrol	
	1900	Portchester/ Community Center	Patrol	
	1930	Westmoreland/Remington Blvd/ Community Center	Patrol/ Motorcycle seen	
	2000	Southbridge/ Community Center	Patrol	
	2030	Portchester/ Remington Blvd/ Community Center	Patrol	
	2100	Westmoreland/Remington Blvd/ Community Center	Patrol	
	2130	Knightsbridge/ Southbridge/ Community Center	patrol	
9/09/21	2200	Remington Blvd/ Community Center	patrol	
			Searched area not found	
		Motorcycle seen, opposite direction, lost sight of.		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	11
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	11
Self Initiated	1	Traffic		Verbal Warning	1	Verbal Warning		Businesses	11
Reports		Ordinance						Construction	

Name: Raymond West ID #: 898 Date: 9/09/21



Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/13/2021	1800 HRS	ON DUTY	N/A	N/A
09/13/2021	1800-1830 HRS	SPEED ENFORCEMENT KNIGHTSBRIDGE	NONE OBSERVED	N/A
09/13/2021	1833-1839 HRS	PATROLLED OAKVIEW	2 VIOLATIONS	N/A
09/13/2021	1840-1849 HRS	PATROLLED WINDSOR PARK	NONE OBSERVED	N/A
09/13/2021	1852-1858 HRS	PATROLLED EAGLES LANDING	1 VIOLATION	N/A
09/13/2021	1900-1907 HRS	PATROLLED WATER'S EDGE	NONE OBSERVED	N/A
09/13/2021	1911-1914 HRS	PATROLLED STRATHMORE	NONE OBSERVED	N/A
09/13/2021	1915-1925 HRS	CHECKED GOLF COURSE CLUBHOUSE	NONE OBSERVED	N/A
09/13/2021	1927-1932 HRS	PATROLLED HAWKS NEST	NONE OBSERVED	N/A
09/13/2021	1933-1938 HRS	PATROLLED HARWOOD	NONE OBSERVED	N/A
09/13/2021	1940-1945 HRS	PATROLLED WESTMORELAND	NONE OBSERVED	N/A
09/13/2021	1947-1953 HRS	PATROLLED SOUTHAMPTON	NONE OBSERVED	N/A
09/13/2021	1955-2004 HRS	PATROLLED CROWN RIDGE	1 VIOLATION	N/A
09/13/2021	2006-2018 HRS	PATROLLED ARDEN PLACE	5 VIOLATIONS	N/A
09/13/2021	2020-2027 HRS	PATROLLED BROOKSTONE	NONE OBSERVED	N/A
09/13/2021	2030-2040 HRS	CHECKED BUSINESS PARK	NONE OBSERVED	N/A
09/13/2021	2042-2047 HRS	PATROLLED PARKLAND SQUARE	NONE OBSERVED	N/A
09/13/2021	2049-2054 HRS	PATROLLED SOMERSET	2 VIOLATIONS	N/A
09/13/2021	2056-2106 HRS	CHECKED COMMUNITY CENTER	NONE OBSERVED	N/A
09/13/2021	2110-2200 HRS	TRAFFIC ENFORCEMENT REMINGTON BLVD	1 VIOLATION	N/A
09/13/2021	2200 HRS	OFF DUTY	N/A	N/A

Calls for Service		Arrests	Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	Misdemeanor		Citations		Citations	5	Parks	2
Back-up	Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated	Traffic		Verbal Warning	1	Verbal Warning	6	Businesses	1
Reports	Ordinance						Construction	



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Community Development

[illegible]

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	9
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name:	Raymond West	ID #:	898	Date:	09/16/21
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