

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 30<sup>th</sup> 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 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 (Red 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-Valdes: 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-Valdes: 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-Valdes: 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-Valdes: 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-Valdes 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-Valdes: 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-Valdes: But then your offices would have to maintain it.

Mr. McLeod: It's easily transferable.

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

Mr. McLeod: We communicate all the time.

Mr. Showe: Yeah.

Mr. Benson-Valdes: 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-Valdes: 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.
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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's just not 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 more so 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 built 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 16<sup>th</sup> instead of November 30<sup>th</sup> and instead of meeting on December 28<sup>th</sup> moving it to December 14<sup>th</sup>. That's what we have done in the past.

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

Mr. Showe: Let me double check. How about May 24<sup>th</sup>?

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