

MINUTES OF MEETING  
REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, September 28, 2021 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Kenneth Soukup	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich	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
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Soukup: Are there any modifications to the agenda?

Mr. Showe: I have none.

**THIRD ORDER OF BUSINESS****Security Report from DSI Security Services**

Mr. McLeod: I would like to announce that we have hired a new site supervisor. He has been here for 3 and a half to 4 weeks. His name is Seth. He is doing a really good job and is tightening up the things that we needed tightened up out here. The post is running a lot more smoothly. We are not leaving open posts like when we would have to go in on a rover to cover the gates. That is not happening any more. It has been a really good addition to our family here. The Partin Settlement Road gate this month had 6,334 residents come through and 469 guests came through. The E. Lakeshore Boulevard gate had 3,700 residents come through and 811 guests. We issued 112 tickets. We towed one vehicle, and we attempted to tow two others. The reason I say attempt is because we called the tow truck company but by the time they got out here the cars had been moved.

Mr. Soukup: I wanted to say that I am reading all of these reports, and I invite the other Supervisors to get the reports as well. The new people that DSI has hired are doing a great job.

Mr. McLeod: There have been hiccups but we are getting on top of it. Mr. Mehrlich, I know that you requested paperwork and I contacted Seth yesterday about gathering that paperwork. He came out yesterday and compiled it all together and left it on the desk. Somehow, that paperwork he compiled for this month, the guest sheets, were thrown away. I don't have them. I do have all of the guest sheets for August if that helps at all.

Mr. Soukup: I have a question. Some of it goes back to the sheet. When someone calls in and says, "We have a guest at 145 Westmorland." How is that handled?

Mr. McLeod: The only thing we can do because a lot of times it is just them calling on a recorder, we aren't talking to anyone, the procedure is that before they get here and issue the first ticket, they go check Partin Settlement gate and then they check the voicemails. They write down on the sheet who left the voicemail. A lot of times there is no car, they just say, "I have a guest parked in front of my house." It could be a grey Jetta, it could be a green Kia, it could be anything. We just know that it is a guest that is parked in front of that house. Then they lock it down. We leave that alone. We have the running log that shows who has the guests where. Here is the problem that we have, and it goes to the 6 and 7-day rule. I can't figure it out. I don't know how with the number of guests that we get called in, I don't know how with us using these that we can account for what vehicle has been parked there for 6-7 days for that particular situation. I haven't been able to figure it out. We don't have to in other places because we have visitor manger systems and the

computer does it. It is too much for us to stay on top of. I don't know how to do that. I will be honest with you, I am sure there have been vehicles that have been parked beyond the sixth day but because they have called in, we have let them go at certain residences.

Mr. Soukup: Something is not right there. If somebody calls in at 8 o'clock, an hour after you guys got there, then they could potentially get tagged at their house because they are not picking up the messages. So something needs to be different there.

Mr. McLeod: I see what you are saying there, yes.

Mr. Soukup: The last time we did have a call-in sheet, there were 30. You have 90 call-ins from 1,700 homes over a 30-day period. That is not a lot.

Mr. McLeod: No, it is not. A lot of people aren't calling in. We will go and ticket the car, and people will say. "These are our guests; we didn't know what number to call." We have been kind of giving them a bye on that and the reason being because they have the old numbers for the rovers they were using, or whatever guard service you were using before. They still have their telephone numbers and that is who they were calling. Whatever telephone number they have out there, that is who has been getting a lot of phone calls. Officers are using discretion in saying that this person seems genuine when they say they attempted to call.

Mr. Soukup: We really don't know how all of that is being handled. Another thing, from your report that you send out, you have tag numbers on there. Is there a relationship with that tag? If you hit that tag on another day, you can see it?

Mr. McLeod: Yes, I can see it.

Mr. Soukup: So if it shows up a third time at another address, it is going to say that car is on the street?

Mr. McLeod: We can't follow the address; we follow the tag.

Mr. Showe: That is in accordance with the policy. The policy is the vehicle, not the address that it is parked in front of. We deem vehicles repeat offenders as well.

Mr. Soukup: But if we have one house in the neighborhood that has 16 cars out there on a Saturday, they are all guests. For one, how does your security guard know which house called. Do they say, "Hey, I am going to have 15 cars on the road tonight." To me, that should be a red flag that it is a repeat offender. Last Saturday night, I saw a house with 15 cars in front of it, from one end of the road to another, so how is that called into security?

Mr. McLeod: Somebody will call and say, "I am having a party, there will be multiple cars." You can see this on the list that there will be multiple cars. I can't get the tags from them. If there are multiple cars parked in the street, and there is a repeat offender in that, then we will call a tow truck for them. They still do not have permission to be on the road.

Mr. Soukup: Right. That is something we can look for too, if there are multiple requests for a party.

Mr. McLeod: Absolutely.

Mr. Benson-Valdes: I have been saying that this form can go electronic. It is very easy to create an excel spreadsheet with filters on it. If you guys don't know how to do it, I can do it and send it to you guys. Then all your rover has to do is enter the names on there.

Mr. McLeod: I can search by names. The problem that we are seeing is that when they call in for visitors, they are not giving us tag numbers or vehicle descriptions, so I have no idea. When I pull up in front of for example, 123 Smith Street, and you have called in and you live here, and you say, "I have two cars that will be parked in front of my house." I don't know for sure that they are both your cars, there might even be a third car, but because it is in front of 123 Smith Street, I am going to have to let it go because you called in multiple cars.

Mr. Benson-Valdes: That isn't the point. The point is that you didn't know if people were repeating. It doesn't matter that it is the same car, it is the same individuals calling, right?

Mr. McLeod: That tags the house, not the car.

Mr. Benson-Valdes: That is the point. I think the parking thing is related to the house.

Mr. Showe: The visitor is related to the house.

Mr. McLeod: That is a misunderstanding on my part. What you are telling me is that say I have a house, and I call Mr. Diego in to visit me and he stays for 5 days. Then Mr. Soukup comes in for the other 2 days.

Mr. Showe: You have had vehicles in front of your home.

Mr. McLeod: That is a misunderstanding. I apologize.

Mr. Benson-Valdes: All you need is to convert the paper into an excel and filter it. Your phones can even have excel.

Mr. McLeod: Thank you.

Mr. Soukup: When the guys are working roving patrol, do they leave and go to lunch? Do they clock out? What do they do, what is their lunch procedure?

Mr. McLeod: They pretty much eat on the clock. They will leave to go fill the gas tank and to get the vehicle washed.

Mr. Soukup: I came down here at 9 something, and the car was sitting there and the guy was off somewhere, I asked him what he was doing and he said he had to go to lunch and that he works x number of hours a day. The car was here, nobody was roving, the car was parked. He told me he was off getting lunch somewhere. We are looking around and seeing what is going on, and I asked him a question and he lied to me.

Mr. McLeod: Can you tell me what time this was?

Mr. Soukup: Roughly 9:15. Then the guy goes and does a couple circles up by Lance Bridge and he comes back and goes up and back again. That is why I wondered. There is something wrong here. I don't know what it is. Then after that, he goes up to the front gate and is up there for a while. I thought the rover was supposed to be roving. You have a gate card there, he shouldn't be sitting there. I would like to know what their schedule is and especially when they are roving. If they are roving, they should be roving. They should be driving around.

Mr. McLeod: You are absolutely right.

Mr. Soukup: It should be random. People are pulling out back onto the street after the rover goes by if they know he goes by at a particular time. I don't know if volunteers would be willing to volunteer, or if insurance would be a conflict, there used to be a Sheriff's Department riding along. If there was a resident with the security guard in the vehicle it might make his more astute of what he is doing.

Mr. McLeod: You are absolutely right. I will say though, I can't do that because of the insurance as you said. Before I leave here, I will make sure every Board member has my card with my telephone number. Jason knows that you can call that number at 3 o'clock in the morning. Please be nice, but I will make sure that you have that card. If you run into that problem you saw, please call me immediately. Don't even bother with my site supervisor. That is not what you all are paying for.

Mr. Soukup: The other thing is that I almost feel like we should document all street parking with a picture, because residents have 30 minute to park on the street. Last night, when I asked the guy, I said I just saw you pull into Westmoreland Circle at 644 and there were 2 cars on the street right there. There were two white Toyotas and a couple other cars. I said, "Did they call in or are they tagged or what?" He said, "I didn't see them." I said, "There is no way you can drive by and

not see them. There was one on one side of the street and one on the other. You are lying.” That was a brazen statement and I kind of apologize for saying that but you are lying, you had to drive between the cars. If we documented all of the street parking, just a picture, and I mean they are in no hurry to go anywhere. They are on the clock 11 hours to rove. Take your time and document the picture. If they documented it and it came back 3 hours later, at least they had it documented that it had been on the street for this amount of time. Like on Westmoreland for example, you have the 114 that they do their thing, they have created an issue with other cars close by that want to park on the street because those cars are on the street. You also have other cars on the street. I don’t drive through the whole neighborhood but you have a BMW on the street right now that has been on the street all last night and today and is still there right this second. You have cars on 107, 129, 216, 211 and 27 that have been there all day long and the rover just drove through. They are driving by the vehicles. They are not doing anything to the cars on the street. We don’t have a procedure.

Mr. McLeod: I am not trying to be argumentative, but you are saying these cars are there, and I don’t know if they have been called in or not.

Mr. Soukup: The BMW has been there for a week. It is there almost every day. If there is a car on the street, something should be done. You should be able to look at a piece of paper and say 145 Westmoreland called in, they are having a party tonight. Someone down the street had a party and there were 20 cars on the street. People don’t care if it is like that. I think Jason has to come up with some sort of procedure so we know what is going on. Before, they used to be called, they would get a call or text or send a picture of the car, you had to get the make and model, and you sent a photo of your tag so the officer had it. If he drove by your house, he would look and see if you called in the tag. You don’t want to do the cell phone thing, and I get that you want to keep it streamlined.

Mr. Benson-Valdes: I thought you were going to do an email.

Mr. Showe: We are still trying to get all of that set up.

Mr. Benson-Valdes: I have seen one of your rovers message a vehicle ticketed that had been on the road more than 30 minutes. Gene documents the best probably. It is difficult, I agree with him.

Mr. Brown: There are people who aren’t trying to mess up and they are going to suffer. I see a lot of cars getting tagged. I would hate for my daughter who starts driving soon, or her friends

who will be coming over, to be accidentally leaving their car on the street and not purposefully trying to manipulate the system and they get tagged. It doesn't go two tags and a tow. It goes one tag and a tow. I never totally understood that.

Mr. McLeod: Those are your rules. I only enforce what you tell me to enforce. I agree.

Mr. Brown: I have been towed. So I am not throwing rocks at a glass house here.

Mr. Mehrlich: My son before he went to college, he would have friends come over and I don't know how many times I had to pound it in his head, that he needed to call that number and tell them or they are going to have a problem.

Mr. Brown: You don't want them to get one tag because then that second tag is the bad tag.

Mr. McLeod: I know that you all spend a large amount of money on security. Let's be honest, we are an insurance policy. We don't generate any money for you all. We are an insurance policy and we are aware of that. When you have humans doing things, you are going to get human error from things like laziness, to innocent oversight. It is going to happen. I think maybe with the number of houses in here and the amount of people you have coming in, there are a lot of rental homes and Air BNBs here, but a visitor management system of some sort would help. Our company does provide that. I can look into the numbers for you and maybe eliminate guard houses and go with a visitor management system that might be cheaper. I don't know what the answer is but I am thinking a visitor management system for somebody to be able to go into their own portal and say they are going to have a visitor on a certain day and it generates a computer track of who does what. It takes the guess work out of it. It eliminates this. I will put some stuff together.

Mr. Showe: The challenge that we have here is that we do have this in a community and it works well there, but there are 400 homes and it is easy to manage. They don't move in and out. I think the challenge you are going to have here that he indicated also is there are short-term rental properties. I am not sure administratively you manage those 1800 homes. We don't get notification when someone moves in and out.

Mr. Benson-Valdes: The short-term rental properties can only be in Somerset and Windsor Park.

Mr. McLeod: I have had visitors come in and say they were Airbnb and it is a surprising amount.

Mr. Showe: We can certainly look into it.

Mr. McLeod: I looked into it at one time for this property and it was a long time ago. I can come up with some numbers and options for you. I don't know how well it would work. That would be for you all to decide. I can definitely come up with something. I understand that it is a lot. When you are dealing with the evolving of cars, mistakes are made and balls are dropped.

Mr. Showe: I think the application in other communities is strictly visitor access. You log in, here is your house, I have a plumber coming at 3:00 pm, they are not doing street enforcement parking. There I think only 25% of the people have signed up for the system. We can look into options and come back with it.

Ms. Zaresk: I would like to propose we put this on the next agenda for discussion because I think people have weighed in here and there, but some people feel very strongly that having the presence there even though we know that all they do is license plates and stuff, some people feel strongly that the appearance that it is a property enhancer. There are other people who feel like we heard at the meeting that they don't want anybody sitting there, they want people in and around. I think it really is something we should spend some time on. If you can get us some information so we can look at the different systems and make a decision here.

Mr. Showe: The new system has generated a lot more tickets.

Mr. McLeod: Systems like this are good too because if you have someone with an Airbnb, you print off a QR code, and they bring it up and show it to the VMS and it lets them in and logs what house they are going to. They are good. You do lose the personal presence there. It is still a monitored system that they can hit a button and talk to somebody.

Mr. Benson-Valdes: They have to give driver's license. It is put into a system.

Mr. Scheerer: You'd never get people in this community at rush hour.

Mr. Soukup: We will table this conversation for the next meeting.

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

#### **Public Comment Period**

Mr. Soukup: Please state your name and your address for the record.

Resident (Omar Rivera, 215 Southbridge Circle): I am a homeowner. I have been here for 11 years now. I have seen this community go from beautiful to worse. Especially in the Southbridge area. As far as the security team is concerned, I myself am a security officer, not for this particular team. I have seen a lot of things go on. My next-door neighbor has around 6 vehicles



at any given time parked in the street for numerous hours. I call security, and nothing. I call the guard shacks, no answer.

Mr. Scheerer: What time do you call the guard house?

Resident (Omar Rivera, 215 Southbridge Circle): 7 to about 10 o'clock.

Mr. Scheerer: If I may, so the guards are managing the traffic at the gate. The voicemail is meant for people to call in. Roving patrol should be going by periodically and checking those messages. If it is not happening, we will address it with security.

Resident (Omar Rivera, 215 Southbridge Circle): It doesn't happen. I have seen security fly by the house on numerous occasions during the day, I am glad they put security in there. It slowed them down, but not enough. I have seen them come by several times and the cars are still parked there. They don't stop to tag anybody. These are repeat offenders. These guys have been doing this for years. The same cars. I have seen security give these guys tickets, they will come out and throw the ticket on my grass and switch cars. I have videos of them doing this.

Mr. Benson-Valdes: I have a question. Since we are limited to ticketing and towing, can we partner with the HOA and if they create a document saying that they will follow our guidelines if we deem these individuals or if we added the street parking so they have the power to fine them.

Mr. Clark: They have their own counsel and they are going to have to look at their documents and decide on that, so I can't really answer that.

Mr. Benson-Valdes: If they had their own documents and they added that street parking is illegal as well, because there is no association with the CDD and HOA.

Mr. Clark: The problem is that the right to tow goes with ownership.

Mr. Benson-Valdes: I didn't say tow. I said fine.

Mr. Clark: They have fine authorities for their rules, so they would have to decide that they can adopt the rule that involves street. Frequently, HOAs say that they don't own the street so they aren't going to regulate the street. There are plenty of HOA documents that have street parking. Usually they are private HOA streets. I can't answer for them but I would be happy to have a conversation with their attorney.

Mr. Benson-Valdes: If someone makes a motion to the HOA and they agree to it then they can do it. I will give you an example. The HOA doesn't own the sidewalks but they have to clean the sidewalks. As a CDD, there is nothing wrong with them adding that portion.

Mr. Clark: From my perspective, if they want to add that to their rules they can.

Mr. Benson-Valdes: I know how it works on the HOA part. That was a question that on one side CDD would have power to ticket and tow, and HOA would fine.

Mr. Clark: Where you could also partner with an HOA would be if they have additional ability to keep a database of ownership sales, I don't know if they keep a rental database or things like that. There could be some information shared there.

Mr. Soukup: Anything else for public comment?

Unidentified: Would the HOA want to adopt something similar or more stringent like no parking?

Mr. Benson-Valdes: No, that is not what I implied. What I was saying is if it were brought up to the HOA to follow the same rules as the CDD but they wouldn't tow or ticket, they would fine. I will give you a clear example. The guard, they put a ticket, and that ticket could be forwarded to the HOA. The HOA could say okay here is a ticket. I get the emails from security. I could just as easily forward that to the property manager.

Mr. Soukup: Any other public comments? Hearing none, we will close the public comment period.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the August 31, 2021 Meeting**

Mr. Soukup: Next, we have the approval of the minutes from the October 1<sup>st</sup> meeting. Are there any comments, corrections, or changes? Hearing none,

On MOTION by Mr. Brown, seconded by Ms. Zaresk, with all in favor, the Minutes of the August 31, 2021 Meeting were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Third Amendment to Landscape Maintenance Services Agreement with REW Landscape Corp.**

Mr. Showe: We have handed out a revised version for you. The vendor was asking for a small increase due to the minimum wage. I will let Scott walk you through the mechanism.

Mr. Clark: What we have done with this contract is that it has been extended two times before this and on the same terms. It is a bid contract so it is required to be bid. They come back now and we have said we would love to extend it but we now have to pay the increased minimum wage and we have to increase prices enough to account for that. In my opinion, that increase is

driven by regulation. They are essentially offering us the same contract but recognizing that they have to pay more and have to charge more. On that basis I think it is reasonable for us to work with them without going back into the bid process instead of a contract that I know we are extremely happy with. I would recommend that you do work with them. They have offered a 3-year extension. There is an increase the first year, no increase the second year, increase in the third year. There is actually a year of minimum wage in there where it is increasing and they are not increasing the second year. This seems reasonable to me and I think this is the way that the Board can retain the contract and make it work with this vendor.

Mr. Showe: it is approximately \$600 a month increase.

Mr. Scheerer: They haven't increased for a while, and they have only asked for minimal cost of living increases of 3% maybe maximum over the previous agreements. I think everyone is happy with the work they are doing.

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

Mr. Benson-Valdes: Is there a point when we can't extend?

Mr. Clark: I also think this amendment and contract are going to give us more latitude to be working with them. Due to the size of the contract, they will have time to just run out of gas.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of HOA Garage Sale**

Mr. Showe: The next item, we were approached by the HOA about doing a garage sale on October 16. They wanted permission to put up two banners. One at the front entrance and one at the rear entrance two weeks in advance. They just want permission. The Board normally grants them that but we wanted to make sure it was approved.

Mr. Soukup: Does anyone have any issues with that?

Ms. Zaresk: No.

Mr. Showe: Perfect, we will let them know.

**EIGHTH ORDER OF BUSINESS**

**Hearing on 114 Westmoreland Circle  
Visitor Privileges for Street Parking**

Mr. Showe: We will let counsel run through some of the procedures.

Mr. Clark: At the last meeting, the Board heard some additional input that there were ongoing violations on the 3 month guest parking restrictions which were previously imposed. You asked me to send the letter and invite them back to consider additional action should be taken. I believe you should hear from your staff and from security as to what observations have been made. I think some video evidence has been provided to the Board members. I understand that we will discuss this and then we will hear from the resident.

Mr. McLeod: The only evidence we have been given on ongoing violations is through video everytime an officer goes over there. I think there was only one car that was in violation that we could ticket. The tow truck was called, but by the time the tow truck got there, the vehicle was gone. It was a red vehicle with Ohio plates at that time. The majority of evidence has come from the videos that have been sent in. Everytime those videos are sent in, security staff does go by, I instruct them to go by. The vehicles have been moved or have gone to a different area.

Mr. Soukup: Do we need to review the videos at all?

Mr. Showe: We have sent those out to the Board so you can review those. You have received all of the videos that I have seen. Some of them it is difficult to see if there was a violation of our rules, but in some cases there were clearly vehicles there based on the videos we received.

*\*The resident speaks and another resident and Board member translated for him. The Board stated that after the resident received notice to not park in the street, that there is video evidence of him doing it. The resident states that his neighbor is his relative. The Board and the resident discuss how long to extend or disregard this issue. The Board decided to extend this resident's visitor street parking restrictions for 6 more months.*

On MOTION by Mr. Mehrlich, seconded by Ms. Zaresk, with Mr. Soukup and Mr. Benson-Valdes in favor and Mr. Brown opposed, Extension of Visitor Street Parking Restrictions for 6 months for the Resident of 114 Westmoreland Circle, was approved 4-1.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark: I do not have anything.

**B. Engineer**

Mr. Glasscock: The only thing I have is that we have spots located for the speed humps on Westmoreland. We are looking to get some before the next meeting. We are going to try to get some prices for you all. We are assuming that you all want the same ones you have everywhere else. Other than that, I don't have anything else.

**C. District Manager's Report****1. Approval of Check Register**

Mr. Showe: The first item is the approval of the check register. We have check 6576 through 6602 for \$83,868.50. Both Alan and I can answer any questions on those invoices should you have any.

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

On MOTION by Mr. Brown, seconded by Ms. Zaresk, with all in favor, the Check Register totaling \$83,868.50, was approved
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**2. Balance Sheet and Income Statement**

Mr. Showe: This requires no Board action. I will point out that these are unaudited and you do have 100% assessment collections.

**3. Presentation of OCSO Reports**

Mr. Showe: We have the reports from the Osceola County Sheriff's Office. We do send out with the agenda packet all of the security reports. There is a daily report that is a summary. That is all of the tickets they put in for the night. If you review those, that is a summary of what we send out as well. It is the same as the individual reports but in summary format. If anyone wants to be added to that list, we can have security do that as well.

**4. Field Manager's Report**

Mr. Scheerer: The amenity center is good. The fitness center is in good shape. The pool is in good shape. I know you all probably received the email that we were closing the pool for a day. The pool company that cleans the pool has been having issues with the main breaker panel on the vac pack which is where all of the filters and motors are over here. It turns out that the wires were

not in the best shape. They are 30 years old. As an abundance of caution to try to prevent any further problems, we hired Terry's Electric. They did a great job. They came out and we pulled it. It was actually closed a little longer than we thought but it was not more than 24 hours. We got the new wires pulled, and the new box in with new breakers installed and new contact for the motor protection. Hopefully we are good for many more years to go. We checked all of the cameras at the gate. We also checked all of the phones and tightened all of the gate arms. We did have an issue with the Lakeshore visitor gate that security reported to me. I came on property yesterday. We had already called it in to ACT but they needed a little more time to get out there. There is a bracket that goes on the motor itself and it is held in there with a sheer pin that goes through the motor arm. That sheer pin broke. Instead of just leaving it there wobbling back and forth when I was out there yesterday, I removed the gate arm. It is back up and the sheer pin is installed. Hopefully there are no more problems with the gate. We are also having an issue with the sliding glass doors. They are original. We have ordered a new set of doors and it will be about 8 weeks. There are a lot of difficulties in opening and fixing those gates as often as the guards are there. We continue to meet with REW every week and irrigation inspections are ongoing. The ponds are in good shape and REW is still doing the sidewalks, boxes and mulch will be coming. One of the projects I have going on lately is the missing fire hydrant reflective pavement markers, the blue ones. When we repaved in the Phase 2 this last year, all of those markers are in but we are missing several in the original phase. Those have all been replaced. Every hydrant in advance of the holidays should be recognized by fire rescue with the appropriate pavement marker. We put them in the exact same spot or as close to the original spot. Basketball nets were replaced again. We are going to start pressure washing CDD common area sidewalks, mainly the main road, Knight's Bridge, park areas, things like that are going to be happening. At the last meeting there was a representative from the school here who wanted permission to modify some of the baseball field. I met with him and he had a beautiful plan. He has not provided it to me. Just so the Board knows, some of the concerns I had with that plan is that they basically wanted to make it into a major league baseball field. They want to do a really nice job. They wanted to grass the infield and make a designated pitcher's spot. That is a multiuse field. I don't have anything to present to you, just a quick overview is that they wanted the bases to be at 90 feet. They really aren't set up for that on a regular basis but if he every provides me with the plan and what they are planning to do I will bring that back to the Board, but as of right now I have no modification requests from the school.

It was a really sharp plan but it would have only been used at 90-foot bases and 60 foot 6 for the pitcher's mound which I told them that they needed to do a portable in the event that they want to have softball kids or little league out here. The pitcher's mound is 46 feet for little league as opposed to 60 feet 6 inches for big kids. We are preparing for holidays coming up, and if you have any questions, I would be happy to answer. Every year the HOA typically does the lights around the building, it didn't go so well last year in my opinion. Would the Board mind if I bought a few strands of lights to do the perimeter of the guard houses and the building? We will do the install at no costs if the Board will just go to Home Depot and buy some nice lights.

Mr. Brown: For the rec center and the guard shacks?

Mr. Scheerer: Yes, I will do them all. We will keep the lights here in storage, then we have them forever. I know the HOA had some challenges last year I think with trying to get everything up and running. I would be more than happy to do that. We will just do a quarter of each side of the building and the main front, and the perimeter of both guard houses. If you are okay with that, I will just use the District's Home Depot card and purchase those lights to keep here.

Mr. Brown: Don't they normally do the two entrances also?

Mr. Scheerer: Yes, I will let them do that.

Mr. Brown: I am not saying necessarily put lights on the things but maybe something simple.

Mr. Scheerer: I know there have been some volunteers that would put net lights at the entrance on each end. I don't know if it was Micky or who. Whatever I can do to help just let me know. We will have the lights on before Thanksgiving which is typical. Try to get the same lights because we had a mix match of lights last year. We will take care of it.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Soukup: This brings us to supervisor's requests. Ms. Zaresk?

Ms. Zaresk: I have no requests.

Mr. Mehrlich: We have to come up with a way to identify cars and whether they are residents or guests. Otherwise, we don't know what we are doing here. The security cars are driving by cars on the street and doing nothing.

Mr. Soukup: It is giving that appearance, absolutely.

Mr. Mehrlich: I saw it. The guard just drove through before I came to the meeting. I wrote them down. The guy drives by and does nothing because it is difficult to identify so we have to fix that problem.

Mr. Scheerer: Tim, when Jason and I came here, we went through Westmoreland and when I met with security with Seth the rover just pulled in and I told him they had about 8 cars in Westmoreland. Not trying to take any credit for anything, but I am assuming that's when he went through there to check the 30-minute limit, then they can go back and ticket. I saw the same thing you saw.

Mr. Mehrlich: We could probably go right now Alan and see that BMW sitting there.

Mr. Scheerer: I am going to go as soon as we get out of here.

Mr. Mehrlich: We can't fix anything if we aren't identifying it.

Mr. Benson-Valdes: So I suggest that your email goes on that report. A lot of the time it will tell you addresses so I was looking for that.

Mr. Mehrlich: I have called in several times too and I am not on that call sheet. That's why I want to see it. I am not on it. They are not pulling information off it. I don't want to waste more time here. I don't want to get into the nuts and bolts of it. If we are supposed to call in and they are calling in and not getting it off of it, and not doing anything about the cars on the street then what are we doing?

Mr. McLeod: That is why I am going to give you my card. If you see these officers zooming or anything, they shouldn't be. That is not what I am training them to do. They should never be going above the speed limit number one. Number two, they should be going slower because they need to be looking at things. I get that. That is why I have to rely on you because I can't be out there all of the time. The minute you call me, believe me, I am on this phone.

Mr. Mehrlich: I think the problem is above that. We don't have a procedure in place for you to have the right tools to do what you need to do. You have a list here of the entire month with 1700 homes that is 3 legal pads long. There is no way that's how many cars you have written down on the street you've driven through. There is no way.

Mr. McLeod: We aren't writing them down on the street.

Mr. Mehrlich: Then how are you keeping track of it?



Mr. McLeod: The people who are calling are calling in. When we go on the street, they see the car and remember what they are doing and come back to it. If the car is there, they ticket it and if it is not then it is not.

Mr. Mehrlich: You can't remember that.

Mr. McLeod: Yes, you can. It is really not that hard.

Mr. Mehrlich: The guy last night drove by two cars at 114 and didn't remember 3 hours later.

Mr. McLeod: Again, I don't know if they called in as guests.

Mr. Mehrlich: Something is not right. We need to identify every car on the street. There should be a photographic thing with every car. If you go back and you have a photo at 6 and it is 8 then you know the car was on the street for 2 hours. Was it called in? Maybe we should email letters.

Mr. Showe: We are working on that.

Mr. McLeod: I am on board with you. It is difficult. The rover has a cellphone. I will tell you why we have been resistant on that. Just from the calls I have gotten from residents, it is because they get my card and call my office saying that someone is breaking in and they need us to come over there. Can you imagine the mayhem that would happen if we released that cell number to all of the residents here? It would get out of hand fast.

Ms. Zaresk: Have we heard anything about doing National Night Out this year? There is no National Night Out? Because somehow somehow and I don't know why I thought that, somehow, we have got to try to educate the people that live here about what security does and doesn't do and what they are and aren't supposed to do. Also, what the HOA does and doesn't do. What the CDD does and doesn't do.

Mr. Soukup: Sounds like you need to write an article for the newsletter.

Ms. Zaresk: I am going to do that.

Mr. Soukup: You can give me information, I do the newsletter, and we can just put it on there. I misspoke because to my knowledge the National Night Out I haven't heard it was going on.

Ms. Zaresk: I was just curious. To me that was an ideal opportunity to sit at a table and have someone from the HOA and CDD there. As people are coming and going and listening to the band, we could see if they know about the HOA and CDD because I am still reeling from the

budget meeting honestly with the number of people in that room that had no idea what ownership goes to what.

Mr. Showe: From what we have seen experience wise, I think there are two things that have happened. When you guys voted to change the schedule, they have written a considerable amount of more tickets. I told Alan when that happened that my expectation was that we were going to get calls to the office saying we have not gotten any calls. So either people understand that they are doing it, or they are not questioning it. It is one of the two. I feel like based on that I haven't gotten a lot of calls and they are writing a considerable amount more tickets, there is an understanding of what is right and what is wrong. Otherwise they would call and say that they need to know how to get rid of this, or that they called into security and were tagged anyway. We have not gotten those calls.

Mr. Soukup: When we get the email done, the voicemail can just say to send an email, and you can have access to email on a phone. It could say email here.

Mr. Showe: There is going to have to be a transition period because they have called in for so long. There is going to be a lot of transition there. If someone shows us evidence that they texted the wrong number and got a ticket, we are reasonable about it. You attempted, and we will remove it.

Mr. McLeod: I will give you an example. A gentleman in Ashcroft his car got towed Saturday. He protested it and said that we wiped the ticket away and I said yes, we did but that he got reticketed on the 13<sup>th</sup>. This was his second warning from the 13<sup>th</sup>. I am sorry but those are the rules. He was not happy but those are the rules.

Mr. Soukup: Jason, do we have an email now?

Mr. Showe: We are working on getting all of that set up. We have to figure out how to get this if we want to make sure security gets it and we get it and that we have all of the right information for the rules we just adopted. We are going to have a form and they are going to have to submit per the rules their registration to show that they are not a resident here. We have to figure out how to accept an image and get it through the right people. There is some programming we have to do.

Mr. Brown: Regarding National Night Out, there is nothing that keeps us from doing something similar ourselves during the holidays if we want. Not something that big, but something

scaled down where you have an open house here and tell people a few things and they can come out and meeting their representatives.

Mr. Scheerer: I am already doing Christmas lights. That is it, Ken.

Ms. Zaresk: My census is I heard nastiness that I thought was totally inappropriate. Most of the nastiness was also backed up by stupidity about what they were saying. I go back to our meeting last week with these guys we had this discussion and I asked if they were having a problem retaining guards because of what they are putting up with. He won't say it in an open meeting, and I don't blame him because it is atrocious, but some of the stuff that is getting hurled at those people is disgusting. Maybe I am trying to solve this but it doesn't cease to amaze me how ignorant people are about what effects their life. What they signed onto when they bought here. What they know about what is the CDD and HOA, and what is the law.

Mr. Benson-Valdes: I was speaking about it coming in, and one of the reports I have read it looked like the resident was being hostile towards the security guards and essentially, they wrote that they had to walk away because it was escalating and so forth. My question was, did they call law enforcement, because he said they were blocking his car. Call law enforcement. I am sure the Board has no issue with that.

Mr. McLeod: I leave that to my officer's discretion. If they feel like it could escalate even worse. We work here, they live here. I don't want to see damage to the vehicle, or to the officers.

Mr. Benson-Valdes: Damage to the vehicle, but you have insurance. It is against the law. Those individuals would have to go to jail.

Mr. McLeod: When I say damage to the vehicle, I mean okay fine, you leave now, but we know that vehicle is parked up there, and there is no camera watching that.

Mr. Showe: There are cameras here because we had a vandalism incident here on a security vehicle. We didn't have a camera at the time. Just park by the camera.

Mr. Benson-Valdes: What I am trying to say is that your officers and yourself should not put up with anyone being disrespectful. You are doing what we are asking you to do and following the rules that we have in this community. If they don't want to follow the rules, they have two options.

Mr. McLeod: When it comes to law enforcement it is up to the individual guard's discretion.

Mr. Showe: We have always told them from the beginning that if residents are arguing with you about the policy, you can certainly direct them to us. We will take the hits on policy questions. We have no problem. They are also instructed that if they feel any harm is going to come to them, they can call the police immediately.

**ELEVENTH ORDER OF BUSINESS**

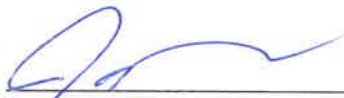
**Next Meeting Date – October 26, 2021**

The next meeting is scheduled for October 26, 2021.

**TWELFTH 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