

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, January 25, 2022 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

Also present were:

Jason Showe	District Manager
Scott Clark (<i>via phone</i>)	District Counsel
Logan Smith	GMS
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have one item to add, which are the handouts. Late last week, we received some information from Osceola County in regards to some property that they need some temporary easements on, as part of the construction along Partin Settlement Road. So, we will talk about that as part of the agenda. We will cover that later.

Mr. Soukup: Okay.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. McLeod: This month, at the Partin Settlement Road gate, we had 11,615 residents come through and 1,996 visitors. At the E. Lakeshore Boulevard gate, we had 7,500 residents that came through the gate and 2,122 visitors. We issued 39 citations there were no tows

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

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: Are there any comments? If so, please state your name and address and keep your comments brief.

Resident (Chassidy Bowles, Westmoreland Circle): I had a question for Security. Have you been shorthanded lately? I haven't seen patrols out as much.

Mr. McLeod: I can't account for why we wouldn't see patrols, but they have been there.

Resident (Chassidy Bowles, Westmoreland Circle): There were comments that they haven't seen the patrol. One person said that she asked the Security person and were told that they only patrol before 8:00 p.m.

Mr. Showe: 8:00 p.m. is when they have a shift change. There is a second guard that comes on after 8:00 p.m. I think that guard said, "*I'm only working until 8:00 p.m.*" and then the next guard comes on and finishes the roving patrol.

Mr. McLeod: When you see people park, the clock starts ticking for you, but according to the rules, the clock has to start ticking when my officers see it. It takes a while to get through this community. I patrol the area and it takes three to four hours to go through and do half of the community. So, it does take a while.

Resident (Chassidy Bowles, Westmoreland Circle): I wasn't asking about the parking. I was wondering because I haven't seen them on camera in a while.

Mr. McLeod: I can't account for why you wouldn't see them, but we have been here. I do go through the logs and they have been going down every street at least twice a day and at least twice per shift. So, the guy that runs in the morning will do it two times per his shift and the person that comes in for the overnight will at least do it two times per his shift.

Resident (Chassidy Bowles, Westmoreland Circle): A shift is how long?

Mr. McLeod: Seth had it rolled out to about 10 hours a piece.

Resident (Chassidy Bowles, Westmoreland Circle): Okay. I was just curious because if it takes three to four hours to do the patrol, if they stop for anything, that means they can't get through.

Mr. McLeod: It takes a long time to go through the community.

Resident (Chassidy Bowles, Westmoreland Circle): I know, but what I'm saying is if they are 10-hour shifts and they see something, that allows time for them to address it.

Mr. McLeod: Absolutely.

Mr. Soukup: Anyone else?

Resident (Red Miller, Berkeley Drive): I just want to say that 39 citations seem really low for a month.

Mr. McLeod: We have been writing a lot of citations and a lot of people have gotten wind of it and we are seeing a lot less people parking for a lot of the time. I actually worked out here when we started the daytime patrol. I was shocked at how many people were coming out and saying, "*I didn't know that I could get a ticket during the day.*" You are saying that 39 citations are low, but we've seen a dramatic decrease, especially in the daytime. That was accounting for a lot of the citations.

Resident (Red Miller, Berkeley Drive): We have somebody here to patrol.

Mr. McLeod: We are seeing an increase in the amount of people that are calling in as guests.

Mr. Soukup: Right. With that, we will close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the December 14, 2021 Meeting

Mr. Showe: We can take any questions or comments or changes at this time or a motion to approve.

Mr. Soukup: Does anybody have any corrections? Hearing none,

<p>On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Minutes of the December 14, 2021 Meeting were approved as presented.</p>

SIXTH ORDER OF BUSINESS

Consideration of First Amendment to Swim Program License Agreement with Sharks and Minnows Swim School, Inc.

Mr. Showe: This is the same agreement that we had last year with the Sharks and Minnows. They have been out here for quite a while now and have been pretty effective. I don't know that we have had any problems with people complaining that they can't use the pool.

Mr. Soukup: No.

Mr. Showe: They do give credit if you are a Remington resident. You get \$50 off of the class. So, they do provide a benefit to the District. Unless the Board has any questions, it would be our recommendation to approve this. This will just covering the upcoming swim year.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the First Amendment to Swim Program License Agreement with Sharks and Minnows Swim School, Inc. was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Ownership Transfer Letter from REW Landscape Corp.

Mr. Showe: Alan will update you on what you spoke about with the folks at the landscape maintenance company?

Mr. Scheerer: Yes. As you know, we have had great services from REW over the years. That is not going to change. I met with Mr. John Cherubino who is the Account Manager that we deal with on a regular basis at REW. Down To Earth Landscape & Irrigation (DTE) purchased the maintenance only division, not the construction division of REW. Nothing is going to change. It is still going to be REW. They will not be out here in DTE uniforms, but their trucks with be REW rucks with all of the crews. One of the situations was that we get to keep our crews. We get to see the Account Managers and the irrigation team as well as our landscape team that has been here for a great number of years doing a great job.

Mr. Soukup: Yes. Everyone knows it.

Mr. Scheerer: So, we are not losing that. I understand that John has an agreement for three years of working with them. I know that we talked about maybe bidding out contracts in three more years, based on the attorney's recommendation, when we approve the next amendment to their contract, which is for two additional years. So, we can revisit that again in three years. There is no structural change for us and with our staff and the personnel. Like I said, they are not coming

out here with DTE plastered all over their truck. REW bought them and we have to send a check to wherever the new place is, but we still get John and all of the rest of the guys out here doing a great job.

Mr. Soukup: Okay.

Mr. Showe: If counsel is amenable, I think what the appropriate motion might be for the Board, is just to go ahead and accept the transfer of that contract from REW. It would be the same contract with the same terms. If for some reason it goes south, if REW turns over, you still have all of your 30-day termination clauses. We can certainly execute those as needed. Do you have any comments on that, Scott?

Mr. Clark: Yes. I think a couple of things happened. I will certainly recommend when the current contract ends, to go into the Request for Proposals (RFP) process because of the changes that have occurred. I think we were going to do that anyway because of the length of the contract. I will probably reach out to them just to make sure that I understand who we are dealing with. The appropriate motion, Jason, would be to accept the Notice of Transfer.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Notice of Transfer in ownership from REW Landscape Corp. was accepted.

- **Consideration of Osceola County Easements** *(Added)*

Mr. Showe: The Board received a packet, which describes the Partin Settlement Road improvements as well as other details. We also have information about the acquisition of real property. That is their standard brochure. Then they included a map of the proposed areas. You will note on that map that there are three separate parcels. Each have a listing of temporary easements on each one. We had our engineers review that. Although, they can't be here tonight, they don't see a whole lot of impact to any of our infrastructure. The plans indicated that they are temporary easements. We don't expect them to be permanent at this time, just during the construction process. According to our engineer, right now it doesn't impact any of the main entrance items. It just covers both sides of the road on either side. Included in the package that we received from Osceola County, is a notice to let them know that we could authorize our attorney to be a point of contact. So when they need to make an official contact on this issue, which they will probably do in several different ways going forward, the attorney would be the primary point

of contact. Obviously, we can allow staff in as needed. Scott, did you have any comments on that? Our engineer is not here.

Mr. Clark: Yes. Its certainly in the process. We spoke with the engineering team. They have some input and some questions to ask about it. As we go through the process, there will be the question of compensation to us for the property and making sure that anything disturbed is taken care of. We will deal with those things through the process. It will probably be a good while before we finish this, but it would be appropriate for the Board to appoint me as the point of contact to deal with the county on this issue.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the appointment of District Counsel as the point of contact regarding the acquisition of the the Partin Settlement Road improvements from Osceola County was approved.

Mr. Brown: Before we get off of this subject, do we mow the county right-of-way (ROW) down there?

Mr. Scheerer: Yeah.

Mr. Brown: Do we irrigate the county ROW down there?

Mr. Scheerer: Yeah.

Mr. Brown: I could've sworn that I have seen the heads.

Mr. Soukup: They may reach out there.

Mr. Scheerer: Yeah. They may reach out there.

Mr. Brown: Okay.

Mr. Scheerer: We mow everything down the ROW heading towards the Turnpike as well as the retention pond. We shouldn't, but I believe that there was a request many years ago.

Mr. Brown: Yeah. We mow the ROW on this part too.

Mr. Scheerer: When Mr. Gary Archer was here, he was concerned about the swales on E. Lakeshore Boulevard. So, REW started doing those, but we are doing some maintenance out there.

Mr. Brown: Yeah, because the county mows it every four months whether it needs it or not.

Mr. Scheerer: I see the tractors out there.

Mr. Brown: Yeah, so?

Mr. Soukup: It would not look very appealing if we waited on the county to mow.

Mr. Brown: Exactly. They let the ditch get horrible in four months.

Mr. Scheerer: Not anymore.

Mr. Brown: So, during this process and negotiations, I would like to look at formalizing that again. I think we looked at it before and we never mowed it because we shouldn't be mowing the ROW without a ROW Agreement with them. We do because it looks horrible if we don't mow, but we probably should try to formalize that during this process to give us some leverage.

Mr. Showe: I will make a note of that and let both the engineer and attorney know so we have that flagged as an item when we start the process.

Mr. Clark: Yeah. I'll make a note of that.

Mr. Scheerer: That would include both E. Lakeshore Boulevard and the Partin Settlement Road ROW areas.

Mr. Showe: As we get updates and as this process moves forward, we will keep you updated.

Mr. Soukup: Do we still have Spring for a start date on the project for next year?

Mr. Brown: I heard today that it will not be until 2024 for construction to start.

Mr. Scheerer: That you give you plenty of time to prepare.

Mr. Brown: Every time I ask, it's a different date.

Mr. Soukup: I heard Spring 2023 before.

Mr. Scheerer: I'm sure that it will change.

Mr. Brown: I'm not sure when the county start date is.

Ms. Zaresk: Right.

Mr. Brown: What concerns me more is the replacement of the bridge.

Mr. Soukup: Absolutely.

Mr. Brown: So that's the project that is starting in 2024. The county may actually start on Partin Settlement Road before then. I'm not sure how they are going to do it.

Mr. Scheerer: At our entrance, there are service stakes as you come in already. So they are doing their due diligence right now.

Mr. Brown: Yeah. They certainly can do from 192 to Neptune Road and not ever worry about the bridge on the Turnpike construction. They may start on that end anyway.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: Do you have anything else, Scott?

Mr. Clark: No. That was everything that I needed to talk about. I appreciate the Board’s indulgence in letting me call in tonight.

B. Engineer

Mr. Showe: The District Engineer is not here, but they didn’t have anything to report.

C. District Manager’s Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6652 through 6675 in the amount of \$125,231.78 and Check 101 for the Capital Projects Fund in the amount of \$22,750. Alan and I can answer any questions on those invoices.

Mr. Soukup: Are there any questions? If not, we need a motion.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the December 1, 2021 through December 31, 2021 Check Register totaling \$147,981.78 was approved

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. We are outperforming the budget based on the point of year that we are at and our expenses. So, we are in great shape. We are starting to get some assessments in. Actually, the District is 90% collected already, which is outstanding.

3. Presentation of OCSO Reports

Mr. Showe: We have the Osceola County Sheriff’s Office Reports. We still have them coming out and doing several patrols a month.

Mr. Soukup: Are they less frequent because of the holidays?

Mr. Showe: We send them eight shift requests per month and these are the reports that we get. Over the holidays, they haven’t been in as much.

Mr. Soukup: That’s what I figured.

4. Field Manager’s Report

Mr. Showe: Alan can go through his Field Report.

Mr. Scheerer: It’s pretty redundant since the last meeting. The Amenity Center and pool are in good shape. We did have a gate arm up at the Partin Settlement Road gate over the weekend. It was replaced by ACT on Monday. I received a call from the Osceola County Sheriff’s Office. They needed video footage. They wouldn’t tell me what. We trained them on how to use the equipment, so they know how to get in. If you saw a weird vehicle up there or marked vehicle, they just asked to take a look at the cameras at the Partin Settlement Road gate. I had no follow up on that and I just wanted you to be aware of that. As far as the landscaping, we continue to meet with REW. The Pepper trees were cut back along the Clubhouse and volleyball area. The Palm trees were completed. We have a leaky irrigation valve on Knightsbridge, which was repaired. A few months ago, I informed the Board that we ordered new sliding glass doors for the E. Lakeshore Boulevard guardhouse. We finally got those in. We are going to start the sidewalk replacements. We will check on the weather and make sure that temperatures are good to remove it and pour new concrete. If not, we will start the first of the week next week. I see the schools practicing out here, but they have yet to provide any formal proposals or ideas for modifications to the field.

Mr. Showe: As of know they are operating under our current contract.

Mr. Scheerer: That is correct.

Mr. Showe: They made the payment for a year.

Mr. Scheerer: That’s all I have.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Nothing from me.

Mr. Soukup: Mr. Brown?

Mr. Brown: Nothing other than Happy New Year, a couple of weeks late, I guess. REW is doing a great job. I hope the new company doesn’t mess with them.

Ms. Zaresk: Right.

Mr. Scheerer: I had several conversations with John. They conveyed information from the owner, Mr. Rick Westley that if that ever happens, there is going to be a huge problem. Because that wasn't part of what was agreed upon. They would operate the way they always operate. However, they deal with their profit margin, sales and all of that stuff. That's totally different from what they are doing for us. John is very appreciative as of Rick for all of the years of support from this Board and this community for allowing REW to be here. I'm not just saying that. That comes from John and Rick. So, if you see any foreseeable changes, John will make sure that they are aware of it, but we are not anticipating any.

TENTH ORDER OF BUSINESS

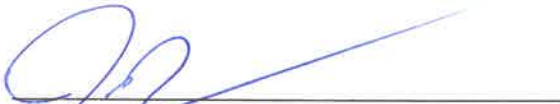
Next Meeting Date – February 22, 2022

Mr. Soukup: Our next meeting date is February 22, 2022.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.


Secretary/Assistant Secretary


Chairman/Vice Chairman