

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, March 29, 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	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod ( <i>via phone</i> )	DSI Security Services
Red Miller	Resident
Chasidy Bowles	Resident

**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 no modifications to the agenda.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

Mr. McLeod: This month, the Partin Settlement Road gate had 6,634 residents and 1,007 visitors. The E. Lakeshore Boulevard gate had 5,736 residents and 1,307 visitors. The citations issued this past month were 48. We had no repeat offenders or tows.

Mr. Soukup: Are there any questions? Thank you.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Soukup: Please state your name and address and keep your comments brief.

Resident (Red Miller, Berkeley Drive): I have something to say about security roving patrol. I never see that guy roving. He is supposed to be a visual deterrent, but he never has the green light on. So, you have a white car that looks like every other car. We are paying all of this money. I sit out on Friday night smoking cigars and the last six or eight Fridays, I only saw them one time coming around once between 6:00 p.m. and 12:00 a.m. He's not doing the job that we are paying them to do for roving patrol. We might as well just save the money and call it a day. You have a plain white car that nobody would see as security. I live here, so I see it with my own eyes. I watched a new neighbor park his 3500 pickup in front of another neighbor's house for 36 hours without a sticker. So, I know that the guy is not doing his job.

Mr. Soukup: If you see something, send Jason an email with a picture for us.

Mr. Showe: I forward those emails until I'm asleep. Then that 4:00 a.m. when I get ready for the gym, I forward those emails. We forward those 24-hours per day.

Resident (Red Miller, Berkeley Drive): But this one doesn't do anything. The last time you told us that the reason there was only 39 citations is because they do such a good job. Like seriously, I don't have to be Stevie Wonder to agree with that. I see. You can get 39 violations in Somerset. I guarantee it.

Mr. Scheerer: You're right. We don't live here and we're not here 24 hours a day and I don't have a camera on the car 24 hours. So, if you see something, please let us know. We have to be able to know that. I can check security cameras at the gates. I can check security cameras here. I know when the car is here and I know when the car isn't here. We'll send a text message saying, "Hey, it's eight o'clock, hey, it's three o'clock we're waiting for the school buses." But what happens after that? I can't see the car. All I know is that the car is gone.

Resident (Red Miller, Berkeley Drive): It just feels like it doesn't matter. As far as patrolling, either those guys that patrol have those as part of the system or that system is defunct because if they are patrolling like they are saying, they are not passing those cars.

Ms. Zaresk: They have an app that they scroll through and click on the street. So, they can sit in one spot and just every once in a while, scroll down and click on the street that they say they are patrolling. A couple of weeks ago, one of the security guards was printing a ticket for a car

parked across the street from me. The woman lived in New York, but she was getting the house ready for another winter. He was telling her, "Oh, we have a lady on this street who is a CDD Board Member who is pacing all the time and we have to come out here because she gives us a hard time." So, you have to go out there because it's your job.

Mr. Showe: Correct.

Mr. Soukup: Absolutely.

Ms. Zaresk: She asked, "Are you going to get the cars up there because cars are parked all over the street?" Earlier in the day, I sent you an email because there were cars parked up and down the street. He's like, "Yeah, I'll get them when I'm done here." Well, he drove right past the trucks that were parked down the street because that lady had left. That same guy, for the last couple of mornings, a lady who lives in Water Ridge told me that she has seen him park at the guard shack at E. Lakeshore Boulevard for hours. Every week, I volunteer for Meals on Wheels. I leave and when I come back, he is still parked there. Yesterday I ran some errands and came back and said, "Oh, I wonder if he is still parked there." Two hours later, he was still parked there. When we passed the guard shack, he was leaned back in the chair inside the guard shack.

Mr. Soukup: What is our policy as far as the green light on the top vehicle when the vehicle is patrolling to send a deterrent message when he is driving around?

Mr. McLeod: There is no policy.

Mr. Soukup: Okay.

Mr. Scheerer: We want the light on.

Mr. McLeod: We turn it on for visibility, but late at night, they turn it off so they are not flashing lights through residents' houses.

Mr. Brown: It's not that bright.

Mr. Scheerer: Bill, let's just leave the light on.

Mr. Soukup: When that vehicle is moving, have the light on.

Mr. Scheerer: At all times. Daytime too.

Mr. Soukup: Even in the daytime; 24/7 when he is moving.

Mr. McLeod: If that's what you all want.

Mr. Soukup: Yes. Okay. Are there any other comments?

Mr. Scheerer: We will be talking soon.

Mr. Soukup: At this time, we will be closing the public comment period.

Resident (Chassidy Bowles, Westmoreland Circle): I had a question. At the last meeting the attorney was supposed to be talking with the county about use of the easement. I wanted to know how much the CDD was getting paid and if it was enough to lower the \$200 raise in the CDD fee to the homeowners.

Mr. Clark: I will address that in my report.

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

**FIFTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Diego Benson-Valdes**

Mr. Showe: We received a resignation from Mr. Benson-Valdes. That is included as part of your agenda package. So, it would be appropriate for the Board at this time to accept that resignation.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the resignation of Mr. Diego Benson-Valdes effective immediately was approved.

Mr. Brown: Have we done that in the past? I thought when people resigned before, they just resigned and that was the end of it.

Mr. Showe: You always formally accepted it. It doesn't happen very often.

Mr. Brown: Maybe it's just that it has been a few years. I didn't remember us having to vote on it.

Mr. Showe: We typically do. It's more of a formality than anything else.

Mr. Clark: Once or maybe twice when someone has actually changed his mind.

Mr. Soukup: Right. Okay. This formalizes it.

Mr. Clark: Just keep a record of it as we need something to send to the State and Supervisor of Elections.

**B. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024**

Mr. Showe: That creates a vacancy on the Board with a term ending November of 2024. Typically, what we do is allow residents to either submit letters of interest or resumes, but that is not required. The Board can fill the position at any time they deem and it's filled by the

appointment of the Board. So, we can take any Board direction on that at this time or you can just wait and see who is interested.

Mr. Soukup: My feeling would be to see who has interest and sends letters in.

Mr. Brown: I had one person ask me about it and I told them to send a letter.

Mr. Showe: It's a process. As soon as we get them, we forward them right to the Board. It will be included in the next agenda.

**C. Administration of Oaths of Office to Newly Appointed Supervisor**

**D. Consideration of Resolution 2022-01 Appointing an Assistant Secretary**

Mr. Showe: We can table these items if there is no appointment.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes of the January 25, 2022 Meeting**

Mr. Soukup: Are there any corrections on the minutes from the January 25, 2022 meeting?

Mr. Brown: I will approve them because I don't remember what I said.

Mr. Showe: We have the recording.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Minutes of the January 25, 2022 Meeting were approved as presented.

**SEVENTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2021 Audit Report**

Mr. Showe: We included the hard copy as well as the electronic copy in your agenda. This is the Fiscal Year 2021 audit. If you go to the last page, which is Page 27 of the audit, this is the meat and potatoes of it. Obviously, there is a lot of financial data throughout. The late page has the items that they are statutorily required to audit as part of the Florida Statutes. You will see that there are no current year findings, no prior year findings and we are in compliance with all of the other items. So, it is a clean audit. Scott, do you have any other comments on it?

Mr. Clark: No. I had a chance to review the audit and it looks really good.

Mr. Showe: Okay. So, it would be our recommendation if the Board is amenable to just have a motion accepting that audit.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor Acceptance of the Fiscal Year 2021 Audit Report was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Request from Remington Master HOA for April 23<sup>rd</sup> and October 22<sup>nd</sup> Garage Sale Signs**

Mr. Showe: We actually had an additional one, which I'll go over, but we typically like to have the Board approve those signs. Obviously, they will take them down right after it's done.

Mr. Soukup: Right.

Mr. Showe: This also approves the October one.

Mr. Soukup: There's been no change though? It's the same thing we've done before.

Mr. Showe: Correct. Absolutely. So, we need a motion to approve those signs.

Ms. Zaresk: The actual sale is on the 23<sup>rd</sup>. Is that correct?

Mr. Showe: Correct.

Mr. Brown: They usually put it up a week in advance or two weeks in advance.

Mr. Showe: Yes. Two weeks in advance, they like to post the notices.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the request from the Remington Master HOA for April 23<sup>rd</sup> and October 22<sup>nd</sup> garage sale signs were approved.

Mr. Showe: The other issue that we wanted to gauge the Board on, before we ask for any additional data, they also asked if they could put like a small screen or some type of monitor at the front gate.

Mr. Soukup: No.

Ms. Zaresk: No. We did not approve that and I don't know why he's asking for that.

Mr. Showe: It was literally three days ago.

Mr. Mehrlich: It might just be a feeler. We haven't approved it.

Mr. Showe: Okay.

Ms. Zaresk: The regular signs that we put up for meetings are fine because they're not a distraction.

Mr. Soukup: Do you still give out maps and stuff?

Ms. Zaresk: What?

Mr. Soukup: Do you remember how they used to give out maps at the Clubhouse for all the people that had signed up for it. Do you still do that?

Ms. Zaresk: Yeah. We put out signs. This year we actually wanted to do something. They are going to have three food trucks.

Mr. Soukup: That's a good idea.

Mr. Scheerer: What kind of food trucks?

Ms. Zaresk: One is an ice cream truck and one sells hamburgers, hotdogs, and fries. It's like Puerto Rico style.

Mr. Soukup: Yeah. Sounds good.

Mr. Scheerer: I guess we have to come by and find out.

Mr. Showe: We'll just put that on hold until we get a formal request again.

Mr. Brown: What did they want to do with the screen?

Resident (Red Miller, Berkeley Drive): They want to put a 17-inch screen on each gate to inform people.

Mr. Scheerer: Just all Cloud based digital meetings and stuff like that.

Resident (Red Miller, Berkeley Drive): Yeah.

Mr. Scheerer: Okay.

Mr. Brown: It wouldn't be permanent.

Resident (Red Miller, Berkeley Drive): Yeah, it's temporary. You guys would be able to use it too for your meetings or whatever you wanted. I don't know how you guys feel about that.

Mr. Scheerer: I think you can pay for it and give it to us and we'll let you use it. It's on our property, it's on our building. So, I think it's only fair.

Ms. Zaresk: I don't know if I'm out of order here, but since we're talking about signs, I didn't notice a sign about this meeting.

Mr. Scheerer: I was on vacation.

Ms. Zaresk: I wanted to make sure that we didn't forget to do that.

Mr. Scheerer: I'll make sure next time I go on vacation that its out.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark: I will address the question that you asked. In a typical bureaucratic efficiency well-oiled machine, we received a letter the first week of March indicating that the county hired enough employees to provide an evaluation. The appraiser will be here the week prior to our receiving the letter.

Mr. Showe: Right.

Mr. Clark: We were free to come and watch them and to participate in the process, which we did until we received the letter. How this works is it's a lengthy process. They are required to get appraisals of parcels that they're taking. Then, using those appraisals, they make an offer to us as compensation for the property with the easement that they're taking. We have the ability to accept or reject it. Typically, we enter into negotiation. Most of the time, you come to an agreement. You get an agreed amount of compensation and they take their property, which they are going to get ultimately anyway. Sometimes they go to trial. I can't really see that happening on these because they are not significant. So, we'll come up to some levels of compensation and bring it to the Board for approval after we negotiate something that sounds good. That would probably be the process until they show up with bulldozers and start doing the work. There are issues in this to make sure that there are no utilities and then we talked about some irrigation that seems to be in there. So, we're going to have to negotiate them fixing the irrigation and leaving it like it is. I don't know if there are any controllers or things like that, but we'll sort all of that out and make sure that it's all handled in the settlement we have with them.

Mr. Scheerer: We have one controller over there by the interconnect that runs the entrance and both sides of Partin Settlement Road. So, once they get it all laid out and we know where it is, then we can flag and identify it to relocate or cap it. Yes sir.

Mr. Soukup: There are lots of details.

Ms. Zaresk: Do we have any sense at all? I mean are we looking at thousands of dollars? You've seen these things before. It's not exactly valuable.

Mr. Showe: It's small pieces of right-of-way (ROW) at most. Most of it, they are using temporarily. It's not even permanent.

Mr. Showe: We're not going to build a new recreational facility from the proceeds or anything like that. It's probably not a lot of money. Usually, in a negotiation, they will throw more at it because they don't want to turn the experience into a bad one.



Mr. Soukup: And lighten the process.

Mr. Clark: It's some back and forth.

Ms. Zaresk: Have they filed the plans? Because I'm interested to see if they are going to put in a separate entrance for the schools that are using our roads.

Mr. Clark: The plans exist. They sent us some snippets, but we can request bigger sets, things like that so everyone can look at them. When we get down to evaluating utilities, irrigation and stuff like that, we'll probably need to show you more detail.

Mr. Brown: Those might be online. On the transportation page, they have project sites. If the plans are available, they may have them on there.

Mr. Scheerer: Is that the Department of Transportation or Osceola County?

Mr. Clark: I'll look at that and if I can find them, I'll send them over to you guys.

Mr. Brown: I have learned something since the last time I was here, which is that they are not going to close that bridge.

Mr. Soukup: Really?

Mr. Brown: Yeah. They are going to leave it up while they construct the other side.

Mr. Scheerer: That makes much more sense.

Mr. Soukup: It does.

Ms. Zaresk: Yeah.

Mr. Scheerer: I don't even live here.

Ms. Zaresk: What a brilliant idea.

Mr. Brown: Don't ask me how they are going to do it.

Mr. Soukup: That was your idea.

Mr. Brown: I had asked them a long time ago, "Why can't you do that?" That bridge is in the middle of the ROW and then they were like, "Well, that's kind of why." So, now we're saying, "Yeah, they are not going to close it." I don't know how that's going to work, but it would be nice for it not to be closed.

Resident (Chassidy Bowles, Westmoreland Circle): Where are you going to go now? To the store? Are you going to through Simmons or down Simpson? Come on.

Ms. Zaresk: Well, the added problem for that is when you look at what's happening the other way, Boggy Creek Road and the traffic that is backing up and will back up as they continue in that huge apartment building complex on the corner of Boggy Creek Road and Simpson Road.

Resident (Chassidy Bowles, Westmoreland Circle): I'm surprised that nobody thought to make the road wider as they keep putting in these separations, instead of putting in stop lights.

Ms. Zaresk: The point being is the traffic, if we try to go out that way is almost going to be prohibitive as that moves along. So, if they're both going out at the same time...

Mr. Soukup: I had talked to you about it. We may need to ask them to put up a temporary light at the E. Lakeshore Boulevard gate, because if you are trying to make that left, forget it.

Mr. Brown: I also talked to them again today about a ROW permit because we mow. We were told today, "Oh, it's not that difficult." They told me in the past that it was extremely difficult. Today they said, "Yeah, we could probably do that."

Mr. Clark: Yeah, but we missed today. Tomorrow is probably difficult.

Mr. Brown: I'm going to talk to who they sent me to. I may send them to you to work it out.

Mr. Soukup: Anything else, Mr. Clark.

Mr. Clark: No. That's all I have. Thank you.

## **B. Engineer**

### **1. Consideration of Stormwater Needs Analysis Proposal**

Mr. Soukup: Engineer?

Mr. Glasscock: I provided a proposal for the Stormwater Needs Assessment Report. Just so you know, I have a better feel for it now. Where this is coming from, our guess is it came from legislation. The State wound up pulling the strings on that repair. Alan wanted to make sure that all public stormwater facilities were up to snuff and can handle anything. Because we're a government agency, we actually fall under that, so the State put out a mandate, a House Bill that we all have to go through saying, "This is what we have. These are the repairs we've done and these are the capital projects that we're planning on doing." Because we're so small, we don't want to change anything, so that part seems pretty easy. This is just filling out paperwork. Scott may have some comments.

Mr. Clark: Yes. Essentially, they passed the law with no money. They put a mandate for compliance by June 30<sup>th</sup> of this year. They put out a spreadsheet, which essentially, as I read it, is an inventory of pipes, structures, and things like that. You have to say what your future development plan is. We're a self-contained built-out community, so we don't have one. It's unnecessary for us to do this, except that we have to.

Mr. Glasscock: There are asking about past repairs that we had. Stuff like that.

Mr. Clark: So, he put a proposal in here for \$15,000 to do the report and get it filed.

Mr. Glasscock: We're basically just doing an inventory for you on how many control structures.

Mr. Brown: We've only ever really had one major repair.

Mr. Glasscock: As far as I know.

Mr. Scheerer: This number is in line or less than what we're dealing with in some other Districts as well.

Mr. Glasscock: A lot of it is because we have really good as-builts.

Mr. Clark: This is a report that needs to be updated every five years. It would have a 20-year outlook. The first one is very detailed and doesn't need to be changed unless you build something and have to add to it.

Mr. Soukup: Anything else?

Mr. Glasscock: That's all I had unless you had any questions. We would be looking for approval of the proposal. The other thing is the yearly report. So, if your residents see a big fat guy running around the community, that is what I am doing.

Resident (Chassidy Bowles, Westmoreland Circle): I found out recently that the HOA with people re-paving their driveways, if they want to put pavers down, the county says that you can't take up the sidewalk because of safety issues. But we spoke to the county, and the county is saying because the sidewalks are owned by the CDD, they can take them up. The county has requirements about putting in driveway and sidewalks. Is the CDD is going to check this if they give approval to a homeowner to take up the sidewalk?

Mr. Showe: The HOA has been contacting us directly with those homeowners that are making changes to that area. All of them are signing an agreement.

Mr. Soukup: What about the sidewalk?

Mr. Showe: It includes that.

Ms. Zaresk: I'm asking if they are being inspected to make sure that they are meeting safety standards.

Mr. Showe: The agreement specifically says that if they remove that sidewalk, it is no longer a CDD responsibility. So, then it would be inspected by the county as part of the permitting process when they issue the permit.

Resident (Chassidy Bowles, Westmoreland Circle): The county is saying that they don't require a permit in here or an inspection because they have nothing to do with it.

Mr. Soukup: We're not inspecting or modifying any of that because the easement agreement puts the burden on the homeowner. Once they remove the sidewalk, if the sidewalk's there, you've seen us out here driving and replacing a lot of sidewalks. If they remove the sidewalk and modify it, that's what the easement agreement does.

Mr. Showe: Right.

Mr. Soukup: The easement says, "Okay, you sign this, here it is, we've documented it, we've taken the pictures and it's now your responsibility."

Mr. Mehrlich: That may be a question for Scott because the sidewalk is a pedestrian way that's provided by a quasi-government and it's in the ROW. So, as far as brick pavers and stuff like that, I strongly just don't recommend them only because they shift so much. The driveway is different because it's only there for the ingress and egress of the homeowner.

Mr. Clark: Regarding the design standard, I thought we were leaving the sidewalk like it was.

Mr. Brown: I did too.

Mr. Soukup: Lots of people have taken it out.

Mr. Clarke: If people are proposing to put pavers on the sidewalk, I think that's not something we really want to see happen.

Mr. Mehrlich: I wouldn't think so.

Resident (Chassidy Bowles, Westmoreland Circle): There was one and their approval was to leave the sidewalk, but they ended up taking up the sidewalk. I said, "Well, that's against county rules." So, then we were talking to the county.

Mr. Scheerer: It's an ARC violation. Your ARB should be hammering those.

Resident (Chassidy Bowles, Westmoreland Circle): The county doesn't have anything to do with that. Otherwise, they would come out and would fine them themselves, but since it's owned by the CDD, these people said they got approval from the CDD.

Mr. Brown: Can I talk to you after this meeting about that? I don't want to talk about that because that's specifically my department.

Resident (Chassidy Bowles, Westmoreland Circle): We contacted the county about it because we don't want to be liable for anything, if we give approval to somebody to do something

like that, and they're saying, well, "We got approval from the CDD." We're like, "Who is going to inspect it because county has this big list of requirements." We have to make sure that it is graded properly. Is somebody going to inspect it afterwards if they are given approval to take up the sidewalk?

Mr. Glasscock: Yeah, we will do that.

Mr. Mehrlich: Because even if it was flat, being pavers, kids run. Kids will trip on that in a second.

Mr. Showe: If there's nothing further, we need a motion to approve the proposal

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Proposal from Hanson, Walter & Associates to prepare the Stormwater Needs Analysis in the amount of \$15,000 was approved.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Showe: In the General Fund, we have Checks 6676 through 6720 in the amount of \$167,552.05 and Checks 102 through 105 in the Capital Projects Fund in the amount of \$124,335 for a total of \$291,887.05. Alan and I can answer any questions on those invoices should the Board have any.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the January 1, 2022 through February 28, 2022 Check Register totaling \$291,887.05 was approved

**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. Based on budget to actual, we're in good shape. We are ahead of what our projections would be. We are at 93% collected on our assessments, so we're in great shape there as well.

**3. Presentation of OCSO Reports**

Mr. Showe: We have the Osceola County Sheriff's Office Reports. We can have Alan go through his report.

Ms. Zaresk: First before you start, can I just make a comment on the Osceola County Sheriff's Report?

Mr. Showe: Sure.

Ms. Zaresk: I'm heartened to see that there seems to be a little more proactivity this month.

Mr. Soukup: Yes.

Ms. Zaresk: I see that they've done some citations. I guess that I would note that and then ask if you are keeping an eye in this particular area? Are you seeing that as Osceola County? I'm just curious.

Resident (Chassidy Bowles, Westmoreland Circle): I saw one out one night in a helicopter.

Ms. Zaresk: One of the things that is notable to me on this report is that there are a couple of instances where they had seen something and had somebody call it in, if I'm reading the report correctly, which shows to me a little more proactivity than we've had in the past.

Mr. Soukup: Yeah. Parking violations were written up.

Ms. Zaresk: Yeah. Thank you.

Mr. Showe: It really is dependent on which officer picks the assignment. Now we've gotten some that are calling Alan and I that really want to work out here. Those are the ones that really want to do the citation. So, we've been making sure that they try and get those as quick as they can.

Ms. Zaresk: Whoever these were, this group, they seem to be much more proactive.

Mr. Soukup: Keep in mind too that they are in unmarked cars.

Resident (Chassidy Bowles, Westmoreland Circle): Well, that's why I've never seen them.

Mr. Brown: I've never seen them driving around, but I have plenty of times leaving in the morning and coming at night, seen them parked in places where they were getting people for running stops signs or for speeding.

Mr. Scheerer: They like to patrol the wooded area behind the playground.

Ms. Zaresk: I was just going to mention that. I don't know if they've done that in the past, but I appreciate the fact that they have done that.

Mr. Scheerer: It's good that they did that.

Resident (Chassidy Bowles, Westmoreland Circle): Okay. Thank you. I'm sorry.

Mr. Scheerer: No worries at all. Thank you.

#### **4. Field Manager's Report**

Mr. Scheerer: You may see the pine straw trailer in the parking lot over here. We're getting the new pine straw installed. Usually, it takes a couple of days for them to get it. It will probably be done by tomorrow. We will see how long it takes to get the trailer out here. The rec center is in good shape and has new A/C filters. The pool is in good shape. We still have the quarterly inspections of the swimming pool for safety handrails, ladder, steps, as well as the brick pavers. The cameras are all working. We had just a couple of hiccups at the gate with the phones. I think one was at the visitor entry side of the E. Lakeshore Boulevard gate. We had to replace the gear reducer on that gate arm as well as the gate arm and a couple of toggle switches. We have one pond that's acting up over here across from the par three on the right.

Mr. Mehrlich: On the right, yeah.

Mr. Scheerer: We have a little algae in there. We continue to meet with REW. We have our weekly irrigation inspections now that we're all back from vacation. Basketball nets were replaced. The sidewalk project is completed. We will start gearing up later on this year to go back over it again. We have the pavers in Windsor Park. We do those about every three months because they do get some roots in there as well. We got a call about some storm drains blocked in Westmoreland. I had Brownie's Plumbing come out. They inspected one of the inlets. They couldn't even get the probe meter down to the bottom of the drain. We did all the drains of Westmoreland, every single one. It was like a \$2,500 call, regardless. There are probably half a dozen or ten drains in there maybe all together. They did every drain in there. So, Westmoreland should be good. We received a notice from the street sweepers. Jason may have passed it out.

Mr. Showe: Yeah.

Mr. Scheerer: Due to the fuel charges, they're going to be hitting us with a fuel surcharge. They do use diesel fuel in that. It's a lot more expensive than regular gas. We just wanted you to be aware of it. My understanding is when it gets back down around \$3.25 or somewhere in there, then that fuel surcharge will go away if it gets back down anytime soon. I just wanted you to be aware of that. I can answer any questions that you might have.

Mr. Soukup: Questions?

Mr. Brown: I don't know if it's for you or for Pete, but are we going to, in the next couple of months, sucking all of the drains?

Mr. Scheerer: Well, we don't ever suck all of the drains. Right before hurricane season, we lift all the manhole covers and check them. We will do that in advance. Usually, that's in May or June right before hurricane season. Then we have the budgets.

Mr. Showe: I was going to mention that. We will have your Proposed Budget at the next meeting. We will do obviously everything we can to keep the assessment at where it is now so we don't have an increase.

Mr. Scheerer: It will be \$200 more for Westmoreland.

Mr. Showe: Obviously, we're seeing an increase in everything. We'll take a look at it.

Mr. Brown: I think a couple of weeks ago, if there were any sea turtles on the basketball court, they were going to be dead because there were two million water bottles down there. Would putting another trash can down there help or are they just going to throw their crap down no matter what?

Mr. Scheerer: We've got a nice trash can right there by the tennis court for everybody to use. Unfortunately, Bruce isn't here on Saturday and Sunday, so we get whatever we get from the kids.

Mr. Mehrlich: Is it the school?

Mr. Scheerer: No. The school is actually pretty descent. They've been really good at the baseball field. They pick up after themselves usually. I think it's just people using the court.

Mr. Brown: That's where all of the bottles seem to be. They just throw them down at the grass.

Mr. Scheerer: Maybe we should look at moving the water fountain on that side. This one's just a piece of pipe sticking up out of the ground with a handle on it. You just turn it on and it shuts itself off. Maybe we look to do something like that.

Mr. Mehrlich: Or put in one of those that it has a bottle fill on it too.

Mr. Scheerer: No, I wouldn't look at that.

Mr. Mehrlich: Okay.

Mr. Scheerer: If you want one of those, I will get you a price to put one of those in.

Mr. Mehrlich: When you get pricing, yes.

Mr. Scheerer: It is about \$4,000.

Mr. Mehrlich: I don't know.

Mr. Scheerer: Yeah.



Mr. Mehrlich: Wow.

Mr. Scheerer: We just put one in.

Mr. Brown: How much?

Mr. Scheerer: \$4,000. It works as a water fountain and it fills water bottles and has special filters. This one here is right by the tennis court as you go in on this side. It's rudimentary. It's like a garden hose water, but its water. The water can't be that warm if these kids are drinking it. I don't see a lot of Yeti coolers out there.

Resident (Chassidy Bowles, Westmoreland Circle): Speaking of the school, kids are playing kickball on the tennis courts. They are sitting on the nets and everything,

Mr. Scheerer: I've never seen that. We'll talk to the school.

Mr. Showe: We will reach out.

Mr. Scheerer: The kids are pretty good. In the morning, the kids here throw the tennis balls around. They will throw the football around. I'm usually sitting in the parking lot.

Resident (Chassidy Bowles, Westmoreland Circle): Its usually later in the morning. There is a PE class or something.

Mr. Scheerer: Probably.

Resident (Chassidy Bowles, Westmoreland Circle): They walk through over here and go onto the tennis courts.

Mr. Scheerer: They shouldn't be sitting on the nets. We will get a hold on them. Thanks for letting us know.

Ms. Zaresk: They don't use our courts, do they?

Mr. Showe: As part of the agreement, they can. They have limited hours and limited use.

Ms. Zaresk: There's no stipulation about how the court is used?

Mr. Scheerer: Well, we have rules for the courts.

Ms. Zaresk: A tennis court is a tennis court. If it's being used for soccer practice or pickleball, which I know a lot of people would like to have and that's cool, but whatever.

Mr. Scheerer: You could invert the volleyball court into a pickleball court.

Ms. Zaresk: Yeah.

Mr. Scheerer: We'll make sure to communicate with the school?

Mr. Showe: Absolutely.

Mr. Scheerer: Yes, ma'am.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Scheerer: Are there any Supervisor requests?

Mr. Mehrlich: The only thing, and I talked to these guys earlier and I don't know if there's anything that can really be done about it because it's a difficult situation, but there are huge inconsistencies with the security and the parking. One of my daughter's girlfriends who is 16 years old got a ticket on her car. I was home and she was spending the night, so she's a legitimate guest. When we moved into this neighborhood back in 1996, we were going to have families, the kids were going to grow up and were going to go to school. When you get to a certain age, you have guests. I told him until I turned blue in the face, that it's a ritual. I even gave them a phone number. The kids were in the parking lot one night during Spring Break and she gets a ticket, but there is a boat at 2713 or 2715 Barnsley Lane. A 25-foot boat has been there for a week. A week.

Mr. Soukup: On the road?

Mr. Mehrlich: On the road. For a solid week. Now my daughter's girlfriend comes over who is a legitimate guest, who wrongfully parked on the street and did not call, gets a ticket. At 211 Westmoreland Circle, there are two or three cars on the street every day. Now they rotate, but they are there every single day and no tickets are issued. That's actually 163 Westmoreland. At 211 Westmoreland, where there is a wide parking lot, they rotate their cars as they have 1, 2, 3, 4, 5 cars in their driveway. Occasionally, a BMW or something will spill out onto the road, but five days out of ten, they have a car on the road. I honest to goodness don't know what to do. When Diego was here everybody was raising hell. I know we get the reports and since Diego is not here, not nearly as many parking citations come in as before. The attorneys tried to find ways to enforce when you have a person that's doing everything in the world to abate the system. So, I feel like everybody is doing their due diligence in a lot of ways. I just want to say that's not right. There's something wrong. You shouldn't be a guest here for all of these years, raise your child to 16, 17, 18 years old and she has a friend come over from school who gets a darn ticket, even though she's parked illegally. If she's going to get a ticket, then everybody else should get a ticket too.

Resident (Chassidy Bowles, Westmoreland Circle): I have cameras and my cameras don't see...

Mr. Mehrlich: I know you've got a problem up there at the front. I see it. They wrote a citation last night at 199 Westmoreland, which is just a weird random thing. Like I was telling those guys earlier, I always think they are afraid to confront the people that they think are going to

be most duplicitous. That could just be an observation that's incorrect, but like the people at 163 Westmoreland, there are hustlers on the street. They have people coming and going. It's almost like they have people staying there temporarily like short-term. People walk in and out of there with suitcases.

Resident (Chassidy Bowles, Westmoreland Circle): They are friends with my neighbor.

Mr. Mehrlich: Yes, but all I just want to say is that it's not right. It's not fair to the law-abiding citizens that are living here. This young girl got a ticket wrongfully, but it certainly wasn't because I'm not telling them. I'm telling them until I turn blue in the face. So, what's going to happen? This 16-year-old kid's come out and the freaking car is going to be stolen. It's going to be \$307 that I'm going to be paying because I feel bad because she got towed at my house and yet people are doing it all over the place and it's just crazy. I don't know what to do. I honest to goodness don't know what to do. It's a tough situation.

Mr. Brown: Where is the boat?

Mr. Mehrlich: Its either at 2713 or 2715 Barnsley Lane. It's been there a week. I don't want to call it in. Maybe it stays there a month, but how can a boat stay there? It's not even allowed in here.

Mr. Brown: I would like to know if they haul it in.

Mr. Showe: I will just ask the question.

Mr. Mehrlich: That's what I'm saying. I can send emails until I'm blue in the face.

Mr. Showe: To Alan's point, we are not here all the time so we don't know that occurred.

Mr. Mehrlich: I know that.

Mr. Scheerer: I think we need to be here.

Mr. Mehrlich: I'm not accusing you of anything. I'm just saying that you guys send it to that guy and that guy comes in here and he says that there are no issues because they are doing such a good job. No, they are not.

Mr. Soukup: But that's why we need to be the squeaking wheel. We need to report it.

Mr. Showe: Yes.

Mr. Mehrlich: He's not telling the truth. He might be so in the loop too and he doesn't know it.

Mr. Soukup: Right. That's why emails or pictures are extremely helpful.

Mr. Brown: On the flip side of that, there were a couple of houses in my neighborhood who have work trucks that they put on the street. There are two houses side by side. They always have people on the street. Then after they came, I never said anything. I was like, “*Let me just see what happens.*” I’ve seen just about every car at some point, never all in a row. Since they have been here, I’ve seen probably every car there get a sticker at one point or another. This kind of cleaned everything up. I couldn’t tell you why that was.

Mr. Soukup: I have a Sheriff who parks in the street in my neighborhood and nobody wants to touch his car.

Mr. Scheerer: We can’t get him to move his car.

Mr. Showe: We sent a notice to the Sheriff’s Office.

Mr. Scheerer: Multiple times.

Resident (Chassidy Bowles, Westmoreland Circle): I’ve seen that one.

Mr. Mehrlich: I think the parking overall probably has gotten better. I think there are just individual houses that are causing the issues.

Resident (Chassidy Bowles, Westmoreland Circle): The same security passes by my house all the time. I can’t see them anymore at all.

Mr. Soukup: Let’s get the light on first and see the changes.

Mr. Scheerer: He has to learn about putting the light on. We will see if we get any improvement with the rover this evening. I will make sure to reach out to him before I leave.

Ms. Zaresk: Am I correct that at any given time we only have one rover?

Mr. Showe: Correct.

Mr. Scheerer: Correct.

Ms. Zaresk: Sometimes he parks on the side and talks to people about not manning the gates. I can’t imagine what that would be.

Mr. Showe: We can tell you what it is because we have seen them at other properties. You essentially walk up, you talk to a box, you put your driver’s license in if you have it, but they can’t stop you. So, if you don’t give your driver’s license, a remote person is going to take all of your information and then open the gate remotely. Based on conversations, this Board has always wanted a person at those gates.

Ms. Zaresk: I understand that, but based on what we keep hearing, I’m like you. I don’t know what the answer is, but obviously we are not seeing patrols. One is not enough. If we are

going to insist on having people at those gates, now all of a sudden, do we really want to stay that way or do we want to find another system so that three people are manning the gate? In other words, I did what he said and I timed it. He's absolutely right. It takes a long time to patrol every single street, but if you only have one person doing it, I think I pointed this out at one of the meetings, it takes so long that they are only going to get past the place once or maybe twice.

Mr. Mehrlich: Twice in a shift.

Ms. Zaresk: Again, I am like the rest of you. I don't know. Maybe it is time to consider something other than people just sitting at a gate knowing that they can't stop them. I throw that out as something to keep in the back of people's minds. I know that everybody always said, "*Well, that's a deterrent. That's a visual that helps control the amount of traffic that comes through here.*" In essence, it's not very controlled. All we are really doing is smoke and mirrors and recording information. I don't know. I am just throwing that out. I don't have an answer either, but I do believe that one person on patrol through this daytime shift is not adequate. There is no way that they can cover and keep any kind of presence.

Mr. Soukup: The good thing about a person at the gate is it slows that person long enough that the camera records them.

Ms. Zaresk: Yeah.

Mr. Soukup: We got the plates and the shot of the driver so we have that.

Resident (Chassidy Bowles, Westmoreland Circle): What if they had to call to announce them?

Mr. Soukup: Maybe.

Mr. Showe: It would take you three hours to get in.

Mr. Soukup: I would see a lot of broken gate arms from people who get frustrated that drive right through.

Mr. Brown: Remember what it was like when there were just buttons on the gates? Every time I would drive in, one of them was bent backwards.

Mr. Scheerer: That was before me, but I heard the horror stories.

Mr. Brown: It was like going to Kissimmee with the iron gates that had buttons on them that you push. Every single day, somebody pushed it open, broke the arm on it or bent it backwards.

Ms. Zaresk: What I'm hearing correctly is the fact that we know it is a problem. We will get four different companies and rate them as objectively as we can. While I'm not overly terribly impressed with this company, I don't know that there is anything out there better.

Mr. Scheerer: Maybe we can ask for employee changes too.

Mr. Soukup: Right.

Mr. Scheerer: If they have been too comfortable for too long, maybe it is time to rotate some new blood in here.

Mr. Showe: Yup.

Resident (Chassidy Bowles, Westmoreland Circle): Wasn't there a raise so that they could hire better people?

Ms. Zaresk: No. They get an increase for daytime patrols.

Mr. Soukup: We went from having one here all the time to having daytime patrols. That cost more than a person just scanning IDs.

Ms. Zaresk: The truth of the matter is in today's hiring, they can pay them \$25 an hour.

Mr. Showe: If the Board is amenable, let Alan and I have a sit-down meeting with them to express the Board's concerns.

Mr. Mehrlich: What can we do?

Mr. Scheerer: We just have to keep hammering them.

Mr. Soukup: I would like to see something too with guest parking.

Mr. Mehrlich: Do we have a website where you can enter guests?

Mr. Showe: We are working on it. We need to find a way to get it to the rover, which is the challenge that we are having now. They are driving around. They have to get the updates in real-time. So, we are trying to find a way so they are not crashing the car while they are getting the real-time updates.

Mr. Brown: She's right. I thought we gave them a temporary increase to see if he could get better people or prove that he could with the increase.

Mr. Soukup: I'm pretty sure that's not happening.

Mr. Brown: It wasn't like a permanent thing, but I think we did do some kind of temporary increase.

Mr. Scheerer: We'll check it out.

Mr. Showe: I think we did that in conjunction with rotating some of the hours so there wasn't so much time here, but they were roving.

Mr. Soukup: He brought that to us, but I think that was the outcome. I will go back and look at it.

Mr. Scheerer: We'll check it out.

Mr. Soukup: If there is nothing further, the next meeting is on April 26<sup>th</sup>.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman