

*Remington Community
Development District*

Agenda

May 24, 2022

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

May 17, 2022

Board of Supervisors
Remington Community
Development District

Dear Board Members:

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, May 24, 2022 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Organizational Matters
 - A. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2022-03 Appointing an Assistant Secretary
- VI. Approval of Minutes of the April 26, 2022 Meeting
- VII. Staff Reports
 - A. Attorney
 1. Consideration of Rate Increase
 - B. Engineer
 - C. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Presentation of Number of Registered Voters – 3,222
 4. General Election Qualifying Period and Procedure
 5. Presentation of OCSO Reports
 6. Field Manager's Report
- VIII. Supervisor's Requests
- IX. Next Meeting Date – June 28, 2022
- X. Adjournment

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

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

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

The fifth order of business is organizational matters. Section A is Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024. Section B is Administration of Oath of Office to Newly Appointed Board Member. Section C is Consideration of Resolution 2022-03 Appointing an Assistant Secretary. A copy of the resolution is enclosed for your review.

The sixth order of business is the approval of minutes from the April 26, 2022 of the Board of Supervisors meeting. The minutes are enclosed for your review.

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

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

Sincerely,

Jason Showe
District Manager

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

SECTION V

SECTION C

RESOLUTION 2022-03

**A RESOLUTION OF THE REMINGTON COMMUNITY
DEVELOPMENT DISTRICT ELECTING AN ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Remington Community District desires to elect _____ as an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE REMINGTON COMMUNITY
DEVELOPMENT DISTRICT:**

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 24th day of May, 2022.

ATTEST:

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

SECTION VI

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, April 26, 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	DSI Security Services
Red Miller	Resident
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. 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: This past month, the Partin Settlement Road gate had 5,865 residents and 6,813 visitors come through the gate. The E. Lakeshore Boulevard gate had 5,313 residents and 1,135 visitors. We've issued 75 citations this month. We requested towing three times. We were

able to tow a vehicle that had three prior citations. Our site supervisor, who also does roving patrol, did try to issue a citation at 161 Southampton Drive, but was accosted by the homeowner. He still was able to issue the citation, but he couldn't take a picture of the vehicle. I had an incident where it was reported one of the residents had followed the rover and stopped them. They wanted to know why we towed his vehicle. The rover didn't know what he was talking about. It turns out that a towing company by the name of H&H Towing, towed the vehicle out of Willow Glen, which had nothing to do with us. There was something else that I wanted to report. There was a question about parking on Burrell Circle. One of the pictures was taken on the 17th, which was Easter. The resident did call that in. AJ reports that he had voicemails from residents all day for Easter so that was the majority of that. Let me go back to the last email that he sent. He just sent it to me. It says, *"I haven't been able to get a hold of Sid,"* which is our other rover. But one of the other rover's let him know that he had seen this before and provided the number of the gatehouse to the residents and they've been calling them in. He also said that there's only been one time recently that they haven't called and by the time he had come back to issue citations, the vehicles had moved. He's going to keep trying the other rover, but that's what is happening on Burrell Circle. That is my report.

Ms. Zaresk: I'm sorry, I didn't quite understand that.

Mr. Soukup: When you are talking about Burrell Circle, I said to him that I tracked this four times in the last month since our last meeting. There were up to nine vehicles parked on that street.

Mr. McLeod: It was the third attempt in this.

Mr. Soukup: They keep calling in and saying, *"Hey, we're their guests."* My point to them was it's starting to become a repeat offender. They are doing it too often. If I see nine cars out here, go and tow it.

Mr. McLeod: Well, there's a bit of a flaw in the rule, I believe. Because the rule states that they can have up to six days in a row, seven days total for the month to park on the street.

Mr. Soukup: Right. It also says that if we deem it a repeat offender, we can ticket it.

Mr. McLeod: Absolutely.

Mr. Showe: It also says, *"Street parking for social gatherings shall be deemed excessive if it occurs more frequently than once a week."*

Mr. Soukup: Right.

Mr. McLeod: Right.

Mr. Soukup: That's my point. It's quite often. My concern is they will say, *"Okay, today's the day. Oh, there is a party, today's the day. It's a party, oh, today's the day."*

Mr. McLeod: I totally see your point, but like Jason said, once a week is excessive. This wasn't more than once a week.

Mr. Soukup: It was four times in the last month.

Mr. McLeod: That's once a week.

Mr. Soukup: My point is that neighbors on that street say, *"Screw it. I'll just park in the street."*

Mr. McLeod: I understand that.

Mr. Soukup: That's the hard part in enforcing it when it's happening.

Mr. McLeod: I agree.

Mr. Soukup: We certainly understand if it's a holiday, but there are times where it's the entire block and you can't get cars down there.

Mr. McLeod: I got you.

Ms. Zaresk: That's the guy whose music we can hear all the time.

Mr. Soukup: You can hear them all the way over across the lake by you.

Ms. Zaresk: Yeah.

Mr. McLeod: Unfortunately, that wouldn't be something for the Board. There's really nothing that I can enforce because there's nothing in the rule that says how loud it can get.

Mr. Soukup: My question is on the rules for your patrol, is there anybody that watches whether it's twice in a week?

Mr. McLeod: Yeah, they're watching. We have a rover log that we've been using.

Mr. Soukup: Okay. If I see it twice a week, I'll let you know. Thank you. Are there any other questions?

Mr. Mehrlich: I would just like to say, at the last meeting, I mentioned that there was a car that was always parked on the street in front of 160 or 140.

Mr. McLeod: One-forty what?

Mr. Mehrlich: Westmoreland Circle.

Mr. Soukup: Its 175 Westmoreland Circle.

Mr. Mehrlich: Yeah. They've been parking there forever. I mean for months. We watched the car drive by, but we mentioned something and it took a few stops and a few tickets. They're not on the street anymore. So, I don't think everybody is doing everything in the world that they can to violate the parking regulations. They kind of know that they're not allowed to park and will push it to the limit. Then once they start getting tickets, they will stop.

Mr. McLeod: I've got rovers that do a hell of a job, and then I've got one or two that just don't.

Mr. Mehrlich: My point being...

Mr. Soukup: They have two days off.

Mr. Mehrlich: I think that we should have more emphasis on issuing tickets to people that are in violation and less emphasis on trying to tow them on the second pull.

Mr. Soukup: Right.

Mr. Mehrlich: That would help do a couple of things. I'm talking to your guy, evidently. Tony's is one of the worst towing companies he's ever worked with. I don't know how many he's worked with, but they're difficult to work with. I think you should change the rules so that you are towed after the second violation, which makes sense to me.

Mr. Showe: That's what the rules are.

Mr. Mehrlich: If you get a second violation, you're towed. I think you should get two violations.

Mr. McLeod: Then on the third violation, you're towed.

Mr. Mehrlich: You should get a ticket.

Mr. Showe: That's how it originally was actually. Even though the rules don't say that, that was the policy the Board originally adopted.

Mr. Mehrlich: Which said you get one ticket, then you get another ticket and then the third time you get towed.

Mr. Showe: Three strikes and you're out.

Mr. Mehrlich: That's the way it's written, but that's not what's happening. What's happening is you get a second ticket at the same time that you get towed.

Mr. McLeod: Right.

Mr. Mehrlich: But I don't think that's right. That's just me, I guess.

Mr. Showe: The rules specify the minimum, which is one warning. You get one notification. The second time, you can be towed. The Board made that law.

Mr. Mehrlich: I think you should get two warnings.

Mr. Brown: I think that's what we did.

Mr. Showe: It got to be a problem, so the Board wanted to tighten it up and go to the minimum in the rules.

Mr. Mehrlich: If you were just issuing tickets, you never knew when you were going to be towed. The worst thing in the world is, "*Am I going to get towed or not going to get towed?*" Some of these guys are smart. They pull their cars on the street after the fact. Westmoreland residents got really pretty good. I see the tickets that Cassidy sends in for 114 Westmoreland. There were three or four cars on the street. So, if you called a tow truck and said, "*Look, I got four cars out here, if we can't get the first one, we will get the second one and then we'll get a third one,*" they probably don't want to come because why are they going to come all the way out here if they can't get a tow?

Mr. Soukup: Right.

Mr. Mehrlich: So, we are trying to find another tow company. I watched your guy drive by this house a lot all the time, and then when we finally brought it to his attention, he issued a ticket. Then they were not parking on the street. Consequently, the girl across the street quit parking on the street because she saw stickers on the car across the street.

Mr. McLeod: Those stickers aren't easy to get off.

Mr. Mehrlich: I know.

Ms. Zaresk: Let me ask you this, we've been through the process of how long it takes our rovers to get through everywhere, and as I said, I did it myself so I know.

Mr. McLeod: It takes a lot, doesn't it?

Ms. Zaresk: It takes a long time. I get it. I don't know how to ask this, so I guess I'm going to ask, what are they thinking? What I'm saying is if Burrell Circle is an issue, we talked about before, focusing on places. That doesn't mean, "*Let me pick up a log and focus.*" It means I'm out here. I'm here a lot. Do you get a sense from your folks? I'm not criticizing. I'm asking.

Mr. McLeod: A couple of them, absolutely. Like you said, they will definitely focus on the problem.

Ms. Zaresk: Okay. The ones that aren't focused or that aren't being responsive, for instance, don't turn their lights on. There's one that I know. I watched him today, and he was doing his call-ins. As soon as he got in the car to go, in middle of the day, the lights came on. I was like, "*Hallelujah*." But I watched others that weren't doing that. So, I guess my question to you is, are you having a problem with the personnel and are those issues being addressed?

Mr. McLeod: Absolutely.

Ms. Zaresk: I recognize that it's hard to get people. Okay. No question about it. But it's almost better not to. I hate to say this because we probably need more people. If we had a bigger budget, in my opinion, we'd have this place flooded, but we don't have that kind of money. I guess what I'm trying to say, it's almost better not to be short of people than to have people that are clueless. That's harsh, but your guy is there all the time. I'm struggling with what the answer is.

Mr. McLeod: I understand what you're saying. Like any company, you have your good officers and then you have your bad ones.

Ms. Zaresk: Right.

Mr. McLeod: Thankfully, I don't have many bad ones. I have one, maybe two.

Ms. Zaresk: Okay.

Mr. McLeod: I have been actively looking for their replacements for their past four or five months. I'm going to be honest. I just simply cannot get people in the door. The ones that do come in the door, I assure you, you do not want them on the spot. You're better with what you have. Every time I get an email or a text from Jason, I'm responsive. I forward those emails to the supervisor or to the rover. They're reading the complaints. They're seeing what I'm dealing with in an effort to try to get them to do what they're supposed to do. Not only that, but I also visit out here. I reprimand. I counsel. I coach. I'm doing everything that I can to help that situation, but when I'm not here, they are here on their own devices.

Ms. Zaresk: Okay.

Mr. Mehrlich: Can the rover email or call-in cars that are parking on the grass between the street and the sidewalk?

Mr. Showe: That's the HOA.

Mr. Mehrlich: They will still respond to a violation.

Mr. Showe: But it's an HOA violation. The CDD parking rules specifically apply to basically the asphalt.

Mr. Mehrlich: Could they take a picture and send it to the CAMs?

Mr. Showe: I think that's asking a lot of the guys that do the roving patrol and enforce at the same time.

Ms. Zaresk: Yeah.

Mr. Showe: That's really not part of their contract.

Mr. Brown: Also, it would be a violation of the code.

Mr. Mehrlich: Another thing, if you call somebody in, it's an uneasy feeling leaving a message on a voice machine. You don't know if they're going to check it. Are we moving forward with something?

Mr. Showe: Yeah, we're working on the database. Our biggest issue right now, which I'm working out with Bill, is making sure that the roving patrol can get live information, but as he's driving around, it's a little challenging.

Mr. Mehrlich: Maybe they can get a text or something. They have a fax machine. If you have a dinner guest, you have the blinds open, because you don't want to get a ticket as there's no confirmation. The only confirmation you have is that you sent a message. Whether it was received or not, you don't know.

Mr. Showe: Well, I can tell you that in all of those cases, if somebody calls me and says, *"Hey, I called it in and I got a ticket,"* we take the ticket off.

Mr. Mehrlich: What if it's the second one and they get towed?

Mr. Showe: We would reimburse them. If it's an issue where they did the right thing, we've always taken care of it.

Mr. Soukup: It's not a problem.

Mr. Mehrlich: I see what you're saying, but it hasn't happened yet. We've been here a year this past February.

Mr. Soukup: I had a dinner guest the other day and I called in and left a message. You hope somebody answers it.

Mr. McLeod: I see your point. There's no reassurance that your message was received.

Mr. Showe: Well, I'll work with Bill over the next month and we'll come up with a way. We're trying to figure out the best way to also roll it out to the community because everybody is already used to calling in, so now we've got to give them this other method to go to the website and turn things in. We've got to make sure that Bill's guards are safe, but also timely get the

information. Because we don't want somebody to email it in and then not be able to check it for an hour and then they get a ticket anyway.

Mr. McLeod: You still have residents that are calling the old telephone number. That doesn't even belong to us. They're still calling that other one. Our officers are using their discretion and not ticketing in that case.

Mr. Mehrlich: We used to be able to text and send a picture. It was nice. Because at least then you had something.

Mr. McLeod: Right.

Mr. Mehrlich: It does work.

Mr. McLeod: Oh, absolutely. I agree. I just don't want to see it become white noise if we're not towing. If there's not a consequence, those tickets become white noise. I see your point as well.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: We will open the public comment period. Please state your name and address and keep your comments to three minutes.

Resident (Not Identified): As far as parking on the grass, take a picture and send it to Mr. Daniel Espinoza, our guy at the Homeowner's Association. He'll get right on it. He's been very good at that. My first question is, we have people that park a 26-foot semi-truck on Knightsbridge and it's always there. Is that a violation? It's parked on the road every night and it's out there. Also, there's a semi-truck that goes down Knightsbridge and parks almost twice a week. Is that something that the patrol is missing?

Mr. Brown: Yeah, maybe. I don't know.

Mr. Showe: If the vehicle is in violation, they should receive a citation. Bill is writing it down.

Mr. Brown: I don't know if a semi can be towed.

Mr. Scheerer: It's usually at the end of Knightsbridge. If you turn right, it's right there on Owenshire. It is the house right on the corner. We've towed him before.

Mr. Mehrlich: You've towed him?

Mr. Scheerer: Yes. Not with this company. With a previous company.

Mr. McLeod: Is it a red semi?

Resident (Not Identified): I think it's red, yes.

Mr. McLeod: I've seen him before. I was going to ticket him, but on my second time around, he was gone.

Resident (Not Identified): Alright. My final question is, have you come to a conclusion on what we're going to do about the Knightsbridge International Speedway at the end, where we were trying to get a speed bump put in?

Mr. Glasscock: That was on me. I was supposed to get a price on that, but I never heard back from the guy. I forgot to call them back. I'll call him.

Resident (Not Identified): These guys are flying up and down there. There are tire tracks all down the road.

Mr. Scheerer: I got you.

Mr. Glasscock: My apologies.

Mr. Scheerer: Pete will handle that.

Mr. Soukup: Thank you.

Resident (Not Identified): I thought we had already figured out where it was going.

Mr. Scheerer: Oh, we did. I met him, I think, at your house and then I conveyed the information.

Mr. Glasscock: I called him for a price and didn't get it.

Mr. Scheerer: If you want, we can put one on the other side of the road too.

Mr. Glasscock: Assuming the price hasn't gone up.

Mr. Soukup: Next?

Resident (Elias Delvalle, Berkeley Drive): I have a safety concern. I take out my dog every night. I have almost been run over three times. I live right on the corner and I hear the cars, brakes and everything. I hear all of that. It's not only me.

Ms. Zaresk: Where are we talking about?

Resident (Elias Delvalle, Berkeley Drive): Somerset.

Ms. Zaresk: Somerset, okay.

Resident (Elias Delvalle, Berkeley Drive): Right at the entrance. Also, in front of my house, there's a light pole that is covered with a tree. You can't see anything. It's dark there.

Mr. Soukup: We have a schedule for trimming trees.

Resident (Elias Delvalle, Berkeley Drive): Oh, okay.

Mr. Soukup: Just so that the street sweeper can get in also. Would that help? Because right down on Burrell Circle, where I live, that helped a lot.

Resident (Elias Delvalle, Berkeley Drive): Okay. That light can be a lifesaver.

Mr. Soukup: Sure.

Mr. Brown: We could request another pole from the county.

Mr. Scheerer: The lights are managed through an MSTU.

Mr. Showe: So, I think the residents would have to request it.

Mr. Scheerer: The residents can make a request to have another one.

Mr. Showe: Yeah, because the CDD doesn't do anything about streetlights. If you call the Osceola County MSTU, give them your name and location, and see if you can put in a request to add a streetlight there. They assess you for that on your tax bill. That's not something that runs through the CDD.

Resident (Elias Delvalle, Berkeley Drive): Right.

Mr. Brown: It wouldn't just be you. Everybody in here is assessed the same.

Resident (Elias Delvalle, Berkeley Drive): Alright. I'll make a call.

Resident (Not Identified): We've been out here for almost a year coming up in May, and I really don't know what this meeting entails or what the CDD does. We live in Gleneagles. I hear you all talking about the ticket situation and cars being parked. I would have loved to receive a ticket yesterday before my son's car got towed. I believe one of your Board members maliciously called it in and lied and said that the car had been parked there for three days in the cul-de-sac area in front of our house, but the car hadn't been parked there. They had been going back and forth. My son only parks his car there so that another car can get out. He had surgery on his leg, so it was hard sometimes to park in the driveway because it's close, but that's another matter. I basically came here because when we first moved here, we tried to call the number that was in our packet of information. A few weeks ago, my husband called a car into the Association. We really didn't know if they received it because nobody called us back. I can't tell you if he called here or if we called the Gleneagles one. But as far as my car or my son's car, which we had to pay to have the car brought back, they did not call to give my son a warning. So, I'm going to handle it through the court. That's what I'm going to do today.

Mr. Mehrlich: Is that Gleneagles?

Mr. Showe: Correct. Just to give you some history, there are multiple bodies in here. This Board is the Remington CDD. They handle basically all of the common areas in the community, which includes the roads. The CDD owns the roads, swimming pool, everything that's not associated with a home lot, including the roads. We do street parking, but our street parking policy is you get a warning first. That's according to the Florida Statutes because we are a governmental agency. It sounds like your HOA had that vehicle towed, so I wouldn't have any information on why or what. So, you would have to go through them on that particular issue.

Resident (Not Identified): Okay. I think it was malicious because when we first got there, we didn't know who to call. We had some bricks put in because I have a disabled daughter. She's in a wheelchair. When both vehicles are parked in the driveway, there's no room for the wheelchair to come through, and she can't go off the side because it humps down and the grass is really soft, causing her wheelchair to flip. Somebody from our Association, a lady, I don't know which position she holds, came and told our contractor to stop putting the bricks down. She in turn, rejected the garage door. It's like everything you put in is rejected, but the last straw was towing that vehicle. She wouldn't call because we would've gotten a warning. Our neighbors received a warning before. I have two daughters. One daughter went to the courthouse to help my disabled daughter. So, the car had been sitting there for three whole days. Yes, I'm going to go take that matter up in court. We came here because security told us that we were supposed to receive a warning.

Mr. Soukup: If the towing came from us, you would have received a warning, but it came from Gleneagles and we have no oversight.

Mr. Showe: They may have their own regulations.

Resident (Not Identified): We were told through security who had been out here and done the check. He knew that the car was parked there for three whole days without moving. We never received a warning. So, when I hear you say that you give a warning, that would've been great yesterday, because we went 30 minutes out of our way in traffic to get that car back. That cost him money because I wasn't home yet.

Ms. Zaresk: Do you have a copy of your homeowners parking policy?

Resident (Not Identified): Yes we do. We know the policy.

Ms. Zaresk: Okay.

Resident (Not Identified): She called in as a citizen and said that the car was on private property. I'm looking at your name. It was not you.

Ms. Zaresk: No. Nobody here has anything to do with your HOA. We've already established that the towing didn't come from here. It came from your HOA.

Resident (Not Identified): The police gave us the information. The person who called in said they were a citizen, which was not true.

Mr. Soukup: I'll definitely find out.

Resident (Not Identified): What I came here for is we don't have any details. We don't know when your Board meetings are. We do not know how your officers are selected. We don't know anything and I would like to know.

Mr. Soukup: The CDD meets on the last Tuesday of every month at 6:00 p.m., but we strictly handle CDD issues, nothing else.

Resident (Not Identified): Okay. What I'm interested in is our Association.

Mr. Showe: I don't have any information.

Resident (Not Identified): Then I had a question about the security here. When we bought here, we thought that it was secure because we could see the gates and everything, but I don't know if anything could be put into place that's a little more secure. Even if I don't know you and I Googled to look up an address, all I need to do is just tell people that I'm going to the address and they let me right on in.

Ms. Zaresk: That's right. It's a public street. We can't stop anyone from coming in.

Mr. Soukup: That's why the gates are up every day.

Resident (Not Identified): I'm at the wrong meeting.

Mr. Scheerer: No, you're at the right meeting.

Ms. Zaresk: I don't know about your HOA. Do you get *The Remington Reporter*, which is the newsletter that gets delivered?

Resident (Not Identified): I don't remember getting a newsletter. Maybe she skips my house. I don't know.

Mr. Showe: The HOA puts that out.

Ms. Zaresk: In the back of *The Remington Reporter*, there's contact information for each HOA Manager. I was just going to suggest going to the back page where there are all kinds of

telephone numbers. One of them is the telephone number of the management company for your HOA. I'm sorry I don't have my mine with me or I'd give it to you.

Resident (Not Identified): I'm going to try to find that letter. We don't have a lot of information. Thank you for listening to me. I need to go now because I think I'm in the wrong place.

Ms. Zaresk: Good luck.

Resident (Not Identified): I just have a couple comments. One was security. I noticed in the last week and a half or so, more patrolling. The light is sometimes on and sometimes off. I think if you want to fix that, just connect the light to the ignition and when someone turns on the key, the light comes on. Then it's not an issue.

Mr. McLeod: I can't. That's not the way this light works. There are cigarette light bars. I'm going to be honest with you, our officers have faced a lot of aggression. They are security officers, not police officers. When they're issuing a citation, they'll turn the light off because they don't want to draw attention to where they are and what they're doing to save what potentially can come out the front door. So, that's why they turned it off when they are issuing the citation. I'm not making an excuse. That's the reality. Sometimes they forget to turn it on. It drives me nuts because they're supposed to have it on at all times.

Resident (Not Identified): If this is the third time using it, then they're not creating any attention when they're driving.

Mr. McLeod: I understand, but a lot of times they forget to turn the light on. I have a couple of officers that are just plain resistant to doing their job and I'm trying to weed them out. But a lot of times, they turn the light off when they are issuing a citation and forget to turn it back on until they get down the road.

Resident (Not Identified): I don't blame them for not having it on when they are issuing a citation.

Mr. McLeod: You should hear some of the stories.

Ms. Zaresk: I've experienced some of them. I have talked to people in this neighborhood about something that I've seen and just tried to be very polite. I know we've got our issues with institutions, but an awful lot of people in here are nasty.

Resident (Not Identified): My other comment was I was surprised at the last meeting when we talked a little bit about tearing up the sidewalks. Mr. Soukup is pushing to tear the sidewalks up.

Mr. Soukup: Before the meeting, I asked for Jason's opinion on that. Nothing was discussed. Did we discuss in terms of whether that should be done or not?

Mr. Clark: In terms of?

Mr. Soukup: Remember last month when we talked about the sidewalks and you said that the county should be doing that sidewalk and the CDD was not going to police it?

Mr. Clark: Yeah, we did talk about it. I don't know if we reached any conclusion.

Resident (Not Identified): He said it was a terrible idea.

Mr. Clark: A comment was made. I think I said that the email list...

(Indistinct Conversations)

Ms. Zaresk: One at a time. I'm sorry.

Mr. Clark: It sounds like it's a safety issue, but I haven't looked at it to confirm it. I would have to confer with Pete on that.

Resident (Not Identified): So, if you take up the sidewalk itself, it could potentially create an issue. The other issue is that a homeowner's sidewalk is owned by the CDD. The sidewalk over your driveway is owned by the CDD. Your approach coming up towards your garage from the pavement to the sidewalk, is technically still the CDD. You just have a driveway connection into your property off of the CDD road.

Mr. Mehrlich: So, homeowners shouldn't be tearing up the sidewalk?

Resident (Not Identified): I don't think they should, no, but as far as the legalities of it....

Mr. Soukup: Last month, I asked Jason about this law and said, *"What do we do about this? I got mine signed for February, which I submitted."* He said that anything before, we can't do anything about, but moving forward, we not signing anything.

Resident (Not Identified): Jason can make decisions on his own, so why are we paying all you guys and paying a lawyer?

Mr. Soukup: He's here to give us the guidance.

Mr. Showe: There are probably 30 to 40 that were done prior to anybody even asking for permission.

Mr. Scheerer: Long before we got it.

Resident (Not Identified): I know, but Ken is the Chair. His neighbor does it, and he doesn't come and say, *"This seems like a crazy idea."* Does that seem crazy to you?

Mr. Soukup: No, I don't think it looks crazy at all.

Resident (Not Identified): It seems crazy at first because the CDD doesn't want to police it. They just want to say, *"Here, sign this, take liability out, but then you don't want to police it, so somebody could put in pavers all over the place."*

Mr. Soukup: They have the option to do that. Nobody on the HOA Board wanted to buy that property. Every single room is rented out in that house and the HOA has done nothing about it. So, I'm kind of surprised that the HOA has a problem with that property now.

Resident (Not Identified): No, we have a problem with people tearing the sidewalk up.

Mr. Mehrlich: But everything else they did was okay? The driveway is okay?

Resident (Not Identified): No.

Mr. Mehrlich: Did the HOA do anything about it?

Resident (Not Identified): You were there.

Mr. Mehrlich: I've complained about it since 2014 when all of that was on there. I asked the HOA Board to go down to code enforcement and investigate it. They said, *"Okay, we get it. We're going to pay a fine"* and that was that. They are still doing it. Nobody is doing anything about it. If they are going to tell us that we can't do that, fine, but my point is, I feel like I'm being singled out by the HOA and ARB for not doing my projects, when everybody else is allowed to do it.

Resident (Not Identified): Well, that's the problem. Its monkey see, monkey do. So, you are not going to help the situation by tearing yours down.

Mr. Mehrlich: I haven't done mine yet.

Resident (Not Identified): That's what I'm saying. You haven't done it yet.

Mr. Mehrlich: Right.

Resident (Not Identified): So, knowing that it's a bad idea, why do you continue to push for that?

Mr. Mehrlich: Because prior to our meeting last month, it was done and was approved. It was done with a signature on the fourth.

Resident (Not Identified): There was no meeting on the fourth.

Mr. Mehrlich: When Chassidy brought it up last month, there was a standard procedure to sign a user agreement that said we could modify this and 144 had it signed by this Board.

Resident (Not Identified): As far as I know, nobody in here knew that you could tear up a sidewalk.

Mr. Mehrlich: Mine was signed in February. 144 was signed last year.

Resident (Not Identified): But the sidewalk is for a whole different thing. People walk on the sidewalk.

Mr. Mehrlich: 144 Burrell Circle was submitted last year to the ARB.

Resident (Not Identified): Probably not.

Mr. Mehrlich: Until it was brought up last month, it was discussed. Was it not? My question was, legality-wise, what do we do here? That was the advice he provided. When I said this is my advantage from here, it's a conversation for your meeting and I'm feeling singled out by that.

Resident (Not Identified): You guys are either allowing it or not allowing it.

Mr. Mehrlich: It's going to be allowed. At your next meeting, I will assess the others.

Resident (Not Identified): That's fine.

Mr. Brown: If I'm not mistaken, until we talked about it last time, in the past, we allowed people to do the apron and the sidewalk, if they had an insurance policy, right?

Mr. Showe: There was an insurance policy that was requested. There are probably 30 or 40 that were pushed before the HOA.

Resident (Not Identified): They were just widening the apron. I never remembered anything coming up where they were actually taking out the sidewalk and putting down something other than a sidewalk. I just remember the widening part, where they were widening the aprons or widening the driveways, which wouldn't affect the sidewalk because the sidewalk is over there.

Mr. Brown: I completely agree it's a bad idea, to do a sidewalk. They have the insurance that they approved. I'm good with all of that, but I am also good with not going back and saying retroactively if we approve something, if we were allowing it, then they should be able to do it, but I still think it's a bad idea.

Resident (Not Identified): We need to be clear as far as the sidewalk apron because people that widen the driveway, tend to widen the apron as well.

Mr. Brown: I think it's a bad idea in general. Maybe not on widening the apron, but I think it's a bad idea to change the makeup of the apron and do pavers because that just opens up liability on the person.

Mr. Clark: The apron only affects you, but when you have a sidewalk that's linear and suddenly you come up on a 20-foot section of it that's a different material or it's raised or it's sunken, I don't see that we would want to do that. It's just begging for a problem.

Mr. Soukup: Yes. I agree. To be honest with you, if you look at the condition of some of our sidewalks, we've got more issues there too.

Mr. Brown: I also agree with where we put the trees.

Mr. Soukup: Exactly.

Mr. Brown: There is not much I can do about that. I've seen these and they look nice. I just think that they could cause problems for the homeowner and for us. There are problems with the trees too.

Resident (Not Identified): You should see a sidewalk with pavers. Have you guys decided?

Ms. Zaresk: We already decided.

Mr. Showe: It sounds like the direction of the Board is they are no longer going to allow any modification in the settlement.

Ms. Zaresk: Yeah, we already decided.

Mr. Brown: If anyone had approval before, we are not going to go back.

Ms. Zaresk: Right.

Mr. Brown: Regardless of whether that was somebody on the Board, there are probably other people that we approved that we are not going back to debate on.

Mr. Soukup: Okay. Are there any other comments? Hearing none, we will close the public comment period.

FIFTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2024**
- B. Administration of Oaths of Office to Newly Appointed Board Member**
- C. Consideration of Resolution 2022-01 Appointing an Assistant Secretary**

Mr. Showe: At this stage, we received no resumes or letters of interest. So, unless the Board wants to appoint somebody, we can just hold that for a future meeting.

Mr. Brown: Are you going to send a letter?

Resident (Not Identified): I'm going to forward it.

Mr. Showe: Okay. Just email it to me.

SIXTH ORDER OF BUSINESS

Approval of Minutes of the March 29, 2022 Meeting

Mr. Showe: Are there any corrections?

Ms. Zaresk: I threw in some. Have they been made?

Mr. Showe: They have been made in the final version.

Ms. Zaresk: I figured they were. I just haven't had a chance to get there yet. Okay.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the March 29, 2022 Meeting were approved as amended.

SEVENTH ORDER OF BUSINESS

Consideration of Proposed Wage/Rate Increase from DSI Security Services

Mr. Showe: The Board approved a temporary six-month increase. That expired at this point, so DSI provided another proposal for future consideration or for consideration now. It does increase over the last rate we had by about \$1.50 an hour or \$1.80 an hour for each category. That's in your agenda package. We did factor this new rate into the budget that you will see a little later. So that's been factored in. Obviously, we wanted Board discussion on that additional rate.

Mr. Brown: I'm trying to process all of that.

Mr. Showe: Sure.

Mr. Brown: If we don't approve it, do they get cut?

Mr. Showe: It would reduce back to the original contract.

Mr. Mehrlich: Is this rate the same as it has been for the last six months?

Mr. Showe: It's a little higher than it has been. They are likely to pay the officers and it does increase it to \$15 to \$16 an hour. Bill will have to tell you what that might translate to in-service.

Mr. McLeod: Okay. I'm not a salesperson. Never have been, never will be, but I'm a realistic person. I'm going to tell you flat out, that at a rate of \$13.25 an hour, there's nobody coming through my door. The problem is, if you have people start falling out, I can't replace them.

I simply can't do it. People are walking out of my door at \$14.50 or \$14.75 an hour. Fifteen dollars an hour right now is the bottom of the barrel. I think out here in St. Cloud and Kissimmee, \$15 an hour is going to get us a little bit better than the bottom of the barrel. I don't want to just keep people in the door. I want to get the right people in the door. I think \$15 an hour is about the lowest we can be at to get the officers that you need out here. Where I can replace the ones that I need to replace, that won't turn the dang light on or just pass people through the gate without taking their tag or anything like that. The Site Supervisor will go up, I believe from \$14 to \$15 to \$16 an hour.

Mr. Showe: Yeah.

Mr. McLeod: That would give me the option of even having somebody stronger if AJ didn't work out. AJ has been doing a really good job and I think with \$16 an hour, that would get him going even more.

Mr. Soukup: Is there difference between the pay and the billing rate?

Mr. McLeod: Yeah. I forget what our bill rate is.

Mr. Showe: The bill rate would be for basically every officer, \$21.88 an hour. The rover receives \$24.26 an hour, but that includes the car, the gas and all of the maintenance on the vehicles.

Mr. Mehrlich: So, you only get paid if somebody is on the clock?

Mr. McLeod: Absolutely. There was a point that I wanted to bring up about that because I remember somebody complaining that my officer has been at the gate for the entire night, and that does happen. I assure you it's not our rover just sitting there in the car. If I had a call at the gate, the gates to me are more important than the rover and I need somebody at the gate. So, what I do, is I pull the rover off rover duty and I put him at the gate. I tell him to put the car down there. Well, when that happens, you're credited for a rover, not the patrol. We don't do that to our customers. It is not the right thing to do.

Ms. Zaresk: What kind of effect does that have on your employee?

Mr. Showe: The employee gets paid their hourly rate. Their rate doesn't change.

Mr. McLeod: Just the bill rate changes.

Ms. Zaresk: I got you.

Mr. Soukup: Because they don't have the vehicle maintenance, etc.

Mr. Mehrlich: I would move to approve it.

Mr. Showe: For the Board's information, if you do approve this proposal, we will have Scott draft an addendum. It will be an addendum to their original contract. The only thing that changes are the rates. So again, if you're satisfied, you still have the same termination clauses. We can go out and get other bids. It doesn't change any of the terms of the contract other than the rate change.

Mr. Brown: Beginning of next year, we have to go to this anyway.

Mr. Showe: Well, we don't have to go to that. Realistically, that's going to pass first.

Mr. Clark: The reality is, if you are dis-satisfied and fire them over their performance, you are going to go out to market.

Mr. Showe: Like I said, we did factor to this into the budget that you will see in the next item.

Mr. Soukup: Are there any other questions?

Ms. Zaresk: No.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the Proposed Wage/Rate Increase from DSI Security Services was approved.

Mr. Showe: We will have Scott draft up an addendum to memorialize those rates.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing

Mr. Showe: This starts the Proposed Budget process. The resolution does a couple of things for the Board. It first approves a Proposed Budget which is attached as Exhibit A. It sets the public hearing at this location on July 26th, which is your regular July meeting. It also directs us to transmit the budget to Osceola County as well as post on the website for resident information. We can go through the budget. I'll start off by saying that we started with the philosophy of not raising assessments again this year, since you want to go through that process last year.

Mr. Brown: That was so much fun.

Mr. Showe: You can tell me right now and we'll go through it again, since you enjoyed it so much. Basically, what you will note is we're seeing 5% increases on every contract. We're seeing that throughout. For *Utilities*, we estimate right now, about a 10% increase because again,

we're seeing those throughout. For *Insurance*, there's a bigger than normal increase, but they're starting to give us proposals and we're seeing that throughout. So, all of those adjustments have been made. Other than that, it's basically the same level of service. The only change we had to make to balance the budget, was to reduce the *Pavement Management Fund*. We reduced that down to about \$70,000 into next year. Again, I don't know that we have anything that needs to be done right away. We felt like that was a way to keep the budget balanced at least for another year. Obviously, we're getting a lot of pressure in the sidewalk costs. We did keep the \$25,000 in the budget for trees, because that seems to be a popular program for the Board.

Ms. Zaresk: Yeah.

Mr. Showe: Other than that, we can obviously take any questions on these line items. As a general note, when we do the Proposed Budget, we always point out that this doesn't lock you into this budget. What you're essentially doing is setting your assessment. We have a lot of flexibility with all of those account lines. So, as we get closer to July and we have a little better handle on how the trends are going, we might make some changes, such as increasing that *Pavement Management Fund* up a little bit more if we can.

Mr. Mehrlich: This basically just sets the date for the public hearing.

Mr. Showe: It sets the day and it sets a cap on the assessments. Tonight, you're setting the ceiling. Then we can work with that ceiling going forward. It can obviously go down and I can answer any questions on any of those line items that the Board might have.

Mr. Brown: For the *Pavement Management Fund*, when you say that you are decreasing it down to \$70,000, you're just not putting the transfer in?

Mr. Showe: Correct. It's projected right now with no additional expenses. We projected at the end of 2023, that we'll have over \$660,000 in that fund. So, there's still a good chunk of money to do some work when we get to that. Maybe next year before we do the budget process for the following year, it would be a good time for the engineer to go through and do an evaluation to see where we're at with the program going forward.

Ms. Zaresk: Yeah.

Mr. Soukup: Are there any questions?

Ms. Zaresk: I'm glad to know that we can stay in budget.

Mr. Showe: We are trying our best. Almost every one of our Districts are seeing an increase this year. So, we were happy that we are able to keep this level.

Ms. Zaresk: Good Job.

Ms. Zaresk MOVED to adopt Resolution 2022-02 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for July 26, 2022 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida and Mr. Brown seconded the motion.

Mr. Brown: When did we install the carpet in here? Was it last year?

Mr. Scheerer: It was almost three years ago. It's been a while.

Mr. Brown: Can we think about replacing the tile in the restrooms? It looks horrible.

Mr. Scheerer: It is only 30-year-old tile.

Mr. Showe: We've got funding in here for recreation repairs.

Mr. Scheerer: I don't want to do that this year. Maybe next year, because we spent well over \$95,000 for sidewalks last year. If the Board is okay with this, we'd like to see where we are later in the year.

Mr. Brown: Is there a polisher?

Mr. Scheerer: I can try to get a tile company out here to do a steam clean of all the grout and the tiles. At some point if you want to change the look of it, we can always redo the look of the entire facility.

Ms. Zaresk: I don't think it looks that bad.

Mr. Brown: The one out here is not so bad, but the restroom tile is bad.

Mr. Showe: There is funding in here for the current year for fitness equipment, so maybe if don't have that, we can use that to clean or do some other treatments. There's funding we can identify.

Mr. Scheerer: These street trees are really taking their toll on us.

On VOICE VOTE with all in favor Resolution 2022-02 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for July 26, 2022 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida was adopted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: I don't have much here today. I did reach out to the county to ask for any feedback about the Partin Settlement Road tapping. I didn't receive a response, which is not surprising. I'll let you know when I hear from them. Secondly, I wanted to let the Board know that I will be seeking an hourly rate increase from \$285 to \$300. I have not asked for one for four years and I don't do it every year, because I know that you are trying to keep things flat. That will track within the current budget. My expenses don't come in under generally year-after-year. So, it won't affect the budget in terms of a line-item increase. I will send a letter and we will do it formally so it appears in the minutes. The auditors like it that way. I will probably have that on the next meeting agenda. There is nothing else from me.

B. Engineer

Mr. Glasscock: Just a couple of things. The stormwater assessment is ongoing. We're about to get it wrapped up. The inspection is underway as well.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks 6721 through 6740 in the amount of \$67,648.61 and Checks 106 and 107 in the Capital Projects Fund in the amount of \$17,700 for a total Check Register of \$85,348.61. Alan and I can answer any questions on those invoices should the Board have any.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the March 1, 2022 through March 31, 2022 Check Register totaling \$85,348.61 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 doing better than budget to actual on the General Fund and are at 96% collected on our assessments, so we're in great shape there as well.

3. Presentation of OCSO Reports

Mr. Showe: We will note that we did not receive any of the Osceola County Sheriff Office Reports for this month. We did notify them of that. They started to circulate those again. Somebody

sent them in and we just never received them, so they're going to work on getting that back to us. I know we had some tickets issued.

4. Field Manager's Report

Mr. Scheerer: The Amenity Center is in good shape. The Fitness Center is in good shape. I will be having the two new air conditioners here by our AC company and I will also pull the units at both guardhouses. Once a year, we get them all cleaned up, sanitized and ready to go for the summer. So, that will be happening soon. The swimming pool is in good shape. The gates are working. We have some intermittent problems there. The camera back bracket on the resident entry gate broke off. That was replaced today. So, that is done. The cameras are all working. The ponds are in good shape with the exception of the Par 3 one down here. For some reason, it's got some algae build-up. So, we will get Applied Aquatic on that. We continue to meet with REW on a weekly basis on irrigation inspections and repairs. We had a request for quite a number of months from the residents of Water's Edge about some water ponding on the sidewalk. So, last week REW installed a couple of turf drains in there. Jan, sent me an email, so I can see it. They are also asking for maybe a doggy pot or a trash can over there just because they have to walk across the street if they need to throw away any trash. So, we'll see if we can find a nice spot for them over there to install a dog station. We will get with REW because they do have dog stations. New annuals were installed. We did the basketball nets. It looks like they have to do them again. We finished up a couple of sidewalk replacements. Pavers at Windsor Park were repaired. We did a check of all the monument lights. We had those all-fixed interior. We have two eight-foot fluorescence out at the fence, so we got a call into Terry's Electric to look at those on the Lakeshore side, one on each side. Meeting signs were installed on Friday. Did you see them?

Ms. Zaresk: I saw them.

Mr. Scheerer: The backflows for the District were inspected recently and all backflows passed. I can answer any questions that you have.

Ms. Zaresk: It's pretty evident that somebody is playing around with the doggy station up there on the left. I haven't gotten by there yet to check this out, but I was told that someone else indicated that it looks like they've been bending the station itself and wanting to bring that to your attention if REW finds any evidence of that.

Mr. Scheerer: We'll take care of that.

Ms. Zaresk: I know we have concerns about the purity for other stuff, but if somebody has time to get out and I'm not asking security to do that, it just goes back to my earlier question. It's our community and I cannot imagine that somebody has the time to stop and say, "*What are you doing?*" There aren't cars going by that see that happening. It's ridiculous. You go by and here's all of these bags strung across the street for what? I mean, It's a stupid prank.

Mr. Scheerer: It's just kids. We have this happen at other Districts, unfortunately. I hate to say that. Kids are running around after hours. They have nothing better to do.

Ms. Zaresk: Yeah. Okay.

Mr. Scheerer: More residents take 40 bags instead of just one.

Mr. Showe: Security almost caught on one night because there was a whole report that they wrote up about it. They chased them over to the other side.

Mr. Mehrlich: Can they chase somebody?

Ms. Zaresk: If you would, check the station itself to see if it's been destroyed.

Mr. Scheerer: If it is, then we'll fix it. It sounds like I need to order a new one for that side over by Water's Edge.

Ms. Zaresk: Got it, thank you.

Mr. Brown: Last night the clicker still didn't work. It stopped working when that camera got knocked off.

Mr. Scheerer: We've had AT&T out here since then.

Mr. Brown: When I came today, the camera was back on. I was going to try it tonight.

Mr. Scheerer: So, the remotes aren't working.

Mr. Mehrlich: The place looks nice, particularly when you are a golfer. When you see the density of the surrounding areas, it doesn't look like zero lot lines anymore. It's refreshingly nice considering that it's old.

Mr. Scheerer: Yeah. That would be another project in the next couple of years. I've talked to John at REW about it. You have a lot of very mature plant material that have done very well, but we're going to have to start thinking about a long-term re-design. Do you even want edges up against the wall frame? Maybe we can pull it out, shorten it and make it turf.

Mr. Soukup: We need to have something.

Mr. Scheerer: We actually have a necessity because we didn't decide to come in and redo all of the landscaping. We haven't had an Iliacus or what we like to call, "*An Ugly Agnes*" down

by the lift station. We removed all of that material, but at some point, we need to do something about your Magnolias and Ligustrum trees. You have a lot of Ligustrums that have been there for 30 years that have gotten a shock, and we need to look at some of that for the future. I will work with Jason and our landscapers to come up with an idea on how you want it to look long-term, but we're going to have to eventually freshen it up. Just like when the Board made a decision to get rid of the Bahia grass that wasn't irrigated many years ago, and then they went ahead and funded all of this new irrigation and St. Augustine, which it looks amazing. We had dead grass on one side because it wasn't watered and beautiful grass on the other side.

Ms. Zaresk: Exactly.

Mr. Soukup: Look at the islands too. Did you see those purple flowers? Some dried over.

Mr. Scheerer: That's Society. The guards are telling me to take it away from the guardhouse because it smells like garlic.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – May 24, 2022

Mr. Soukup: Our next meeting date is set for May 24, 2022.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VII

SECTION A

SECTION 1



CLARK & ALBAUGH, LLP

SCOTT D. CLARK, ESQ.

May 4, 2022

Remington Community Development District
6200 Lee Vista Blvd., Suite 300
Orlando, FL 32822

Re: Fee rates beginning 10/1/2022

Dear Sirs:

With this letter, I am requesting an adjustment in the firm's hourly rates for the fiscal year that starts October 1, 2022. Our new rate for attorney services will be \$300.00 per hour.

We consider such rate increases carefully and do not automatically increase them yearly. The rate you were previously charged has been in force for at least four years, and this increase is just eight percent. We believe that the new rate is in line with, or below, prevailing rates for attorneys of similar experience. In general, our firm expenses continue to increase at a rate greater than our hourly rate increases. We will continue our policy not to charge for routine postage, photocopies, facsimiles or long distance, unless the charges are significant. We never apply an upcharge or administrative fee to any costs that we bill.

In the event that you wish to discuss this matter, I will be happy to do so. I appreciate the confidence the Board has given me in the past, and look forward to working together in the future.

Sincerely,

Scott D. Clark
Managing Partner

SECTION C

SECTION 1

Remington

Community Development District

Summary of Invoices

April 1, 2022 to April 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	4/5/22	6741 - 6747	\$ 30,351.24
	4/13/22	6748 - 6751	\$ 37,964.76
	4/26/22	6752 - 6758	\$ 6,558.85
			<hr/> \$ 74,874.85
Capital Projects	4/5/22	108	\$ 2,875.00
			<hr/> \$ 2,875.00
			<hr/> \$ 77,749.85

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/05/22	00038	3/28/22 S235205	202203 320-53800-34800	GATE REPAIR 03/21/2022	*	1,814.41	
		3/29/22 S235408	202203 320-53800-34800	GATE REPAIR 03/25/2022	*	290.00	
		3/31/22 S235502	202203 320-53800-34800	GATE REPAIR 03/31/2022	*	224.15	
				ACCESS CONTROL TECHNOLOGIES			2,328.56 006741
4/05/22	00082	4/01/22 17887	202203 310-51300-31500	GENERAL COUNSEL - MAR 22	*	1,368.00	
				CLARK & ALBAUGH, LLP			1,368.00 006742
4/05/22	00213	3/14/22 53357	202203 320-53800-34500	SECURITY SVC 3/14-3/24/22	*	771.68	
				OSCEOLA COUNTY SHERIFF'S OFFICE			771.68 006743
4/05/22	00328	4/01/22 121877	202204 320-53800-46200	LANDSCAPE MAINT - APR 22	*	24,930.00	
				REW LAWN & IRRIGATION			24,930.00 006744
4/05/22	00291	4/01/22 7276	202204 320-53800-46400	POOL MAINTENANCE - APR 22	*	650.00	
				ROBERTS POOL SERVICE AND REPAIR INC			650.00 006745
4/05/22	00071	4/03/22 41891484	202204 320-53800-46800	PEST CONTROL - APR 22	*	63.00	
				TERMINIX COMMERCIAL			63.00 006746
4/05/22	00303	4/01/22 W5421	202204 320-53800-34700	WI-PAK SVC FEE-LAKE SHORE	*	120.00	
		4/01/22 W5421	202204 320-53800-34700	WI-PAK SVC FEE-SEC PARTIN	*	120.00	
				WI-PAK			240.00 006747
4/13/22	00093	3/31/22 201563	202203 320-53800-47100	LAKE MAINTENANCE - MAR 22	*	1,265.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 006748
4/13/22	00290	4/07/22 5017	202203 320-53800-47800	RPLCD BASKETBALL NET 3/29	*	85.00	
		4/10/22 5022	202204 320-53800-53200	REPLC CONCRETE SIDEWALK	*	600.00	
		4/10/22 5023	202204 320-53800-47300	INSTALLED AMERICAN FLAGS	*	390.00	
				BERRY CONSTRUCTION INC.			1,075.00 006749
				REMI -REMINGTON - MBYINGTON			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/13/22	00321	3/31/22 1801928	202203 320-53800-34500	SECURITY SVC 3/01-3/31/22	*	27,035.38	
		3/31/22 1801929	202203 320-53800-34500	TRACK TIK 3/01-3/31/22	*	150.00	
DSI SECURITY SERVICES							27,185.38 006750
4/13/22	00168	4/01/22 467	202204 310-51300-34000	MANAGEMENT FEES - APR 22	*	5,886.42	
		4/01/22 467	202204 310-51300-35200	WEBSITE MANAGEMENT-APR 22	*	68.33	
		4/01/22 467	202204 310-51300-34100	INFORMATION TECH - APR 22	*	102.50	
		4/01/22 467	202204 310-51300-51000	OFFICE SUPPLIES	*	1.08	
		4/01/22 467	202204 310-51300-42000	POSTAGE	*	19.08	
		4/01/22 467	202204 310-51300-42500	COPIES	*	4.05	
		4/01/22 468	202204 320-53800-12000	FIELD MANAGEMENT - APR 22	*	2,357.92	
GOVERNMENTAL MANAGEMENT SERVICES							8,439.38 006751
4/26/22	00038	4/22/22 S235751	202204 320-53800-34800	GATE REPAIR 04/14/2022	*	496.40	
ACCESS CONTROL TECHNOLOGIES							496.40 006752
4/26/22	00290	4/15/22 5028	202204 320-53800-47400	RPLCD BULBS/COVER PLATES	*	1,285.00	
		4/15/22 5029	202204 320-53800-57200	RPLCD TOILET 04/14-04/15	*	925.00	
BERRY CONSTRUCTION INC.							2,210.00 006753
4/26/22	00213	3/28/22 53398	202203 320-53800-34500	SECURITY SVC 3/28-4/07/22	*	385.84	
OSCEOLA COUNTY SHERIFF'S OFFICE							385.84 006754
4/26/22	00328	4/15/22 123146	202204 320-53800-46300	IRRIGATION REPAIR 4/08/22	*	219.28	
		4/15/22 123150	202204 320-53800-46300	IRRIGATION REPAIR 4/11/22	*	233.50	
REW LAWN & IRRIGATION							452.78 006755
4/26/22	00125	4/18/22 382316	202204 300-15500-10000	CHEMICAL CONTROLLER MAY22	*	89.95	
SPIES POOL LLC							89.95 006756

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/26/22	00128	4/16/22	USA02401 202204 320-53800-53000	MECHANICAL SWEEPING APR22	*	1,200.00	
		4/16/22	USA02401 202204 320-53800-53000	VARIABLE ENERGY CHARGE	*	231.96	
USA SERVICES OF FLORIDA, INC							1,431.96 006757
4/26/22	00282	4/19/22	22-2063 202203 320-53800-46700	CLEAN CLUBHOUSE - MAR 22	*	1,150.00	
		4/19/22	22-2063 202203 320-53800-35000	CLEAN GUARDHOUSE- MAR 22	*	200.00	
		4/20/22	22-2088 202203 320-53800-46700	CLEANING MATERIAL 1ST QT	*	141.92	
WESTWOOD INTERIOR CLEANING INC.							1,491.92 006758
TOTAL FOR BANK A						74,874.85	
TOTAL FOR REGISTER						74,874.85	

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/05/22	00271	3/14/22 I85164	202203 600-53800-53100	CLEAN STORM LINES	*	2,875.00	
BROWNIE'S SEPTIC & PLUMBING, LLC							2,875.00 000108

TOTAL FOR BANK C						2,875.00	
TOTAL FOR REGISTER						2,875.00	

REMI -REMINGTON - MBYINGTON

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
April 30, 2022



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Remington
Community Development District
Combined Balance Sheet
April 30, 2022

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 863,243	\$ -	\$ 863,243
Pavement Management	\$ -	\$ 248,780	\$ 248,780
Capital Projects Fund	\$ -	\$ 59,840	\$ 59,840
Investments:			
State Board Administration	\$ 96,633	\$ 196,526	\$ 293,159
Prepaid Expenses	\$ 180	\$ -	\$ 180
Total Assets	\$ 960,056	\$ 505,146	\$ 1,465,202
Liabilities:			
Accounts Payable	\$ 38,428	\$ -	\$ 38,428
Total Liabilities	\$ 38,428	\$ -	\$ 38,428
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 59,840	\$ 59,840
Pavement Management	\$ -	\$ 445,306	\$ 445,306
Nonspendable:			
Deposits and Prepaid Items	\$ 180	\$ -	\$ 180
Unassigned	\$ 921,448	\$ -	\$ 921,448
Total Fund Balances	\$ 921,628	\$ 505,146	\$ 1,426,775
Total Liabilities & Fund Equity	\$ 960,056	\$ 505,146	\$ 1,465,202

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,438,686	\$ 1,438,686	\$ -
Miscellaneous Income	\$ 5,000	\$ 2,917	\$ 2,225	\$ (692)
Interest Income	\$ 1,000	\$ 583	\$ 119	\$ (464)
Total Revenues	\$ 1,474,418	\$ 1,442,186	\$ 1,441,030	\$ (1,156)

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 7,000	\$ 5,800	\$ 1,200
FICA	\$ 918	\$ 536	\$ 444	\$ 92
Engineer	\$ 18,500	\$ 10,792	\$ 1,834	\$ 8,958
Attorney	\$ 27,500	\$ 16,042	\$ 8,672	\$ 7,370
Annual Audit	\$ 3,600	\$ 3,600	\$ 3,600	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 744	\$ 256
Management Fees	\$ 70,637	\$ 41,205	\$ 41,205	\$ 0
Information Technology	\$ 1,230	\$ 718	\$ 717	\$ 0
Website Maintenance	\$ 820	\$ 478	\$ 478	\$ 0
Telephone	\$ 80	\$ 47	\$ -	\$ 47
Postage	\$ 900	\$ 525	\$ 157	\$ 368
Insurance	\$ 41,435	\$ 41,435	\$ 38,984	\$ 2,451
Printing and Binding	\$ 1,500	\$ 875	\$ 99	\$ 776
Newsletter	\$ 3,300	\$ 1,925	\$ 1,570	\$ 355
Legal Advertising	\$ 2,300	\$ 1,342	\$ -	\$ 1,342
Office Supplies	\$ 250	\$ 146	\$ 18	\$ 128
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 875	\$ 237	\$ 638
Total General & Administrative:	\$ 192,645	\$ 133,714	\$ 109,733	\$ 23,981

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 10,617	\$ 8,855	\$ 1,762
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Utilities

Kissimmee Utility Authority	\$ 9,600	\$ 5,600	\$ 4,457	\$ 1,143
Toho Water Authority	\$ 56,000	\$ 32,667	\$ 24,371	\$ 8,296
Orlando Utilities Commission	\$ 19,200	\$ 11,200	\$ 10,010	\$ 1,190
Centurylink	\$ 7,300	\$ 4,258	\$ 3,947	\$ 312
Bright House Network	\$ 5,250	\$ 3,063	\$ 2,831	\$ 232

Roadways

Street Sweeping	\$ 30,240	\$ 17,640	\$ 9,707	\$ 7,933
Drainage	\$ 7,000	\$ 4,083	\$ 3,425	\$ 658
Signage	\$ 5,000	\$ 2,917	\$ 285	\$ 2,632

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Common Area				
Landscaping	\$ 290,460	\$ 169,435	\$ 174,510	\$ (5,075)
Feature Lighting	\$ 6,000	\$ 3,500	\$ 1,285	\$ 2,215
Irrigation	\$ 10,500	\$ 6,125	\$ 3,630	\$ 2,495
Trash Receptacles & Benches	\$ 1,000	\$ 583	\$ -	\$ 583
Plant Replacement and Bed Enhancements	\$ 9,040	\$ 5,273	\$ -	\$ 5,273
Miscellaneous Common Area Services	\$ 10,700	\$ 6,242	\$ 3,740	\$ 2,502
Soccer/Ball Field Maintenance	\$ 2,000	\$ 1,167	\$ 685	\$ 482
Recreation Center				
Pool Maintenance	\$ 18,500	\$ 10,792	\$ 5,366	\$ 5,425
Pool Cleaning	\$ 8,400	\$ 4,900	\$ 4,500	\$ 400
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 9,739	\$ 7,053	\$ 2,686
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 1,333	\$ 2,490	\$ (1,156)
Pest Control	\$ 780	\$ 455	\$ 441	\$ 14
Security				
Recreation Center Access	\$ 4,000	\$ 2,333	\$ -	\$ 2,333
Security Guard	\$ 330,000	\$ 192,500	\$ 198,817	\$ (6,317)
Gate Repairs	\$ 15,050	\$ 8,779	\$ 7,739	\$ 1,040
Guard House Cleaning	\$ 3,300	\$ 1,925	\$ 1,350	\$ 575
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,042	\$ 2,925	\$ (883)
Gate Maintenance Agreement	\$ 900	\$ 900	\$ 650	\$ 250
Other				
Contingency	\$ 10,000	\$ 5,833	\$ 367	\$ 5,467
Field Management Services	\$ 28,295	\$ 16,505	\$ 16,505	\$ 0
Total O&M Expenses:	\$ 935,460	\$ 542,406	\$ 499,941	\$ 42,465
Total Expenditures	\$ 1,128,106	\$ 676,120	\$ 609,673	\$ 66,446
Excess Revenues (Expenditures)	\$ 346,313		\$ 831,356	
<u>Other Financing Sources/(Uses)</u>				
Transfer Out - Pavement Management	\$ (150,000)	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ (196,313)	\$ (196,313)	\$ (200,000)	\$ (3,688)
Total Other Financing Sources/ (Uses)	\$ (346,313)	\$ (196,313)	\$ (200,000)	\$ (3,688)
Net Change in Fund Balance	\$ 0		\$ 631,356	
Fund Balance - Beginning	\$ -		\$ 290,272	
Fund Balance - Ending	\$ 0		\$ 921,628	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Revenues:</u>				
Interest Income	\$ 1,000	\$ 500	\$ 237	\$ (263)
Total Revenues	\$ 1,000	\$ 500	\$ 237	\$ (263)
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 242	\$ (242)
Total Expenditures	\$ -	\$ -	\$ 242	\$ (242)
Excess Revenues (Expenditures)	\$ 1,000		\$ (5)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ 150,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 150,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 151,000		\$ (5)	
Fund Balance - Beginning	\$ 445,343		\$ 445,311	
Fund Balance - Ending	\$ 596,343		\$ 445,306	

Remington
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Interest Income	\$ 100	\$ 50	\$ 4	\$ (46)
Total Revenues	\$ 100	\$ 50	\$ 4	\$ (46)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	\$ -
Capital Outlay - Pressure Washing	\$ 10,000	\$ 10,000	\$ 19,400	\$ (9,400)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 15,000	\$ 32,735	\$ (17,735)
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 148,800	\$ (53,800)
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 243	\$ (243)
Total Expenditures	\$ 166,000	\$ 120,000	\$ 201,178	\$ (81,178)
Excess Revenues (Expenditures)	\$ (165,900)		\$ (201,173)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 196,313	\$ 196,313	\$ 200,000	\$ 3,688
Total Other Financing Sources/(Uses)	\$ 196,313	\$ 196,313	\$ 200,000	\$ 3,688
Net Change in Fund Balance	\$ 30,413		\$ (1,173)	
Fund Balance - Beginning	\$ 59,645		\$ 61,014	
Fund Balance - Ending	\$ 90,058		\$ 59,840	

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 164,313	\$ 1,154,249	\$ 24,755	\$ 26,685	\$ 40,784	\$ 27,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,438,686
Miscellaneous Income	\$ 230	\$ 340	\$ 360	\$ 80	\$ 170	\$ 610	\$ 435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225
Interest Income	\$ 14	\$ 12	\$ 11	\$ 12	\$ 11	\$ 24	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Total Revenues	\$ 244	\$ 164,665	\$ 1,154,620	\$ 24,847	\$ 26,867	\$ 41,418	\$ 28,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,441,030
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ 1,800	\$ 600	\$ 800	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA	\$ 77	\$ 138	\$ 46	\$ 61	\$ -	\$ -	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444
Engineer	\$ 225	\$ 150	\$ -	\$ 548	\$ 150	\$ 432	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,834
Attorney	\$ 2,047	\$ 143	\$ 969	\$ 1,563	\$ 741	\$ 1,368	\$ 1,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,672
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744
Management Fees	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ 5,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,205
Information Technology	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 717
Website Maintenance	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 18	\$ 47	\$ 12	\$ 13	\$ 23	\$ 25	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157
Insurance	\$ 38,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,984
Printing and Binding	\$ 3	\$ 29	\$ 13	\$ 16	\$ 33	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99
Newsletter	\$ -	\$ 903	\$ -	\$ 428	\$ -	\$ -	\$ 238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,570
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 4	\$ 4	\$ 3	\$ 3	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 80	\$ 65	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237
Total General & Administrative:	\$ 53,669	\$ 9,335	\$ 7,793	\$ 9,489	\$ 10,606	\$ 8,627	\$ 10,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,733
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,855
Utilities													
Kissimmee Utility Authority	\$ 552	\$ 625	\$ 660	\$ 647	\$ 661	\$ 618	\$ 695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,457
Toho Water Authority	\$ 3,955	\$ 2,818	\$ 3,897	\$ 3,136	\$ 3,826	\$ 3,712	\$ 3,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,371
Orlando Utilities Commission	\$ 1,422	\$ 1,358	\$ 1,411	\$ 1,525	\$ 1,484	\$ 1,467	\$ 1,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,010
Centurylink	\$ 564	\$ 563	\$ 563	\$ 262	\$ 562	\$ 869	\$ 565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,947
Bright House Network	\$ 403	\$ 403	\$ 403	\$ 403	\$ 403	\$ 408	\$ 408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,831
Roadways													
Street Sweeping	\$ 1,342	\$ 1,342	\$ 1,376	\$ 1,392	\$ -	\$ 1,391	\$ 2,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,707
Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,425
Signage	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ 24,930	\$ -	\$ -	\$ -	\$ -	\$ -	174,510
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285	\$ -	\$ -	\$ -	\$ -	\$ -	1,285
Irrigation	\$ -	\$ -	\$ 1,854	\$ 698	\$ 626	\$ -	\$ 453	\$ -	\$ -	\$ -	\$ -	\$ -	3,630
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Plant Replacement and Bed Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Common Area Services	\$ -	\$ -	\$ -	\$ 1,930	\$ -	\$ 820	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	3,740
Soccer/Ball Field Maintenance	\$ 165	\$ 185	\$ -	\$ 165	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	685
Recreation Center													
Pool Maintenance	\$ 1,301	\$ 468	\$ 845	\$ 1,020	\$ 1,248	\$ 220	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ -	5,366
Pool Cleaning	\$ 600	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	4,500
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Recreation Center Cleaning	\$ 1,050	\$ 1,100	\$ 1,611	\$ 1,050	\$ 950	\$ 1,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,053
Recreation Center Repairs & Maintenance	\$ 1,180	\$ -	\$ 385	\$ -	\$ -	\$ -	\$ 925	\$ -	\$ -	\$ -	\$ -	\$ -	2,490
Pest Control	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	441
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Guard	\$ 29,021	\$ 28,024	\$ 29,064	\$ 29,121	\$ 26,134	\$ 28,729	\$ 28,724	\$ -	\$ -	\$ -	\$ -	\$ -	198,817
Gate Repairs	\$ 767	\$ 894	\$ 1,078	\$ 823	\$ 629	\$ 2,813	\$ 736	\$ -	\$ -	\$ -	\$ -	\$ -	7,739
Guard House Cleaning	\$ 200	\$ 200	\$ 250	\$ 250	\$ 250	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,350
Guard House Repairs and Maintenance	\$ -	\$ 265	\$ 325	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,925
Gate Maintenance Agreement	\$ -	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	650
Other													
Contingency	\$ -	\$ 152	\$ -	\$ 103	\$ -	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	367
Field Management Services	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ 2,358	\$ -	\$ -	\$ -	\$ -	\$ -	16,505
Total O&M Expenses:	\$ 71,137	\$ 67,662	\$ 72,988	\$ 75,060	\$ 66,038	\$ 72,085	\$ 74,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499,941
Total Expenditures	\$ 124,806	\$ 76,997	\$ 80,780	\$ 84,549	\$ 76,644	\$ 80,713	\$ 85,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609,673
Excess Revenues (Expenditures)	\$ (124,562)	\$ 87,668	\$ 1,073,840	\$ (59,702)	\$ (49,777)	\$ (39,295)	\$ (56,815)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 831,356
<u>Other Financing Sources/ (Uses)</u>													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Transfer Out - Capital Projects	\$ -	\$ -	\$ (100,000)	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(200,000)
Total Other Financing Sources/ (Uses)	\$ -	\$ -	\$ (100,000)	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)
Net Change in Fund Balance	\$ (124,562)	\$ 87,668	\$ 973,840	\$ (159,702)	\$ (49,777)	\$ (39,295)	\$ (56,815)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631,356

Remington
Community Development District
Assessment Receipt Schedule
Fiscal Year 2022

Net Assessments	\$	1,468,412	\$	1,468,412
Gross Assessments	\$	1,562,140	\$	1,562,140
ASSESSED THROUGH COUNTY				
		100.00%		100.00%

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	Total
11/22/21	ACH	\$162,084.05	(\$3,241.69)	(\$6,353.50)	\$0.00	\$152,488.86	\$152,488.86	\$152,488.86
11/26/21	ACH	\$12,677.95	(\$253.58)	(\$599.82)	\$0.00	\$11,824.55	\$11,824.55	\$11,824.55
12/08/21	ACH	\$1,114,437.36	(\$22,288.85)	(\$43,684.79)	\$0.00	\$1,048,463.72	\$1,048,463.72	\$1,048,463.72
12/09/21	ACH	\$969.88	(\$19.39)	(\$9.55)	\$0.00	\$940.94	\$940.94	\$940.94
12/22/21	ACH	\$111,268.51	(\$2,225.33)	(\$4,198.54)	\$0.00	\$104,844.64	\$104,844.64	\$104,844.64
01/10/22	ACH	\$19,274.86	(\$385.52)	(\$566.64)	\$0.00	\$18,322.70	\$18,322.70	\$18,322.70
01/10/22	ACH	\$6,754.27	(\$135.14)	(\$186.46)	\$0.00	\$6,432.67	\$6,432.67	\$6,432.67
02/10/22	ACH	\$714.67	(\$14.28)	(\$13.82)	\$0.00	\$686.57	\$686.57	\$686.57
02/10/22	ACH	\$27,160.03	(\$543.22)	(\$618.10)	\$0.00	\$25,998.71	\$25,998.71	\$25,998.71
03/10/22	ACH	\$42,054.24	(841.09)	(\$429.29)	\$0.00	\$40,783.86	\$40,783.86	\$40,783.86
04/08/22	ACH	\$7,449.31	(148.98)	\$0.00	\$0.00	\$7,300.33	\$7,300.33	\$7,300.33
04/08/22	ACH	\$21,027.12	(420.54)	(\$8.59)	\$0.00	\$20,597.99	\$20,597.99	\$20,597.99
TOTAL		\$1,525,872.25	(\$30,517.61)	(\$56,669.10)	\$0.00	\$1,438,685.54	\$1,438,685.54	\$1,438,685.54

98%	Gross Percent Collected
\$36,268	Balance Remaining to Collect

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS



April 19, 2022

Ms. Lauren Vanderveer
Recording Secretary
Remington Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Remington Community Development District – Registered Voters

Dear Ms. Vanderveer:

Thank you for your letter of April 15, 2022, requesting confirmation of the number of registered voters within the Remington Community Development District as of April 15, 2022.

The number of registered voters within the Remington CDD is 3,222 as of April 15, 2022.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections



SECTION 4

2022 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, June 13, 2022 to Noon, June 17, 2022

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes, and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need to 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **noon, May 16, 2022.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION 5



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____ Remington, job # 80990 _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
4/21/2022	1756	Remington	Begin detail	22C082739
4/21/2022	1805	651 Chadbury Way	Parking violation / parked on the	Sidewalk. Citation issued.
4/21/2022	1812	721 Stonewyk Way	Parking violation / parked on the	Sidewalk. Citation issued.
4/21/2022	1839	Remington Mart	Two parking violations, two	Vehicles parked in
Handicapped	Spaces with no	Handicap placards displayed. The driver of one of the	Vehicles was disabled, however,	He did not have a handicap
Placard so I	Issued him a	Written warning. There was nobody in the other vehicle	And I issued a citation to that	Vehicle.
4/21/2022	1915	438 Janice Kay Place	Parking violation / left wheels to	Curb. Citation issued.
4/21/2022	1926	Remington Boulevard / Knightsbridge	Traffic stop / no license plate on	A boat trailer. Written
Warning issued.				
4/21/2022	2114	181 Thornbury Drive	Parking violation / parked on the	Sidewalk. Citation issued.
4/21/2022	2123	231 Southbridge Circle	Parking violation / parked on the	Sidewalk. Citation issued.
4/21/2022	2132	231 Owenshire Circle	Parking violation / parked on the	Sidewalk. Citation issued.
4/21/2022	2137	172 Owenshire Circle	Parking violation / parked on the	Sidewalk. Citation issued.
4/21/2022	2152	2512 Balmoral Drive	Parking violation / parked on the	Sidewalk. Citation issued.
4/21/2022	2201	Remington	End detail	22C082739

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

Name: Brad Butler #1209 Date: 4/21/2022



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
4/28/2022	1252	Remington	Begin detail	22C087765
4/28/2022	1252	1074 Berkely Drive	Parking violation / left wheels to	Curb. Written warning. I
Initially started	To fill out a	Parking ticket, but the owner came out and was very	Polite and offered to move the	Vehicle.
4/28/2022	1300	1051 Berkely Drive	Parking violation / left wheels to	Curb. Citation issued.
4/28/2022	1314	Berkely Drive by the curve	Parking violation / left wheels to	Curb. A worker was in the
Front yard and	He advised he	Would have the owner turn the vehicle around.	Verbal warning.	
4/28/2022	1343	110 Southhampton Drive	Parking violation / left wheels to	Curb. Citation issued.
4/28/2022	1425	217 Southbridge Circle	Parking violation / left wheels to	Curb. Citation issued.
4/28/2022	1431	229 Southbridge Circle	Parking violation / parked on the	Sidewalk. Citation issued.
4/28/2022	1439	2426 Ashcroft Drive	Parking violation / parked on the	Sidewalk. Citation issued.
4/28/2022	1443	2402 Ashcroft Drive	Parking violation / left wheels to	Curb. Citation issued.
4/28/2022	1446	Owenshire Circle	Parking violation / I spoke with a	Male who had a red semi
Parked running	On the street.	I advised the male he had to move the semi or he would	Be cited for parking a vehicle	Over 15K GVW in a
Residential	Neighborhood.	The male was polite and advised he would move the	Semi. Verbal warning.	
4/28/2022	1450	244 Owenshire Circle	Parking violation / Parked on the	Sidewalk. I spoke with a
Male who was	In the garage	And advised him the vehicle could not be parked on the	Sidewalk. The male was polite	And advised he would move
The vehicle.	Verbal warning.			
4/28/2022				
4/28/2022	1532	Remington Mart	Parking violation / parked in the	Handicapped spot. Citation
Issued.				

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations	9	Parks	
Back-up		Felony		Written Warning		Written Warning	1	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	3
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 4/28/2022 p.1



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
4/28/2022	1540	Remington	Continuation of page 1	22C087765
4/28/2022	1542	Somerset Place	Parking violation / No parking.	Citation issued.
4/28/2022	1554	Corybrooke Lane / Remington	Traffic stop / No parking	Citation issued.
4/28/2022	1600	Remington Mart	Parking violation / parked in the	Handicapped parking space.
Citation issued.				
4/28/2022	1610	506 Berry James	Dumpster fire. The homeowner	Was on scene with a garden
Hose putting	The fire out.	The Fire Department responded to assist.		
4/28/2022	1621	Remington Mart	Parking violation / parked in the	Handicapped parking space.
Citation issued.				
4/28/2022	1711	Remington	End detail	22C087765

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations	9	Parks	
Back-up		Felony		Written Warning		Written Warning	1	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	3
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 4/28/2022 p.2



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: 2651 Remington Blvd., Kissimmee, FL 34744

DATE	TIME	LOCATION	ACTIVITY		
5/6/2022	1300-1330	REMINGTON BLVD	PATROL		
5/6/2022	1330	REMINGTON BLVD	TRAFFIC STOP		
5/6/2022	1345-1400	MCINNIS CT	PATROL		
5/6/2022	1400-1500	REMINGTON BLVD & Cory Brooke Ln	PATROL		
5/6/2022	1500-1515	STONEWYK WAY	PATROL		
5/6/2022	1515-1600	REMINGTON BLVD PARKS/COURTS/GOLF CLUB	PATROL/ ROUTINE CHECKS		
5/6/2022	1600-1640	EAGLES LANDING	PATROL		
5/6/2022	1640-1700	REMINGTON BLVD MAIN ROAD	PATROL		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	5
Back-up		Felony		Written Warning		Written Warning		Schools/Library	3
Self Initiated	1	Traffic		Verbal Warning	1	Verbal Warning	1	Businesses	5
Reports		Ordinance						Construction	

Name: D/S E. Moser

ID #: 2919

Date: May 6, 2022



Job Site: Remington Community Development

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

Date: 05/11/22



Job Site: Remington Community

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations		Parks	10
Back-up		Felony		Written Warning		Written Warning	2	Schools/Library	
Self Initiated	1	Traffic		Verbal Warning		Verbal Warning		Businesses	10
Reports		Ordinance						Construction	

Date: 5/12/22