

**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, May 24, 2022 at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

|                   |                     |
|-------------------|---------------------|
| Kenneth Soukup    | Chairman            |
| Pam Zaresk        | Vice Chair          |
| Brian (Ken) Brown | Assistant Secretary |
| Tim Mehrlich      | Assistant Secretary |
| David Jaisingh    | Assistant Secretary |

Also present:

|                |                  |
|----------------|------------------|
| Jason Showe    | District Manager |
| Scott Clark    | District Counsel |
| Pete Glasscock | HWA              |
| Alan Scheerer  | Field Manager    |
| Residents      |                  |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Showe: We have none.

Mr. Soukup: We don't have any?

Mr. Showe: Sorry. We did add the letter of interest that was received. That's in your agenda packet. It was sent out to the Board.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

Mr. Showe: I don't think we have one. I know they've been writing a pretty significant amount of tickets.

Mr. Soukup: Okay.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Soukup: That brings us to the public comment period. Does anyone want to make a comment? Please state your name and address and keep it to three minutes.

Mr. Jaisingh: Mr. David Jaisingh, 142 Burrell Circle. I'm basically here because I'm interested in being a part of the Board. It's something that I've thought about for a long time. I read the minutes when they're posted and I noticed that there was an opening and decided to take a shot at it. Basically, I just want to be a part of everything that's going on in this community. I've been living here for a while and I think it's time that I do some good.

Mr. Showe: Hearing no other public comments, we will close the public comment period.

**FIFTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Review of Resume/Letter of Interest - ADDED**

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

Mr. Soukup: That brings us to organizational matters.

Mr. Showe: Yes. David's here. He submitted his letter of interest. So, we can open it up for the Board to ask any questions or however you want to proceed from this point. Obviously, there is a vacant seat on the Board right now through November of 2024.

Mr. Soukup: Okay. Are there any questions?

Ms. Zaresk: Are you sure that you want to do this?

Mr. Jaisingh: I accept the challenge. I'm sure all of you were here at one point and you made that decision.

Mr. Showe: At this point, it is up to the Board.

Mr. Soukup: Based on that and no other questions, we need a motion.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor the appointment of Mr. David Jaisingh to the vacant seat with a term ending November 2024 was approved.

Mr. Showe: All right, David, come on up. You are now on the Board.

Ms. Zaresk: Welcome aboard.

Mr. Jaisingh: Thank you. I appreciate it.

**C. Administration of Oath of Office to Newly Appointed Board Member**

*Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Jaisingh.*

Mr. Showe: Alright, perfect. Print your name and then sign there. Before you leave today, provide your name, address, phone number, however you want to get reached and an email address. That's how we typically send everything out. Form 1 is very important. It needs to go to the Supervisor of Elections within 30 days from today. This is just a statement of your financial interests. Everybody on the Board is required to complete that. We always recommend when you fill this form out, keep a copy of it because you're going to have to fill one of these out every single year. It just makes it easier if you already have one filled out.

Mr. Soukup: They will time stamp it for you at the office and then you keep a copy of it.

Mr. Showe: So, that one needs to be completed within 30 days of today. Form 1F is only needed in the event that you leave the Board. If you resign and move, we will still send you one of these from our office, but we like to just give you one for now. Nothing is required. As a Board Member, you are eligible to receive up to \$200 compensation per meeting. The other Board Members all elect that. Should you choose to accept it, we just need a W-4 and I-9 completed. You can turn that in to me whenever you get a chance. This is probably the most important thing and a good refresher for the Board. This is the Commission on Ethics. You're now a public official. What that means is you're not permitted to speak with other Board Members about things that would reasonably come up for a vote of this Board. You can say, "Hello," but if there are things on the agenda, you can't ask them what they think about it. All of the business needs to be conducted here at a meeting. That applies to all forms of communication, emails, telephone calls, texts, social media. We recommend that you try to keep off of social media. It just keeps you safe. Also, you're not required to keep any records from any of these meetings. That's our job as District Manager.

If you do keep things from the meeting, we recommend you just keep it separate. So, if there are some records requests for your records, you don't have personal things that are intermingled.

Mr. Soukup: Right.

Mr. Showe: Same thing with your email. Some folks set up a separate CDD email. You're welcome to do that. If you provide that to us, we will only use that one or if you want to use your regular email, just create a folder for the CDD. That way you can drop any CDD emails into that folder.

Mr. Clark: Just to add to that, I think email is the area where most of the Sunshine Law violations occur. We're so programmed to put a million people on email chains that you lose control and sometimes you get emails on CDD business. You have to pay attention to who else is in the string. That little part where it says, "*Plus 18 others,*" you need to pay attention to who the 18 others are.

Mr. Showe: You'll see when we send out emails, if it includes other Board Members, it will be in red at the bottom, "*Please do not reply to all.*"

Mr. Clark: I'm Scott Clark, District Counsel. I will give you my card when we finish. If you have questions on this, that's what I'm here for. Please reach out to me.

Mr. Jaisingh: Perfect.

Mr. Showe: Same thing. If you ever run into anything and you're not sure what to do, give myself or Scott a call. We can always walk you through it. We do this in a lot of different Districts. It's likely there's not going to be a situation you will encounter that we haven't. Do you have any questions?

Mr. Jaisingh: No.

Mr. Showe: Welcome aboard.

Mr. Jaisingh: Thank you.

**D. Consideration of Resolution 2022-03 Appointing an Assistant Secretary**

Mr. Showe: The next item we have is Resolution 2022-03. How do you pronounce your last name again?

Mr. Jaisingh: Jaisingh.

Mr. Showe: It would be to add Mr. Jaisingh as an Assistant Secretary.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor appointing Mr. David Jaisingh as Assistant Secretary and adopting Resolution 2022-03 was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes of the April 26 Meeting**

Mr. Showe: The next item is the approval of minutes of the April 26, 2022 meeting. Those minutes have been included as part of your agenda. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Minutes of the April 26, 2022 Meeting were approved as presented.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**1. Consideration of Rate Increase**

Mr. Showe: We will start with District Counsel.

Mr. Clark: To my left is my son, Sam. He's headed to UCF during the summer.

Mr. Soukup: Nice.

Mr. Clark: He's going to be working with me through the summer. Last month, since you are doing the budget, I mentioned that I would be making a formal request for a rate increase. The letter calls for an 8% increase. It's not. It's a 5% increase. We talked about this last time and I asked you to give it a formal approval. This will be effective on October 1<sup>st</sup>.

Mr. Brown: We didn't have a problem with it.

Mr. Showe: No.

Mr. Clark: It just needs to have a vote and be included in the minutes.

Mr. Showe: We don't bill off of an estimate. We bill off an actual hourly fee.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the 5% rate increase in attorney's fees was approved.

Mr. Clark: I've had some communication with the county on the Partin Settlement project. In the last communication, they were actually re-doing some things and going back and re-doing

appraisals because there were some modifications of the project. So, the check is not in the mail, in other words, but I've established contact with them. They know who I am and at the appropriate time, I will reach out to them.

Mr. Brown: I was going to ask that. They told me that they were going to call you. Was it Sally?

Mr. Clark: Yeah. A couple of different people are in touch with me.

Mr. Glasscock: This whole process will be a very lengthy process. Before you saw anybody turning dirt out there, it probably would've been 18 to 24 months. That's if it doesn't get shelved.

Mr. Clark: That's all I have.

**B. Engineer**

Mr. Glasscock: We have things going on. The yearly inspection is underway. The Stormwater Needs Assessment is ongoing. We have until the end of next month to get that turned in. Regarding the speed humps, the person that said they was going to give me a price, didn't give me one, so I went with somebody else who lives in the community. They're going to give me a price tomorrow. I'm trying to find a couple of proposals, so we have some numbers to bounce off of.

Mr. Soukup: It's piecemeal work to them, really.

Mr. Showe: It's not even worth the effort.

Mr. Soukup: No.

Mr. Glasscock: To be honest with you too, working for a CDD is not easy for these guys. In your case, it's a month, but in some CDDs, it's two or three months.

Mr. Soukup: Sure.

Mr. Glasscock: You go through and say, "*Okay, we've got these prices,*" and then it's two months down the road before you schedule it and by then they're busy and can't do it now. So, now you've got to go through the process all over again. It's tough to get prices.

Mr. Brown: Could we approve a not-to-exceed amount and then you can move forward?

Mr. Glasscock: I don't know that it's an emergency.

Mr. Showe: I think if he gets a quote for next month, that would be the time you'll approve a not-exceed. So, at least you have a number. He could still look for other quotes in the meantime.

That's probably a better way to do it. At this stage, we've got three Districts where we have approved not-to-exceeds and they've all exceeded. It's a little wacky right now.

Mr. Glasscock: If it was to go that route, I would say let's do a not-to-exceed. Because every contract I deal with, there are escalators. This is just crazy. Other than that, if you don't have any questions, that's all I have.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Soukup: Next is the Check Register.

Mr. Showe: Sure. In your General Fund, we have Checks #6741 through #6758 for \$74,874.85. In your Capital Projects Fund, we have Check #108 for \$2,875 for a total of \$77,749.85. Those invoices are attached. Alan and I can answer any questions if you have any.

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

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| On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the April 1, 2022 through April 30, 2022 Check Register in the amount of \$77,749.85 was approved |
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**2. Balance Sheet and Income Statement**

Mr. Showe: No action is required by the Board. In terms of your General Fund, everything looks like its falling in line pretty well in terms of budget to actuals. Assessments are 98% collected, so we're in great shape there.

**3. Presentation of Number of Registered Voters – 3,222**

Mr. Showe: Annually, we are required to announce the number of registered voters. As of April 15, 2021 there are 3,222 registered voters in the District. You have already turned over to the General Election process, so it doesn't mean anything.

**4. General Election Qualifying Period and Procedure**

Mr. Showe: The Board has three seats up for election this year. Seat #2, held by Ms. Zaresk, Seat #4, held by Ken and Seat #3, which is Tim's seat, have terms ending in November. Should you or any resident choose to qualify for those seats, you do so through the Supervisor of Elections. The qualifying period is Noon on June 13<sup>th</sup> through Noon on June 17<sup>th</sup>. Although I believe you can

go ahead and qualify now, you don't have to wait for those specific days. If you want to qualify, there's a Form 1 that's required as well as an Oath and \$25. That's all done through the Supervisor of Elections. Obviously, we can always help. If people have questions, we just try to direct them to the right place, but it's all done through the Supervisor of Elections.

Ms. Zaresk: They're really helpful.

Mr. Soukup: It's the greatest office in the world. I love that place.

Ms. Zaresk: Yeah.

Mr. Soukup: There are happy people

#### **5. Presentation of OCSO Reports**

Mr. Showe: We included all of the reports from the Osceola County Sheriff Office. We are happy to report that one of the Sheriff's found a police car constantly parking on the road.

Mr. Soukup: Wow.

Mr. Showe: Since that has happened, he said, *"I'm going to take care of it for you"* and that car has now not been seen in the community since.

Mr. Soukup: Funny how they take care of that.

Mr. Showe: I personally reached out to the Sheriff's Office multiple times, but whatever this officer did, the problem is now resolved.

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

Mr. Showe: Alan, will go through his Field Manager Report.

Mr. Scheerer: Thank you very much. The Amenity Center is in good shape. We did have a crack on one of the toilets in the ladies' room, so we replaced it. It was slowly leaking water out on the floor. So, we got that replaced. The Fitness Center is in good shape. The cameras are working well. Frank's Air was out a couple of weeks back and we did a complete service on both of the central heat and air units here at the building in advance of summer. The pool is in good shape. If you hadn't noticed, we put some new pool furniture on the pool deck. I think it looks pretty good. The overview camera at Partin Settlement, the stand-alone camera on a pole, we think we have a wiring issue between the actual camera itself and the guardhouse. Our contractor is investigating right now. All of the other cameras are working, but the overall one, which is a good one to have, is currently down and not working. Other than that, the guardhouses are in good shape. The lakes are in good shape. They were obviously low at the time that this was written, but I see



we're getting the rains so the ponds are coming back up. We continue to meet with REW on a regular basis. The basketball nets were replaced again. The Rec Center tiles are being done next month in here as requested. The meeting signs were installed on Friday. We had the flags replaced in both flag poles. We did check the doggy station and didn't really find any issues, but lo and behold, I came out one morning and they were tied all the way across the street. They took every one of them and ran them right across Remington Boulevard. Security notified me at about 5:00 a.m. and I got out here about 6:30 a.m. on my way into work and grabbed them all. There are no problems with them. We have a porter working its way in here. A young lady was here a while back. She came back for a while, but she's going to go back and run a crew. I think she's running one of the crews for REW now. If you see anything or anything seems out of place, please let me know as he gets acclimated in the community. When I was here on Friday, he was doing a pretty good job. We do this facility last during school because after the final bus leaves, we can pick up all the kids' garbage. We'll see how it plays out next week. That's all I have.

**EIGHTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. Soukup: That brings us to the Supervisor's requests. Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: None.

Mr. Soukup: Mr. Brown?

Mr. Brown: Just out of curiosity because I came through the gate two nights ago, did they have a partial power outage there?

Mr. Scheerer: Were the gate arms down?

Mr. Brown: No. The gates were working, but the lights weren't on in the building and the lights on the outside of the building weren't on. Part of that area was dark, but the gates were still working. I was like, "*This is a weird kind of power outage.*"

Mr. Scheerer: Yeah. Usually, we get something like a brownout and we might get partial power. We've had a couple of instances where, unfortunately, security put the switches in the up position at 6:00 a.m. or when they leave in the morning. Then I get a text message around 6:10 a.m. saying that the gates are down and people are cutting through the exit. That's the only thing that I'm aware of, Ken.

Mr. Brown: The only reason I ask was because you said something was up with the camera. I thought maybe something was going on, just in general

Mr. Scheerer: We've been having issues with the camera for about three weeks now. We've been trying to work through it. He's basically telling me that we're going to have to look at running some new wire. So, I have to see if we can figure that out, unless we can come up with a wireless setup or something. It's a higher pixel camera, which gives us a really good color photo of the whole gate line.

Mr. Soukup: David, do you have anything?

Mr. Jaisingh: No.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date – June 28, 2022**

Mr. Soukup: Our next meeting date is scheduled for June 28, 2022.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman