

**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, **July 26, 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:

George Flint	District Manager
Scott Clark	District Counsel
Pete Glasscock	HWA
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Mr. Flint: We have none. I did hand out the Sheriff's Report. It was sent out under separate cover, but it's on the agenda.

Mr. Soukup: Okay.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

Mr. Soukup: That brings us to the Security Report.

Mr. McLeod: The Partin Settlement Road gate, this past month, had 9,354 residents and 1,968 visitors. The E. Lakeshore Boulevard gate had 8,738 residents and 778 visitors. We issued 110 tickets and attempted to make three tows that went unanswered. We did have one towed vehicle, but we have stricken that one from our records and refunded the money because of a lack of procedure being followed in that. Over the past month, we lost our Site Supervisor. A new one was trained and I'm working with him on getting him up to speed with the community. I am aware of the few issues that are going on in the community. As far as parking goes, there are a couple of houses that are causing problems. That's about it.

Mr. Soukup: Are there any questions?

Ms. Zaresk: I have one question and maybe we should defer it, but I'll leave that up to you. In our contract, we don't have security going through Club Villas. I understand Club Villas is private. I got that, but they are part of the CDD and they do pay. Am I correct that our contract doesn't include them going through there?

Mr. Flint: I believe that's the case and the roads are private in that neighborhood. So, I believe that's probably the reason why.

Ms. Zaresk: Okay. That's my answer for now. Maybe I'll bring that up a little later. I think there's a question on the part of the residents there. We're paying for the security. We understand they're private and that they can't tow or ticket; however, the deterrent effect comes from when we used to have people here that did their own crime watch.

Mr. Soukup: Oh, yeah. The neighborhood watch.

Ms. Zaresk: Neighborhood watch. Thank you. We had a neighborhood watch and of course, they had a car that would go through there. It's been ages since that happened, but all of a sudden, the residents there are questioning it and saying, "*Well, you know, we pay.*" So, maybe we can talk about that at another point. I just wanted to clarify whether the contract had that. Thank you.

Mr. McLeod: Yes, ma'am.

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

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

#### **Public Comment Period**

Mr. Soukup: That brings us to the public comment period. We would ask that you please state your name and address and keep your comments to three minutes.

Resident (Alex Tirado, 189 Thornbury Drive): This is the first time that I'm here.

Mr. Soukup: Welcome.

Ms. Zaresk: Thanks for coming.

Mr. Soukup: Thank you for coming.

Mr. Clark: And for your very efficient comment.

Mr. Soukup: Since we have no other comments at this time, we'll go ahead and close the public comment period.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the June 28, 2022 Meeting**

Mr. Soukup: This will bring us to approval of the minutes of the June 28<sup>th</sup> meeting. Are there any corrections? Hearing none,

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Minutes of the June 28, 2022 Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Soukup: At this point, we need a motion to open the public hearing.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the public hearing on adoption of the budget for Fiscal Year 2023 was opened.

**A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Flint: As you recall, the Board approved a proposed budget previously and set today as the public hearing for its final consideration. We've included Resolution 2022-04 in your agenda with the attached proposed budget for Fiscal Year 2023. It contemplates that the per unit assessment amounts would remain the same as they are in the current year. I believe that you all discussed this budget when you considered it previously. I know there were some changes to hours, roving patrol and Amenity Center, which I believe had been incorporated into this budget. If you have any questions, either Alan or I can try to answer those for you.

Mr. Soukup: Are there any questions on the budget?

Mr. Mehrlich: No.

Mr. Soukup: At this point, we need a motion to adopt Resolution 2022-04?

Ms. Zaresk MOVED to adopt Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations and Mr. Brown seconded the motion.

Mr. Flint: Mr. Chairman, before you consider a vote, it is a public hearing.

Mr. Soukup: Right.

Mr. Flint: So, you'll need to open the floor again and see if there's any public comment.

Mr. Soukup: We'll go ahead and open the floor at this point. Is there any public comment?

Hearing none,

On VOICE VOTE with all in favor Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was adopted.

**B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: This resolution has two exhibits to it. One is the budget that you just approved and the other is the Assessment Roll that will be transmitted to the county for inclusion on the Tax Bill. This is imposing the operating and maintenance (O&M) assessment that was associated with the budget you just approved. It is technically a separate public hearing, so you'll want to make sure that you ask for any comment on the resolution before the Board takes action.

Mr. Soukup: Understood. Okay, at this point, are there any questions on the consideration of this resolution? At this point we'll go ahead and open up for public comment. Is there any public comment? Hearing none, at this point, we need a motion for the consideration of Resolution 2022-05.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Soukup: Now we need a motion to close the public hearing.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the public hearing on adoption of the budget for Fiscal Year 2023 was closed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Soukup: That brings us to staff reports.

Mr. Clark: I just have an update for the Board. You will recall at the last meeting that we received a letter from an attorney asking for an accommodation for his client for the mailboxes. We discussed that at some length. The Board directed me to write and tell him that the mailboxes were not ours to maintain and suggesting that they contact the post office for accommodation. I did that. The letter went out right after the meeting the next day. I have not received any comments, so I'm hoping that the issue is dead.

Mr. Soukup: Fair enough. Are there any other issues at this point?

Mr. Clark: Nothing else from me.

**B. Engineer**

Mr. Soukup: Okay, that brings us to engineering.

Mr. Glasscock: Yes. I finally got some feedback on the speed bump. Only one. The other one sent me a partial quote. We are still waiting for some information. The second sheet is the last one we received four years ago when prices were considerably different. The other contractor is still waiting on some information for the hump. They are at \$36,000 right now. I'll know more hopefully tomorrow.

Mr. Soukup: Right.

Mr. Glasscock: I've been hounding them once a week since the last time we talked. That's pretty much all I have for you guys unless you have any questions.

Ms. Zaresk: Do we only have the one from All Tractor Service?

Mr. Glasscock: All Tractor Service was the last one we did.

Mr. Soukup: Yeah. That was in 2018.

Ms. Zaresk: Oh, I'm sorry.

Mr. Glasscock: That's just to give you guys some sort of comparison.

Ms. Zaresk: I'm sorry. Yeah.

Mr. Glasscock: Just so you can see the prices. I would not recommend this, only because I think it's high. I actually think it's very high.

Ms. Zaresk: All Tractor Service isn't interested this year?

Mr. Glasscock: Nobody was interested. The other contractor has been dragging.

Mr. Brown: It's too small of a job. That's why.

Mr. Glasscock: They are waiting on one more piece of information for pavers, but they are at \$36,000 or somewhere closer to \$40,000, I would say. It's crazy. That's for both sides of the road.

Mr. Brown: Absolutely. Is it both sides of the median?

Mr. Glasscock: Yes.

Mr. Brown: What was this though?

Mr. Glasscock: That was just going straight across before you get to the median. It's the last one before you get to the median.

Ms. Zaresk: So, the distance is about the same. It's just that this one is separated in there too.

Mr. Glasscock: That's correct.

Ms. Zaresk: The amount of material is nearly comparable.

Mr. Glasscock: For one side versus the other, but I still think its high.

Mr. Brown: Do you think it will be around \$40,000?

Mr. Glasscock: Yes.

Mr. Mehrlich: Once they add the paver portion to it, it will be around \$40,000?

Mr. Glasscock: That's what my guess would be. Because it's not a big component.

Mr. Mehrlich: Right.

Mr. Brown: I don't think it's going to go down.

Mr. Mehrlich: No, not at all from what we've seen for price increases.

Mr. Glasscock: It's really hard to find anybody, unless you are doing a re-pavement job. Everybody would submit, but not when we're talking about smaller work, especially right now, where everybody is super busy. I suggest maybe waiting until things slow down and then maybe revisiting it. Then you will probably get some more bids and it would be more competitive. Would it go down? I actually think yes. If you wait, the material price might go up and then they might need the work a little bit more. That's just my feel. I don't know for a fact of course.

Resident (Alex Tirado, 189 Thornbury Drive): Can I speak on this issue?

Mr. Soukup: Yeah.

Resident (Alex Tirado, 189 Thornbury Drive): Just a day before yesterday, a white Camaro was racing up and down that road at least 60 to 70 miles-per-hour. He lives at 2417 Knightsbridge Boulevard. He races up and down there along with motorcycle riders, kids on dirt bikes and kids on four wheels. This is a drag strip. My grandson was out there playing the other day and heaven forbid something would happen, where gets out in the road and these people are racing up and down, it's going to be a real issue.

Mr. Mehrlich: I don't know whether or not we can look at temporary speed bumps too.

Mr. Glasscock: We didn't look at it only because the last time we looked at it, the Board was not in favor of doing temporary speed bumps. We had them on Knightsbridge Boulevard before. They tore up lot. What we could do, if you want to go that route, instead of putting one, we could put a series of three of those.

Resident (Alex Tirado, 189 Thornbury Drive): That would be wonderful.

Mr. Glasscock: My guess is it would be probably about half of the cost, around \$15,000 to \$20,000.

Ms. Zaresk: Just for temporary? 20,000?

Mr. Glasscock: Yeah. The thing too is you can always pull them up and put them somewhere else if you want to.

Mr. Scheerer: Also drilling into the asphalt too.

Mr. Mehrlich: Yes, I know. That's the other problem.

Mr. Scheerer: When we had the temporaries on Knightsbridge, it created a lot of problems when those speed tables started to pop off, which is why we ended up with the Pavement Management Program and repaved the whole road to add the permanent speed bumps instead of the temporary ones. There are a lot of pros and cons with those who are familiar with them both. They do cause damage to your asphalt because you have to drill into that and the sub-base to get them anchored.

Resident (Alex Tirado, 189 Thornbury Drive): I beg you to please do something. That's the reason I raised it up.

Mr. Soukup: I say at least bring us a price back on a temporary one if you can.

Mr. Glasscock: I absolutely can.

Mr. Soukup: Just so we have that option. At least we can do something at that point. We can consider it.

Mr. Scheerer: I wrote the address that the resident stated was speeding for when we speak with the Sheriff's Office. They usually ask us where we want them to focus on and we will make sure that they focus back there until we can come up with a solution.

Mr. Soukup: They are more than happy to when they do their routine patrols.

Ms. Zaresk: Is there a time when that's more prevalent?

Mr. McLeod: Between 5:00 p.m. and 9:00 p.m.

Mr. Scheerer: They are usually here between 5:00 p.m. and 8:00 p.m. and 4:00 p.m. and 8:00 p.m.

Mr. Soukup: Yeah. The guys are here in an unmarked car. So, it's perfect.

Mr. Scheerer: We'll set them up off of Southbridge or something if we have to and see if he can snag them.

Resident (Alex Tirado, 189 Thornbury Drive): Are you all in charge of the streets, parking on the street, because that same residence has a used car dealership out of their home? There are four or five cars every night parked along the road. Security patrol never tags and never does anything. You can go over there right now and there are three.

Mr. Scheerer: Security patrol doesn't start now until 6:00p.m. So, they are just now coming on duty, but we'll talk to them.

Mr. Soukup: We can talk to them.

Resident (Alex Tirado, 189 Thornbury Drive): That would be great. I had a heart issue last week and had to go for catheterization. I couldn't call an ambulance. My wife told me because the roads were blocked.

Mr. Soukup: Right. At some point, if they are at the point where they are blocking and you can't pull out of it, you can call the Sheriff's Office. They will ticket them for that, if they are blocking you to the point of where you can't back out of your driveway.

Resident (Alex Tirado, 189 Thornbury Drive): There are cars all along the road. An emergency vehicle will not get through there.

Ms. Zaresk: What's the address?

Mr. Scheerer: 2417 Knightsbridge Boulevard.



Resident (Alex Tirado, 189 Thornbury Drive): They have four cars in their driveway; two across the sidewalk, two in front of the garage, a box truck out front and about three or four more cars in the road.

Mr. Scheerer: Got it.

Mr. Brown: We tagged that box truck last month. Didn't we?

Mr. Scheerer: Yup.

Mr. Brown: Personally, I don't think prices are going to go down. If they come back for \$40,000, I'd be okay with that.

Mr. Soukup: Right. I agree.

Mr. Jaisingh: I agree.

Mr. Soukup: Yeah. Especially if we can get it done in a decent timeframe. If they are telling us six months from now, that's a problem obviously.

Mr. Brown: Yeah. Everything has gone up.

Resident (Alex Tirado, 189 Thornbury Drive): So, if you agree to a price, something can be done?

Mr. Soukup: We are expecting a second bid shortly for that, but then you can also get the bid for the temporary. That way, we can look at both and make a decision.

Resident (Alex Tirado, 189 Thornbury Drive): Alright. I appreciate your time.

Mr. Soukup: The biggest problem is it is such a small amount of work for these guys that are doing full parking lot pavings. It's tough to get them to even bid on stuff like that.

Resident (Alex Tirado, 189 Thornbury Drive): I understand.

Mr. Soukup: That's a challenge and it's frustrating.

Mr. Brown: These were the first two that even bid on it. Nobody else was willing to do it.

Mr. Soukup: Is there anything else?

Mr. Glasscock: Nothing else.

**C. District Manager's Report**

**1. Approval of Check Register**

Mr. Soukup: That brings us to the District Manager's Report.

Mr. Flint: Yes, Mr. Chairman. You have the check register for the month of June. In your General Fund, we have Checks #6785 through #6802 totaling \$77,414.58. The detailed summary

is at the beginning. If there are any questions on the check register, I'd be happy to try to answer those questions.

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

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the June 1, 2022 through June 30, 2022 Check Register in the amount of \$77,414.58 was approved.

**2. Balance Sheet and Income Statement**

Mr. Flint: We also have the unaudited financials through June 30<sup>th</sup>. No action is required by the Board on the financials, but if you have any questions, we can discuss those. It looks like we're a little over a 100% collected on our maintenance assessments. Our administrative expenses and actuals are under our pro-rated as well as our operating expenses.

**3. Presentation of OCSO Reports**

Mr. Flint: I handed out the latest report from the Osceola County Sheriff's Office for information.

**4. Field Manager's Report**

Mr. Flint: We'll have Alan go through his Field Manager's Report.

Mr. Scheerer: Thank you, George. The Amenity Center is in good shape. Everything is working fine. I do have a task that I need to try to complete on how to straighten out the volleyball net on the volleyball court. We may have to make some changes on the supports because those were only four-by-four posts. But we'll see what we need to do to make sure that we get it to the right height and stay that way. The Fitness Center is in good shape. The cameras are working. The pool is in good shape. We did have a washout in the fenced-in area. So, we have that repaired with some crushed concrete. Hopefully, that will hold us through the rest of the year. The gates are in decent shape. We did have an issue with the Partin Settlement Road gate phone. I think I sent everybody an email about the scanner not working. At the same time, we found out that the phone wasn't working in the guardhouse. So, we got a hold of Century Link and they're doing some work to try to trace down the problem. I was told that the scanner is back up and running at the Partin Settlement Road gate. We are going to pick up some additional surge protection for both of the

laser scanners. So, hopefully, we can get those in quick this week. Staff tightened down all of the gate arms and wiped off the cameras. We have the report from the E. Lakeshore Boulevard gate that clickers are not working for some of the residents, but not all the residents.

Ms. Zaresk: Mine didn't work.

Mr. Scheerer: Hopefully, it works now. We have a resident call and she was gracious enough to meet with us. The ACT gate guys came in at about the same time to work on the scanner. They went over there. To make a long story short, some of them would work and some wouldn't. So, they changed down a part inside of the gate operator and I'm being told that they work. They put in the brand-new receiver. So, it was kind of a hit and miss. The newer remotes work, but some the older ones were struggling to get a signal, so they changed the receiver out. I got a report the other day that it's working. So, if you hear anything different, please let me know and we'll get them back out. All of the ponds are in good shape. I am still meeting with REW. I will speak to them about the pedestrian gate at Club Villas. Irrigation inspections are ongoing. The palm trees were trimmed and new annuals were installed. You'll see some brown spots throughout the tuff. That is due to a sod webworm issue and a fungus from all of the rain and the moisture that we're getting. So, TruGreen who does the pest control, will be out to treat all of those areas. The basketball nets were replaced on the basketball court. We do still have an area on Remington Boulevard that's holding water, so REW is working on getting some drains installed. We'll try to get that done. That's all I have.

Ms. Zaresk: I have a question. At one point our water was turned off for irrigation purposes because of the work out there.

Mr. Scheerer: That was a while ago. That was just a day or two, I think.

Ms. Zaresk: That's what I thought.

Mr. Scheerer: Tim contacted me the other day. He said that he didn't have any irrigation water, which was weird. So, I contacted my contact at Toho and he said he wasn't aware of anything because we had water. Then shortly after that, I guess they had pressure back in Westmoreland. I'm not sure what that's for. Okay, Ken, I'm waiting on you.

Mr. Brown: Have you had any luck with finding better basketball nets?

Mr. Scheerer: I could buy a chain, but we're buying them through Academy Sports and the local sports places. The kids out here think that they are LeBron. They are hanging off of that net

and swinging back and forth. I'd be happy to take the nets off, but I don't think the kids will enjoy it. We can turn it into pickleball.

Mr. Brown: No. I thought about the chains because I played on those before.

Mr. Scheerer: It will be like the soccer goals that we had out there many years ago. Somebody pulled it and hit and the next thing you know, it opened. About once a month, we have one or two a month and we just go ahead and change them all out.

Mr. Soukup: Keeps you busy.

Mr. Scheerer: Thanks, Ken.

### **5. Review of Fiscal Year 2023 Meeting Schedule**

Mr. Flint: This brings us to the Fiscal Year 2023 meeting schedule.

Mr. Brown: Can we move the December 27<sup>th</sup> meeting?

Mr. Soukup: Yes. We always meet before the Christmas holiday.

Mr. Brown: May 30<sup>th</sup> is the day after Memorial Day. We usually back that one up a week also.

Mr. Flint: One week before is December 20<sup>th</sup>.

Mr. Brown: The November one is after Thanksgiving.

Mr. Soukup: Yeah. It's after. That's fine.

Mr. Flint: Thanksgiving is early this year, so the November meeting is the week after. Do you want to move the December 27<sup>th</sup> meeting to before Christmas?

Ms. Zaresk: Yes. December 20<sup>th</sup>.

Mr. Flint: December 20<sup>th</sup>.

Mr. Soukup: Then May would be the 23<sup>rd</sup>.

Ms. Zaresk: May would be the 23<sup>rd</sup>.

Mr. Flint: Okay.

<p>On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor the Fiscal Year 2023 meeting schedule as amended was approved.</p>
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### **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests**

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

Mr. Mehrlich: I would just ask Alan about getting the volleyball net. My daughter plays high school volleyball and they play lots of places. They look like regular volleyball courts.

Mr. Scheerer: We have a sand court.

Mr. Mehrlich: The kids won't play on a court where the net is not the proper height.

Mr. Scheerer: I got you.

Ms. Zaresk: That makes sense.

Mr. Mehrlich: So, think about that.

Mr. Scheerer: Yes, sir.

Mr. Soukup: Mr. Jaisingh, anything?

Mr. Jaisingh: No.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I brought it up earlier. What would it take, if we wanted to have security patrol through Club Villas?

Mr. Clark: Security has different functions. One is the parking enforcement and obviously, they can't do that on the street.

Ms. Zaresk: Exactly.

Mr. Clark: But we also pay them to provide security. That's one of the statutory powers that we have. There's no reason why they can't do a patrol in there if they're given permission by the HOA to patrol the streets since the HOA owns the roads. That's just the thing that needs to be worked out. But, I have no problem with them driving through there with a flashing light because that's part of what those houses are paying for.

Ms. Zaresk: That's kind of where we were coming from, especially since they're using the lights and it's a bit of a deterrent. We don't have a big problem there, but more and more we're getting into some folks that come down that road and meander in. Your point is well-taken and that was the point that was made to me. We're paying the same thing.

Mr. Soukup: I think we need a letter from the HOA granting authorization.

Mr. Clark: Yeah. There is no need to deal with a lot of formality, but just something from the HOA inviting them to come onto the roads.

Ms. Zaresk: Okay. We'll have them do that tomorrow. Other than that, I had nothing. Thank you all.

Mr. Soukup: Mr. Brown?



Mr. Brown: I don't have anything.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date – August 30, 2022**

Mr. Soukup: Our next meeting is scheduled for August 30, 2022.

**TENTH ORDER OF BUSINESS**

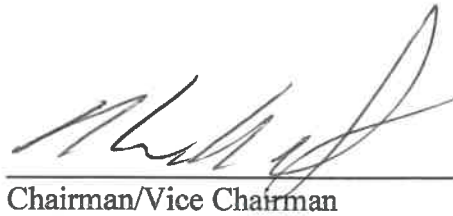
**Adjournment**

Mr. Soukup adjourned the meeting.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman

