

**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, **August 30, 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
William McLeod	DSI Security Services
Jason Folkes	DSI Security Services
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have a few that we added, which are on your revised agenda. There is the consideration of an agreement with Roberts Pools and an access system control maintenance proposal. Those were added. We'll go over those when we get to those items.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Mr. McLeod: This month, since the last time we met, we've had 8,406 residents come through the Partin Settlement Road gate and 952 visitors. The E. Lakeshore Boulevard gate had 3,868 residents and 623 visitors. We issued 87 citations in the past 30 days and had no tows. Also, before the Board for consideration, we have a new Site Supervisor, Mr. Jason Folkes, who is seated to my left. The reason I'm asking for your consideration on this, is we're a little too low on just the Site Supervisor's wage. The proposal asked for an increase of \$1 per hour for the Site Supervisor. This hopefully will ensure stability at that post and give us the kind of leadership that we need. It increases the overall rate and blended rate, I believe by 80 cents. Just so you know, down at the bottom or in the middle of the page under the pricing form, the \$177,854.75 annual cost does not include the five holiday days. So, this number is a little low. If the Board does consider moving forward with this proposal, I'll ensure that you have the correct numbers.

Mr. Showe: Well, the numbers that he shows under each column for the hours and the holiday hours or overtime are correct. It's just the totals at the bottom don't reflect the holidays.

Mr. McLeod: Right. Thank you.

Ms. Zaresk: May I ask a question?

Mr. Showe: Sure.

Ms. Zaresk: How many people do you have on patrol and how many people do you have that you can actually patrol? I know you have one that we put some constraints on.

Mr. Showe: Right. There are a couple of them that I don't let patrol or they're better suited for the gate than patrol. Right now, I have about four that patrol.

Ms. Zaresk: Okay. Because I know that when Diego was on the Board, he was asking for this information, and I totally get it because I spent hours going through every report that you gave us. I'm looking at it based on this and you said 87 citations, but there were 80 citations on the data that we had. Out of those, I guess there were only 1, 2, 3. and Supervisor Folkes was on here too. The greatest majority of the tickets are written by only two people.

Mr. McLeod: Okay.

Ms. Zaresk: I don't know what that means. I don't know if it means there's only two out of there at any given time. Like I said, I see here that Officer, now Supervisor Folkes is one of them.

But I'm just wondering how many other officers. Give me some sense of why this seems so out of balance.

Mr. McLeod: You mean among the officers?

Ms. Zaresk: Yeah.

Mr. McLeod: Why one is writing more than others? It could be the day the week that they're patrolling. It could be their patrol styles. When I was out here writing tickets, I believe I wrote 10 in one day, but that was because I moved back immediately on who I thought was going to stay, whereas some officers might go through half of the community before they double back. But by the time they double back, the car is gone. So, it could be a number of factors. It could be that the officer is just not writing tickets and that we can monitor.

Ms. Zaresk: That's what I guess I'm getting at. When I look at all of this data and again, Diego was much more sophisticated about this than I am, so I did admire him. I was a little concerned when I saw that there weren't tickets being written by that many people. We've talked before and I've said this, but I totally understand how hard it is to get people on. Sometimes, I know you have said in the past, "It's better to keep somebody on until I can replace them than just fire them." I got that, but when I see pictures and get feedback from people of an officer sitting in the guard house asleep...

Mr. McLeod: I understand and I assure you that I take that matter very seriously and he was dealt with at that time.

Ms. Zaresk: Well, I guess I'm looking more for insight. I stopped by the other day just to give you an idea and I've seen an officer at the front gate at about 2:30 p.m. I figured he was getting ready to come on shift, but he was just parked there with no lights, of course. When I came back a little while later, I went through the neighborhood to see if I could find the person that was on patrol, but I didn't see anybody. I'm not saying that they weren't out there, but when I came back, there was a car parked here and there was another gentleman in the office.

Mr. McLeod: Was it a DSI car?

Ms. Zaresk: Yes, it was DSI car.

Mr. McLeod: Okay.

Ms. Zaresk: I walked in and introduced myself and I said to the officer, "Are you on patrol today?" He said, "Yeah" and I said, "Okay." I didn't ask the obvious question, "If you're on patrol, why are two of you sitting in there?" I actually said, "Well, I was looking at the data. It looks like

you guys are doing a lot more tickets. Good job, keep it up, and do not forget to turn on the lights.” The gentleman who was in a different uniform that should've gotten names said, “Oh yeah, that's a great deterrent.” I said, “That's exactly right.” So, I guess what I'm trying to get a sense of is in your mind, is there any reason why there are two of them?

Mr. McLeod: We're dealing with human beings. I obviously cannot explain to you why two were in here. What day was this?

Ms. Zaresk: Sunday.

Mr. McLeod: On a Sunday, at 2:30 p.m., I would have had a rover, but there's no explanation why two different DSI cars were here.

Ms. Zaresk: There was one DSI car out here.

Mr. McLeod: Okay.

Ms. Zaresk: There were two people, one in a different location.

Mr. McLeod: Okay. I don't know why.

Ms. Zaresk: Anyway, I guess my point is that again, I know it's hard to get people on, but if we're crunching data, I think you as a supervisor know that some are better than others.

Mr. Soukup: We want the most bang for the buck.

Ms. Zaresk: Yeah. I guess that's my only comment. I'm a little concerned. I totally empathize and admit that it's hard to bring people on board. Don't cut out off the nose to spite the face and don't fire somebody, but if one of the people that you have is asleep at the gate, I'm not saying this is indicative of what happens all the time, but when I walk in on Sunday afternoon just to say hello and they're two people in here, why are there two people here?

Mr. McLeod: To be honest with you, one was probably watching the Rec Center.

Ms. Zaresk: Right.

Mr. McLeod: The other person, when they are on patrol and they come back from lunch, for example, they're going to come here.

Ms. Zaresk: Okay. So, it might have been a lunch break.

Mr. McLeod: Yeah. Exactly. As far as the tickets go, I understand that's one of the tools that we have. For example, I'm a little bit more lax on tickets because if it's someone's second offense, I'll actually go and knock on their door and communicate with them and say, “Hey, this is the situation.” Because we're actually having an issue where there are people that think that they're okay and are letting us know that there's a car parked on the street, but it's from Allied, the

company that you guys used to have about a year ago or two years ago. They're thinking that they're okay. Residents are not calling the right number. So, I don't know what to tell you on that because you still have residents that are calling the wrong number and he's trying to do the right thing. Our officers are also trying to do the right thing.

Ms. Zaresk: Can that number just be disconnected?

Mr. Soukup: No, it's not the wrong number.

Ms. Zaresk: I know it's not. I realized that.

Mr. Showe: I think in the past what we said was, "Put the sticker on there." That lets them know that they're calling the wrong number. Then when they call our office, we can educate them on the process. I think that's the biggest piece. They need to know what the right thing to do is.

Mr. McLeod: Would you prefer the gatehouse numbers?

Mr. Soukup: Not the gatehouse.

Mr. Showe: The gatehouse is what they're supposed to call.

Mr. Soukup: Yeah. It's on the website as well. They can submit their email through the website.

Ms. Zaresk: Okay. Thanks. I was just looking for insight. I'm going to be doing that a lot more. It's helpful to you as the Supervisor, in terms of the data. In terms of doing the same thing that I did, which is, how many tickets did I write, how many officers out of that group, what are the times, what are the locations and is there's any way that data can be parsed a little bit?

Mr. McLeod: If you email me, I think there's a way that I can track it and send it to you.

Ms. Zaresk: I went through 291 records.

Mr. McLeod: I know, but if there's something that you want, specifically a date range, I can send you that data.

Ms. Zaresk: Okay.

Mr. McLeod: That way you're not sitting there going through each and every one.

Mr. Brown: That's from specific data?

Ms. Zaresk: That's the data that was sent.

Mr. Showe: They send us a daily report.

Mr. Brown: Is there any way, just out of curiosity, for you to send her the officers on duty for that date range?

Ms. Zaresk: Yeah. I have them.

Mr. Brown: No. What I'm saying is if he sent you who was here.

Mr. McLeod: Yeah, I'll do that. I can send you the actual incident reports.

Mr. Showe: But also, each daily report should tell you the officer when they check in and check out.

Mr. McLeod: Right.

Ms. Zaresk: Okay. Thank you.

Mr. McLeod: You're welcome.

Mr. Soukup: Are there any questions?

Mr. Mehrlich: Do we need a motion to approve it?

Mr. Showe: That's up to the Board. It is about \$0.80 more per hour. Obviously, the budget can accommodate it. We did build some flexibility in there. So, it's really up to you guys if you choose to approve it.

Ms. Zaresk: One more clarification. That's an additional Site Supervisor?

Mr. McLeod: No. I already have Site Supervisors.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the increase to the DSI contract for the Site Supervisors wage of \$1 per hour was approved.

Mr. Showe: One other item. Obviously, we changed the schedule during the summer so that there was less roving Monday through Friday. So, somebody was here, but now that the kids are back in school, I think it's our recommendation, if the Board's amenable, that we go back to the patrol we were doing before with a lot more roving patrol.

Mr. Soukup: Right. I agree.

There was Board consensus.

Mr. Soukup: We're good with that.

Mr. Scheerer: Can you let us know when that's going to take effect?

Mr. McLeod: On Tuesday.

Mr. Scheerer: The first of September?

Mr. McLeod: Yeah.

Mr. Showe: Perfect.

Ms. Zaresk: I know that there is one person that the Board decided to be at the gate. Do we have any idea how long that's been going on?

Mr. Soukup: Which person?

Mr. Scheerer: Do you mean, Leona? She's still working.

Mr. McLeod: Yeah.

Mr. Scheerer: When she's not here, I know I hear from her at the E. Lakeshore Boulevard Gate. She does an outstanding job. She's a great officer.

Mr. McLeod: Is there concern with her?

Ms. Zaresk: No. Because of our requests for that to continue, I did not want them to feel like we were overburdening you with that, but it's working out.

Mr. McLeod: She loves working the gate, specifically E. Lakeshore Boulevard.

Mr. Scheerer: She does an excellent job. She really does.

Ms. Zaresk: I'm not trying to interject anything she's doing. I just wanted to make sure that we weren't not getting something. Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: Okay. That brings us to the public comment period. Please state your name, address, and keep your comments to a minimum three minutes.

Resident (Irene Patrick, Farrington Lane): My name is Ms. Irene Patrick. I'm here with my husband.

Mr. Soukup: Do you have a comment or anything you'd like to say?

Resident (Irene Patrick, Farrington Lane): Yes. We're glad to be here.

Mr. Soukup: Welcome.

Resident (Irene Patrick, Farrington Lane): Thank you. We sent out a letter to John, the manager of the golf course, and he has responded. I also sent letters to the HOA members, and they reviewed all of the problems last week and the last week and a half. Now I just want to give you an update of where we are.

Mr. Soukup: Well, any matter for the HOA, you have to take up directly with them. We are the CDD.

Mr. Scheerer: I came by your house and I called and left you a voicemail. We were there on Friday. What I was going to tell Scott was, there's a couple of parcels throughout community that are CDD-maintained, but they're still in the name of the HOA.

Mr. Soukup: Okay.

Mr. Scheerer: As you go into Waters Edge, passing the shrubs on the right-hand side, she's the first house on the right. That area is actually an area we should be maintaining. I met out there Friday with John with REW. We're going to clean it up. We're going to remove all of the overhanging branches. My question for you in the voicemail was, how much do you want us to remove? Because if I remove all of the under canopy that's there, people are going to see right into your house or we'll just clean it up and make it look pretty and maintain it that way.

Resident (Irene Patrick, Farrington Lane): We would really like for you to remove all of the trees that are impeding us.

Mr. Scheerer: Are you going to be home on Friday morning?

Resident (Irene Patrick, Farrington Lane): Yes.

Mr. Scheerer: I'll meet you at your house on Friday morning at about 8:30 a.m.

Resident (Irene Patrick, Farrington Lane): We'll talk more about it?

Mr. Scheerer: Yeah, I have John with me. He's the Landscape Manager?

Resident (Irene Patrick, Farrington Lane): Yes.

Mr. Scheerer: Like I said, I called your number and I did leave you a voicemail. Show me what you want and we'll make it happen. Then we'll take care of it going forward.

Resident (Irene Patrick, Farrington Lane): Thank you so much.

Mr. Scheerer: Then will work with the attorney in getting some of these parcels switched out because it still says HOA owned and they're not the HOA's.

Resident (Irene Patrick, Farrington Lane): What time on Friday?

Mr. Scheerer: 8:30 a.m. John gets here at 8:30 a.m. Because I have to go to Westmoreland. I got a similar request at Westmoreland.

Resident (Irene Patrick, Farrington Lane): Okay.

Mr. Scheerer: I got you.

Resident (Irene Patrick, Farrington Lane): Thank you so much. We have a few more issues. The next one is roots are impeding the structure of our home because of the clustering of the trees.

As a result, also we had mold along the side of the whole house. Because it's a health issue, I was forced to paint it. It was just completed last week.

Mr. Jaisingh: Is it mold or algae?

Resident (Irene Patrick, Farrington Lane): Mold.

Mr. Scheerer: How do you know it's mold? Was it tested?

Resident (Irene Patrick, Farrington Lane): No. The painter said it's mold.

Mr. Soukup: It's mold on the outside of the home?

Resident (Irene Patrick, Farrington Lane): Yes.

Mr. Scheerer: I'm surprised by that. It is a dense canopy to the right, but there's a 5-to-10-foot gap between her house and those shrubs.

Mr. Soukup: Right.

Mr. Scheerer: I can't speak on mold or anything like that, but I noticed the house was getting painted.

Resident (Irene Patrick, Farrington Lane): Right.

Mr. Scheerer: But as far as the tree roots go, I think we did that similar to somebody that had Cypress tree roots. I think we removed several of them as best we could from beyond the property line. But going forward, you're going to have to do the maintenance on your side of the property. I think it's the way we left it with the other homeowner. We can talk about that on Friday when I meet with you.

Resident (Irene Patrick, Farrington Lane): Alright. Because of the trees being unkempt trimming of the leaves, some branches are resting on the roof.

Mr. Scheerer: The way that works is it's called air rights. You as a homeowner, have the authority to go straight up on your property line and trim anything on your side of the property. We do that everywhere in the State of Florida. The homeowner actually has the authority to do that. Should you ask that question, we would have told you that. You can maintain that straight up. It's your property line. It's coming out on your property and trimming it, but we don't typically have a lot of areas where we trim off of people's homes. The homeowner takes care of that.

Resident (Irene Patrick, Farrington Lane): Okay. Alright. That's it.

Mr. Soukup: Okay. Anyone else?

Mr. Brown: I guess you're carrying stuff out?

Mr. Scheerer: There's a lot of underbrush there, but there are a few hardwood trees. We can trim straight up because we're getting ready to go into October. As you know, the Board approved some tree trimming. We're going to make that part of that process as far as the trees go, but the under canopy, she wants all of that removed. We can get that done. Right now, we're just going to clean it up. I'll just see what it is you want.

Resident (Irene Patrick, Farrington Lane): On Friday.

Mr. Scheerer: On Friday.

Resident (Irene Patrick, Farrington Lane): Thank you so much.

Mr. Soukup: Thank you. Next.

Resident (Matt Psarsky, Westmoreland Circle): Do we still have the Sheriff contract?

Mr. Showe: Oh, yeah.

Mr. Soukup: Yes, we do.

Mr. Scheerer: They were just here yesterday morning at the school zone.

Mr. McLeod: They've been helping out in the school zones, thankfully. Westmoreland had a couple of issues with parents parking there.

Mr. Scheerer: I had a call from the officer. She was actually on duty. We were discussing the school zone and some of the frustrations. We also had directed her over here to Knightsbridge for some speeding. I talked about maybe getting the motorcycle officer because it was neat to have him down here, pulling people over for speeding. I had a guy pass me while the bus was stopped with red lights on. I was behind the bus and he went around me and the bus. I hit my horn. It's just frustrating. We also ask them to focus at the end of Knightsbridge. There's a resident that came to the last couple of meetings about potential speeding back there until we come up with a speed table.

Resident (Matt Psarsky, Westmoreland Circle): There's been some parents sitting in the center of Remington Boulevard waiting for the bus at Westmoreland. Traffic was backed up across Partin Settlement Road.

Resident (Matt Psarsky, Westmoreland Circle): This new Charter School doesn't have a clue what they're doing. As a matter of fact, it's just a big giant roadblock.

Mr. Scheerer: This is a mess. One of the things that she had recommended, and I talked to Jason briefly about it, was maybe hiring a couple of additional patrols for that morning and try to deal with the afternoon. She said, "I could've written 50 tickets when I pulled in the community,

but I'm only one person." So, I have to work with Jason and within the budget, if we have to hire maybe a couple more.

Resident (Matt Psarsky, Westmoreland Circle): This afternoon, it was backed up almost to the baseball field. Isn't it the responsibility of the school to do anything? Is there a policy with what they're doing?

Mr. Scheerer: Well, they've got a couple of people out there trying to direct the traffic, but the parents all stage. When school gets out, they're out there an hour-and-a-half early to be the first car in line. They are in the left-hand turn lane just past the parking gate. They're staged there. I told her about Somerset and Oakview where the Sheriff's Office requested that the CDD install the 'No Parking' signs. They had DOT stamped signs. We did all of that and she said, "Yeah, they're parked there." I said, "Well, give them a ticket."

Resident (Matt Psarsky, Westmoreland Circle): They were doing that today.

Mr. Scheerer: They were issuing tickets?

Resident (Matt Psarsky, Westmoreland Circle): Oh, yeah.

Mr. Scheerer: Good.

Resident (Matt Psarsky, Westmoreland Circle): One last thing, is it security policy for the gate to be opened on the barcode side and to have three cones at 8:00 p.m. on Monday evening for almost three-and-a-half hours.

Mr. Scheerer: What time?

Resident (Matt Psarsky, Westmoreland Circle): It started around 7:30 p.m. I drove there about three or four times.

Mr. Scheerer: You know what? There was an issue with that scanner. I'm not sure if there was a problem. Maybe they were just directing people.

Resident (Matt Psarsky, Westmoreland Circle): The scanner was working perfectly. It was the non-resident side that was coned off.

Mr. Scheerer: The one closest to the gate.

Resident (Matt Psarsky, Westmoreland Circle): That was coned off.

Mr. Scheerer: Okay.

Mr. McLeod: What gate was this?

Resident (Matt Psarsky, Westmoreland Circle): The Partin Settlement Road gate.

Mr. McLeod: I will look into it.

Mr. Soukup: Thank you.

Resident (Matt Psarsky, Westmoreland Circle): I drove through three different times.

Resident (Not Identified): I just want to reiterate that if you hook the light to the ignition, it will be on. I know that you guys don't like the light to be on when we put a ticket on the window. But you have to go through so many people that it just becomes second nature. Because as you get new guards and the light stays on all the time, if it's hooked to the ignition of the car, it won't be an issue anymore.

Mr. McLeod: We're not going to do that, but we'll reiterate that they need to turn on their lights.

Mr. Soukup: Right. Keep that in mind.

Resident (Not Identified): I have a couple of issues. People are speeding when they are inside here. Also, in my area, Gleneagles, people are speeding. People are riding motorcycles next to kids on the sidewalks. The other thing is the barcode scanner system over here, is not working properly today.

Mr. Scheerer: It should be working. ACT was out again today and reset the eMerge. They did a couple of tests. I'll give you my card. You can just contact me directly if you're still having problems. But we did have an issue with this one. There was a power surge from lightning. They came back out.

Resident (Not Identified): My card wasn't working last three months, especially at that one.

Mr. Scheerer: How old is your barcode? Because they don't last forever.

Resident (Not Identified): I will say maybe a year.

Mr. Soukup: Mine is old and it works on that one, but won't work here. So, I have to get it replaced.

Mr. Scheerer: I'll give you my card after the meeting and you can contact me.

Resident (Not Identified): The other thing is, how can I get in contact with my HOA over there?

Mr. Showe: I think the contact there is Mr. Daniel Espinoza. He is the manager.

Resident (Not Identified): I called him. He's difficult to contact. No one answers. They don't respond to emails. I cannot get a hold of my HOA.

Mr. Soukup: Did you try their website?

Resident (Not Identified): I called the number on the website. The communication is not flowing.

Mr. Soukup: Thanks.

Ms. Zaresk: Which HOA is that?

Mr. Soukup: Gleneagles. We have very little contact with them.

Resident (Not Identified): They rarely respond.

Mr. Scheerer: I don't know who the President is now.

Resident (Not Identified): I don't know if they have meetings.

Mr. Showe: They're required to.

Mr. Soukup: They are supposed to.

Mr. Scheerer: At least have one a year.

Resident (Not Identified): I register on an application they sent one time on a flyer and the application doesn't have any information on the Bylaws. I was looking for dates for the meeting and couldn't find anything.

Mr. Soukup: There's nothing.

Resident (Not Identified): So, I don't know what's happening. Maybe somebody can shed some light on that.

Mr. Showe: They're a separate organization. We don't have any contact with them.

Mr. Soukup: The best source is maybe ask your neighbors to see if they've ever reached out to them and had any success.

Resident (Not Identified): I just moved here.

Mr. Mehrlich: Call the management company's main office number.

Resident (Not Identified): It's hard to get hold of them.

Mr. Mehrlich: I know it's hard, but you just have to keep trying.

Resident (Not Identified): My experience has not been the best experience with them.

Thank you.

Mr. Soukup: Thank you.

Ms. Zaresk: Thank you.

Mr. Soukup: That will close the public period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the July 26, 2022 Meeting

Mr. Soukup: This will bring us to approval of the minutes of the July 26th meeting. Are there any changes or corrections?

Ms. Zaresk: No.

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

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement Renewal with Applied Aquatic

Mr. Soukup: That brings us to the consideration of the first amendment to the agreement for water plant management.

Mr. Showe: Sure. This is actually the first time that I think they've asked for a raise in probably six or seven years.

Mr. Scheerer: Since 2014.

Mr. Showe: Yeah, it's been a long time. They asked for a 9% increase. It's a little less than what we put in the budget because we anticipated those increases with the chemicals. I think they do a great job and we recommend you go ahead and approve that. That's up to the Board.

Mr. Soukup: Are there any questions? Hearing none, we need a motion.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the Aquatic Plant Management Agreement Renewal with Applied Aquatic was approved.

SEVENTH ORDER OF BUSINESS

Consideration of the First Amendment to the Agreement for Provision of Pool Maintenance Services with Roberts Pool Service and Repair, Inc. - Added

Mr. Soukup: Next is the first amendment to the agreement for pool maintenance services with Roberts Pool Service and Repair. Are we going to do that one or move it to the next meeting?

Mr. Showe: No, actually, we did add that one. We got it late.

Mr. Scheerer: We handed it out to the Board.

Mr. Showe: It's \$50 a month more, which again is actually cheaper than what we've seen for most increases for most pool companies. Again, there's money in the budget to cover that increase.

Mr. Brown: I'm hoping that the agenda just has a typo.

Mr. Showe: Yes.

Mr. Scheerer: Yeah, it is. It's not "Poo" service.

Mr. Showe: We recommend approval.

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

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the First Amendment to the Agreement for Provision of Pool Maintenance Services with Roberts Pool Service and Repair, Inc. was approved.

EIGHTH ORDER OF BUSINESS

**Access Control Systems Planned
Maintenance Proposal - Added**

Mr. Showe: Actually, there's one other item we added that's on the paper agenda and in your agenda package on Page 25. This is just something that Alan and I were thinking of. ACT offered a maintenance package on those dates to try to help some of the downtime that we have. They've offered two different plans. It's just really for Board consideration should you choose to do it or not.

Mr. Scheerer: They would come out and test the battery, emergency response devices and move and do everything. We don't have to pay for callbacks within a 30-day period. So, if the same problems happen with the gate, they will come out and won't bill us. They will test loop detectors, monitor the operation, check the belts, change equipment, inspect circuit Boards, clean the inside as needed, tighten all of the anchor bolts and limit switches. It's just up to the Board on the level of service. They offered us four times a year, quarterly service at \$2,060 or twice a year at \$1,030. We've never had that here. We have a lot of issues with the gates. They're talking about the laser scanners. They're talking about the gate operators and the gear reducers, which are expensive. So, if we can catch it early enough, maybe it'll limit future expenses.

Mr. Showe: And downtime.

Mr. Soukup: My experience with these guys on the other side of the fence, I've had vehicles hit gates and they had to come out and fix it. These guys are extremely cheap.

Mr. Scheerer: Yeah.

Mr. Soukup: I'm shocked to read an estimate like that.

Mr. Scheerer: Their price point is pretty good. They're very responsive. We've got a history. They know us well. But it's just some for your consideration.

Mr. Showe: If there's something that you're not sure about or you might want to lean towards it, we can always do the twice a year to start.

Mr. Soukup: My input would be four times a year for these gates.

Mr. Scheerer: Yeah. \$2,000. That's a steal.

Mr. Soukup: That's a smart thing to do quarterly.

Mr. Scheerer: Yeah.

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

Mr. Mehrlich: What would you consider?

Mr. Soukup: Four times a year, due to the large volume of cars going through there.

Mr. Showe: If you consider there's no fee for a call back within 30 days, that covers you for a pretty good amount of time.

Mr. Soukup: Absolutely.

<p>On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the Access Control Systems Planned Maintenance Proposal with ACT for quarterly preventative maintenance in the amount of \$2,060 was approved.</p>

NINTH ORDER OF BUSINESS

Discussion of Offer from FTE for Right of Way

Mr. Showe: The next item is the discussion of offer from FTE. I know Scott's got some information on that.

Mr. Clark: I'm not here to ask the Board to take any action. I wanted to let you know that we received a communication offer for \$35,000 for taking what they call the right of way (ROW) to have drainage in Tract A, which is the wetland in the back corner. I think we need to evaluate a few things. The first offer is usually not the best offer. Like cars, it has to have the right color. This

particular property is within a conservation easement and because of that, I believe that we have a copy of the easement back to the beginning of the project. It's very restrictive. There is nothing that could be done on that property per the easement. Part of what they're going to have to demonstrate to us is that they have been issued a permit by the South Florida Water Management District (SFWMD) for this activity and they negotiated with them the terms of this easement. They are going to have to amend the easement or release it or do something. We're going to need to make sure that we don't get in trouble with them.

Mr. Soukup: Right.

Mr. Clark: Second or thirdly on that, you guys may just take a look at the permit and make sure.

Mr. Glasscock: Typically, they can do what they want. If there's any wetlands or anything out there, they'll have to mitigate it. But as far as the property itself, we can look through it. But Mark and I talked about it. They can take whatever they want.

Mr. Clark: From our perspective, we want them to negotiate it at their own cost and the Water Management District to say, "Hey, we're releasing this."

Mr. Soukup: Yeah.

Mr. Clark: Because they replaced it with other property and we don't have a concern about it. I am going to reach out to them and just go over the different concerns and ask them if they have answers to them now or if it's something that they're working on. Then we will bring it back.

Mr. Soukup: Thank you.

Ms. Zaresk: Sounds good.

Mr. Clark: Are there any questions on that?

Mr. Soukup: None at this time.

TENTH ORDER OF BUSINESS

Discussion of HOA Garage Sale and National Night Out Events

Mr. Showe: The next item is the request from the HOA. We did provide the email that I received in the agenda package. I also handed out an email that the resident brought this evening. There's a garage sale on October 22nd. They want to bring two to three food trucks for the garage sale. There also is a National Night Out on October 11th. They would also like to place the signs out similar to the CDD signs just on the front guardhouses. I don't know that we specifically have

any issues with any of those requests, but I wanted to make sure that the Board was aware and approved those.

Ms. Zaresk: No problem. It's good to have HOA sponsored events.

Mr. Soukup: Absolutely. That's always a positive.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the HOA Garage Sale and National Night Out Events were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: That's all we have. We can go to Staff Reports. We'll start with District Counsel.

Mr. Clark: Towards the end of the last meeting, an issue was raised about whether we wanted to have roving security patrols in Club Villas.

Mr. Soukup: Right.

Mr. Clark: In thinking about that, there's no reason that we cannot have patrols because we don't own the roads, but to do so, I want to have a relatively simple arrangement with the HOA. I put it before you. This allows us to do that. It would give us a license to do the roving patrol. They would indemnify us from anything that occurs that would be their responsibility on their roads. They agree to maintain insurance. It's similar to an agreement that we had with Gleneagles. If the Board approves what we're doing here, then I would go ahead and send this agreement to the HOA or their attorney and see if it's okay with them. If there are no questions, I would ask for a motion to proceed with this.

Mr. Soukup: Does anyone have any questions?

Mr. Brown: It addresses Leland Management. Is there anything in here, and maybe it's automatic that if they change their management company, it will transfer it over to the new management company?

Mr. Clark: Yeah. The agreement is with that entity and their existing contact address. If that changes, then it changes automatically because our agreement is not with Leland. It is with the HOA.

Mr. Brown: Okay.

Mr. Showe: It also protects the CDD. It provides a lot of protection for us, which is good.

Mr. Soukup: Absolutely. We have to have that. Are there any questions t?

Mr. Brown: No, I'm good. Do we need a motion?

Mr. Showe: A motion to direct counsel to send it over and negotiate would be in order.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor authorization for District Counsel to provide the agreement to the HOA to have roving security patrols in Club Villas was approved.

Mr. Clark: That's the only item I had.

Mr. Brown: Have you had any further discussions with the county?

Mr. Clark: Yes.

B. Engineer

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

Mr. Glasscock: We obtained prices for speed humps or speed bumps at Knightsbridge. They could be just as challenging with what the prices of speed bumps were. I did actually call a guy that I had worked with before and sent my requirements to him. He said, "Give me five minutes." So, he called me back. He was up to about \$8,500. He called his suppliers, but he didn't send me the paperwork or cut sheets on the actual speed bumps. I told him to provide the standard three- and half-inch high that come in at 8 or 12-inch wide. We probably would rather have a double row on both sides with one hump. I figured what we'd do to maximize that would be double row and to have it 8 inches apart. He was up to right about \$8,500. I told him that I need to see the cut sheets and we would put in one.

Mr. Soukup: Right.

Mr. Glasscock: He promised me that he would have it tomorrow. I can't imagine that it would be more than \$10,000, if this is the way you all want to go. If you all wanted to, I would ask the Chairman to sign an agreement in a not-to-exceed of \$8,500 or you can wait until...

Mr. Soukup: I agree that we should do a not-to-exceed \$10,000 to get the same result.

Mr. Mehrlich: Those are temporary one's, right?

Mr. Glasscock: No, they'd be permanent.

Mr. Brown: They're nailed in.

Mr. Scheerer: Are those the Easy Rider where they use a lag shield and not a spike.

Mr. Glasscock: No, it has a spike.

Mr. Jaisingh: The thing with the spike, if you get somebody with a truck through there, they will break.

Mr. Scheerer: Hey, Pete, do you know Mr. Phil Fausnight?

Mr. Glasscock: I called them, but they said that they weren't interested.

Mr. Scheerer: Oh, Phil. I'm calling Phil now.

Mr. Showe: I've got some companies too.

Mr. Scheerer: If the Board remembers, we used to have these spiked speed bumps at Partin Settlement Road and it was a nightmare, especially as was described. Somebody hit those and started yanking them out and it created more problems than solving the problem. So, I think we need to look at the Easy Rider speed tables and then I can get with Clayton in my office.

Mr. Brown: It's kind of the same thing.

Mr. Scheerer: No, they use a lag shield. You put the shield in the asphalt and then you impact into the lag shield.

Mr. Glasscock: I can tell them to use those.

Mr. Scheerer: I'd like to see the cut sheet on them too.

Mr. Glasscock: Yeah.

Mr. Soukup: Alright. At this point, we'll table it for further specifications. Is there anything else?

Mr. Glasscock: That was all, unless you had any questions.

C. District Manager's Report

1. Approval of Check Register

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

Mr. Showe: In your General Fund, we have Checks #6803 through #6823 totaling \$90,249.88. Alan and I can answer any questions you might have on those invoices.

Mr. Soukup: Are there any questions?

Mr. Showe: Otherwise, we will take a motion to approve.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the July 1, 2022 through July 31, 2022 Check Register in the amount of \$90,249.88 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. I'll point out that you are doing pretty well on your budget and actuals in your General Fund and we collected 100% of our assessments. So, we're in great shape there.

3. Presentation of OCSO Reports

Mr. Showe: There was a question earlier about the Osceola County Sheriff's Office. Those reports are in the agenda package. You can see that some officers are writing a lot of tickets, which is good. That's what we like to see.

4. Field Manager's Report

Mr. Showe: With that, we can have Alan go through the Field Manager's Report.

Mr. Scheerer: Yeah, we're pretty redundant on the Field Report. We are gearing up for the fall budget money to come in line. We'll be looking at pressure washing and the lifting of the trees after we select the neighborhoods. Obviously, for National Night Out, we'll make sure that we get in and test all of the outlets. For the holiday Christmas lighting at the entrances, we will make sure that all GFIs are working. That's something that will be coming up down the road. The Amenity Center is in good shape. Mr. Mehrlich, just a question for you. There are two different heights for volleyball nets in the high school, one for boys and one for girls. I'm assuming you want it at the girl's height. They're not the same height. There's about a six-inch difference for boys and girls.

Mr. Mehrlich: I'll find out. There's one height that they're using.

Mr. Scheerer: Okay. Whatever it is, let me know. I think it's 14 inches. Anyway. We're going to start working on that this week.

Mr. Mehrlich: I'll email you.

Mr. Scheerer: Yeah, email me or shoot me a text or something. The fitness equipment is in good shape. The cameras are in good shape. The pool is in good shape. We did have an issue with the Partin Settlement Road gate phone. We finally got Century Link to come out on Saturday and fixed the phone. I called, tested the phone and left a test message on the voicemail for security, so that's good. We had a resident concerned about the laser scanners. They were out. They reset the

eMerge panel on the E. Lakeshore Boulevard gate and they replaced a gate arm on the Partin Settlement Road gate. All of the ponds are in good shape. We continue to meet with REW every week. Irrigation inspections are going on. We did have a resident that was concerned about ants on the baseball field. I guess they were out there with their kids and their dogs and with the rain and the heat, we were getting ants. I talked to Jason and we authorized REW to bring TruGreen out here and they did a blanket application of Top Choice, which should give us a year's coverage. Any ants that emerge within the 12 months, the area gets retreated at no cost to us. We're going to look at doing this program going forward. I saw that he had some leftover, so he was doing it around the basketball court, the tennis court and here. We'll keep an eye on that program. They say, after three years you start building this product up. You really don't have a pest problem in your lawn. That was about \$1,000, so I thought that was money well spent. We had some flooding on Remington Boulevard by Hawks Nest on Harwood. REW put in several drains in that area. I haven't seen any water there, so maybe that's good. We got that done.

Mr. Soukup: The drains look good with the rains.

Mr. Scheerer: Yeah. That's all I have for right now. Like I said, we're going to be gearing up for the Fall and all of the holiday fun.

Ms. Zaresk: I noticed in the security report that there was some sort of a crash over by Eagles Landings. We didn't have any damage?

Mr. Showe: No.

Mr. Scheerer: Ken?

Mr. Brown: Somebody hit a tree in here, didn't they?

Mr. Scheerer: I've got trees hit everywhere. These people can't drive. Go down Knightsbridge and see all the bark missing off of the trees. We're keeping an eye on the tree. It'll probably be okay. It just knocked some bark off. I think it will be all right. I think the trees are sturdier than any of the cars.

Mr. Brown: The bumper was laying there.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Soukup: Okay, that brings us to Supervisor's requests. Mr. Mehrlich?

Mr. Mehrlich: No.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: No, I put mine to security. I really hope they mesh something.

Mr. Showe: I've noticed similar patterns. I think Alan and I have even talked about it, so we'll follow up with them too to make sure.

Mr. Jaisingh: They write three tickets a night. It seems like they write the three tickets and move on.

Ms. Zaresk: Well, it depends on who it is. I mean, we have one guy or person. I don't know if it's a guy or a girl, but on one day between 1:49 p.m. and 1:01 p.m., he wrote 10 tickets. On August 7th between 2:30 p.m. and 12:21 p.m., he wrote seven tickets. That's why I'm saying there are certain officers that are obviously writing more than others.

Mr. Mehrlich: Yeah. Here on the 20th, 10 tickets were written.

Ms. Zaresk: Right.

Mr. Mehrlich: But as a rule, with the exceptions like you noticed, it seems like they write three a night to try to appease everyone.

Ms. Zaresk: It isn't working.

Mr. Mehrlich: Yeah. But the streets do look better. Isolated incidents don't, but as a rule, the streets from what I've looked at, do look better.

Mr. Scheerer: Well, we got the daytime patrol back, so we'll see if it increases as well.

Mr. Soukup: Right.

Mr. Scheerer: It's going to mess these people around. They're not going to know what to think.

Mr. Brown: I haven't driven through here at night in a couple of days, so it might be fixed, but on Somerset, the one on the left when you first come in, at night you couldn't see the lights because the bushes have grown up between the light.

Mr. Scheerer: It's the low light ambient effect that we're going for. We reflect it off the shrubs so that people don't get lights shining in their windows. I'll take care of it. Sorry.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – September 27, 2022

Mr. Soukup: Our next meeting is set for September 27, 2022.

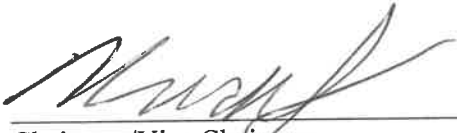
FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman