

**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, **October 25, 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 (<i>via phone</i>)	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 none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Mr. McLeod: This month, we had 7,833 residents at the Partin Settlement Road gate and 6,813 visitors. We had 5,738 residents at the E. Lakeshore Boulevard gate and 785 visitors. We attempted three tows and had no tows.

Mr. Soukup: Any there any questions? Thanks for the information.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That's brings us to the public comment period. If you like to make a comment, please state your name and address. There are no comments at this time, so we'll close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the August 30, 2022 Meeting

Mr. Soukup: That brings us to the approval of the minutes.

Mr. Showe: Those minutes are provided as part of your agenda package. We can take any corrections or changes or motion to approve.

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

Discussion of Statement to Offer from American Acquisition Group, LLC

Mr. Showe: District Counsel talked to Osceola County and provided a statement of offer from American Acquisition Group. So, we'll let District Counsel goes through that.

Ms. Zaresk: I would like to make a statement. There's a lot of information there.

Mr. Showe: Yeah.

Mr. Clark: I opened up my agenda to print it, but there were 73 pages double sided. There are actually a couple of pending eminent domain situations. We talked about the wetland under the Turnpike and we're going to revisit that one as well. This is an offer for the Partin Settlement Road pieces. You have all of the wonderful detail. They seem to find a way to say everything about four or five times. What's happened with this Partin Settlement Road piece, is we've received an offer to settle that. I'm trying to find the page with the offer.

Mr. Showe: \$88,600. It's on the third page.

Mr. Clark: To give the rationale for that, most of that is for the improvement of sidewalks, hardscape and things like that. There's a land element to it for a small portion. I thought the land was slightly valued. It's about \$1 per square foot. That's because we're taking easements, but we can't use them. Basically, we've got some options and I wanted to discuss the options with the Board. The offer is presented. It's found money to the District, to an extent, for anything that you choose to do with it. We could choose to o counteroffer, just go back and say, "*Well, we want to settle, but we want this number,*" or we could go out and hire an appraiser and have them challenge the offer and try to come up with a better offer. I'm not sure that I recommended number three because we would have to spend money. I don't know that it's going to make a huge difference, if they went to receive \$2 instead of \$1 per foot for the land, in order to get a few thousand more dollars. I wanted to just get this on the agenda and present it to the Board. They want to hear from us. They want to wrap this acquisition up so they can do their project. What would the Board like to do?

Mr. Soukup: What is your experience? It's typical from what I've seen before. Should we ask for a 10% increase?

Mr. Clark: My experience is that you can get more money on the counter offer.

Mr. Soukup: You can, but there's a cap. You can't say, "*Hey, I want double the amount.*" You're not going to get it.

Mr. Clark: I would probably counter about 50% more, give or take. One of our advantages in the negotiation, is that they want to get it done and I get to say, "*Well, we'll talk about it for a couple of months.*"

Mr. Soukup: And drag it out.

Mr. Clark: We may not get to it. We can put this back on the agenda in a year. They expect to pay more money than what they offer.

Mr. Soukup: Sure.

Mr. Clark: So, I think if you went back and countered \$125,000 to \$130,000, somewhere around there, it'll get a response from them. It'll get movement from them.

Ms. Zaresk: When I look at what they're offering, \$88,600, they are only offering \$1 per square foot and I don't think there's anything wrong with at least asking for \$2 to \$3 per square foot or whatever that turns out to be.

Mr. Clark: Yeah. Since the land component of this is a smaller value, I wouldn't really go over that. Its small change in the scheme of things.

Ms. Zaresk: I understand.

Mr. Clark: We really like that sidewalk out there and to see them take it away, will be heartbreaking for our residents.

Mr. Soukup: Yeah.

Mr. Clark: I'd probably say, "*Give us \$130,000 and we'll make it work.*"

Mr. Soukup: Do we need a motion on that for the counter? What do you need?

Mr. Clark: Well, we could do a motion to counter for \$130,000 and if they agree, we can sign it. If you wanted to do it that way, and they say no, then I'll just negotiate and bring it back.

Mr. Mehrlich: I agree 100% with what Scott said. The only thing that I would like to change is that I would just authorize the Chair to negotiate 50% more and then allow him to not go lower than the offer.

Mr. Clark: I agree.

Mr. Showe: If you guys make a motion to counteroffer with \$130,000 and they call and ask for the recording, there's motion that says we want \$130,000.

Mr. Clark: That's what we would recommend.

Mr. Soukup: Based on that, we need a motion to counteroffer with \$130,000 for the Partin Settlement Road easement.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor providing a counteroffer of \$130,000 to the offer from American Acquisition Group, LLC. for the Partin Settlement Road easement was approved.

Mr. Brown: Don't they have a profile in here of what they are building?

Mr. Glasscock: They had a plan, but it didn't really show where it was.

Mr. Clark: I think the terms would be that our District Engineer has to be satisfied with the plans. The other stipulation is their appraisal says that the contractors will restore everything, the sod, irrigation, things like that. That would be an element of our offer for them to fix everything so we're not having to use that money.

Mr. Brown: I guess my question is, are they constructing things on our property in those easements including the sidewalks?

Mr. Glasscock: I believe that they weren't constructing anything in the two permanent easements, if I remember correctly from the first time I looked at it, but I did look in here to see if there were plans and they just had a sketch.

Mr. Brown: I just want to make sure that if something was being constructed in the easement, we didn't have to maintain it going forward.

Mr. Scheerer: This is the easement anyway. Right?

Mr. Soukup: It's in the document, isn't it?

Mr. Brown: They are only taking a small piece. Most of what they are getting is the easement.

Mr. Soukup: It is just basically setback for widening of the lane, bike lane and new sidewalk.

Mr. Clark: I'll make sure that the terms specify any improvements that they are putting in there.

Mr. Brown: Right. Because they sometimes put sidewalks in an easement. It would be nice to have it, if they're putting anything in there.

Mr. Clark: I'll make sure that's the case. I believe that would be the case.

Mr. Soukup: A stipulation.

Mr. Clark: While we're on that topic, I want to talk briefly about the Turnpike. They offered us \$35,000 on an appraisal of \$29,000. We looked at that three months ago. They've been calling me every other week, wanting us to do something. So, I would apply the same principle. I would take their \$35,000 and probably come back at \$55,000 and see if I can wrap it up. If the Board wants to do that, let's make that motion.

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

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor making a counter offer of \$55,000 from the \$35,000 offer from the Turnpike was approved.

SEVENTH ORDER OF BUSINESS

Appointment of Audit Committee

Mr. Showe: This evening, we need to advertise for your first Audit Committee meeting. For ease of administration, we would ask that the Board appoint themselves as the Audit Committee. Then after this meeting, we'll adjourn it and go into the Audit Committee meeting and we'll walk you through those steps. Tonight's meeting will be very brief.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor appointing the Board as the Audit Committee was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1. Discussion of HOA/CDD Parcels

Mr. Showe: We will go to Staff Reports and start with District Counsel again.

Mr. Clark: At the August meeting, Alan raised the question about ownership of some of the parcels where entry features and signage were located. So, I went through and did a quick review.

Mr. Showe: It starts on Page 253 of your agenda.

Mr. Clark: What you have is just the result of that. It shows the parcels and an indication of who owns those. Most of them are owned by the CDD. There are some exceptions, such as Club Villas, which is owned by that HOA, I would expect. The other is Burrell Circle. I don't know which neighborhood that is.

Mr. Soukup: Hawks Nest.

Mr. Clark: Okay. There is no separate parcel there. The entry features are within the two lots. I didn't look at the plat, but I believe that there are wall easements and things like that, that permit us to maintain those, but we don't actually own them. The Gleneagles entry areas are owned by their HOA. Those are the only exceptions where the CDD doesn't own the entry areas that need to be maintained. So, I don't really think there's any action to take. The comment was, "*Is there something that we need to do to get title of these things,*" and I think the answer to that is, "*No.*"

Mr. Soukup: Okay.

Mr. Scheerer: If he says so.

Mr. Soukup: Is there anything else.

Mr. Clark: That's it for me.

B. Engineer

Mr. Soukup: Okay, that brings us to the Engineer's Report.

Mr. Glasscock: The only thing that I have for the Board is to report that I looked at the anchoring of the proposed speed bumps. I spoke to the sign and striping guy and they sent me over what it was and I researched it. I can't remember off the top of my head which one it is, but the research I did, shows that it is what the industry standard is as far as the anchoring for the speed bump. That was the best one. They highlighted a couple of them, but the one that they provided with that system, was the one that everybody recommends.

Mr. Brown: How much were the permanent speed bumps?

Mr. Glasscock: I think it was \$7,800, for a double row. It was only for Knightsbridge.

Mr. Brown: No. How much were the ones we have out here?

Mr. Glasscock: The ones out here were \$39,000?

Mr. Scheerer: Was that for two of them, one on each side?

Mr. Glasscock: Yes.

Mr. Brown: I don't know about you-all, but we just spent \$39,000 a little while ago.

Mr. Showe: We haven't paid the check yet.

Mr. Soukup: Exactly. The ink is still wet.

Mr. Brown: But I would be okay with doing that and not have holes punched in the asphalt.

Mr. Soukup: Right. With the \$39,000?

Mr. Brown: Yeah.

Mr. Soukup: Would that estimate still be good?

Mr. Glasscock: I will go back and ask them.

Mr. Showe: Is there a time when that road is going to be due to be repaved? Would it be more economical to do it at the same time?

Mr. Mehrlich: Was it the second one that we did? We did the Boulevard.

Mr. Brown: It hasn't been that long ago.

Mr. Mehrlich: We did the Boulevard.

Mr. Scheerer: We had to do Waters Edge because we had to delaminate the asphalt.

Mr. Brown: We did Westmoreland and this one.

Mr. Scheerer: This is one of the last ones to get done.

Mr. Mehrlich: I think it's a good idea.

Mr. Soukup: Do we have a motion to go with the permanent ones that cost \$39,000 with a not-to-exceed price to cover any increase.

Mr. Showe: What would you recommend as a not-to-exceed?

Mr. Glasscock: I'd say not-to-exceed 15%.

Mr. Showe: I'd say \$45,000.

Mr. Soukup: Right. So, we need a motion to approve the permanent ones based on a not-to-exceed amount of \$45,000.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor authorizing a not-to-exceed amount of \$45,000 for permanent speed humps was approved.
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Mr. Mehrlich: When will they be installed?

Mr. Scheerer: Next year.

Mr. Showe: That's probably realistic.

Mr. Scheerer: Probably in 60 to 90 days.

Mr. Glasscock: By the time I get back with the contractors...

Mr. Mehrlich: It's been six to eight months we've been talking about this.

Mr. Soukup: Right.

Mr. Mehrlich: I've had three new families move into that area with very small children and these people are still speeding and putting burn marks on the road and just going crazy back there. I think time is of the essence here.

Mr. Soukup: Sure.

Mr. Mehrlich: Before somebody gets hurt.

Mr. Soukup: Well, he's got approval for it, plus with a potential increase in case they come back and say that the price has gone up since we received the bid. So, whatever you can do to get moving with contractor, he has authority to do.

C. District Manager's Report

1. Approval of Check Register

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

Mr. Showe: We actually have two Check Registers. We have one from August for a total of \$95,004.34 and one from September for a total of \$133,703.27. Alan and I can answer any questions on those invoices should you have any or we can take the motion to approve.

Mr. Soukup: Were there any questions on the two Check Registers? Hearing none, we need a motion for approval for both.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the August 1, 2022 through August 31, 2022 Check Register in the amount of \$95,004.34 and September 1, 2022 and September 30, 2022 Check Register in the amount of \$133,703.27 were approved.

2. Balance Sheet and Income Statement

Mr. Showe: Next is your Balance Sheet and Income Statement. No action is required by the Board. Based on budget to actuals, you're in good shape. I will note that, obviously, these are only through August and they don't have all the final numbers for the year and they're not audited. So, they could change and you are at 100% collected on your assessments. We're in great shape on all of those.

3. Presentation of OCSO Reports

Mr. Showe: We presented you copies of the Osceola County Sheriff's Office Reports from the times that they've been out here.

4. Field Manager's Report

Mr. Showe: We can have Alan go through the Field Manager's Report.

Mr. Scheerer: Thank you. First of all, I think we did really well with the hurricane. I appreciate the Board allowing us time to prepare, getting all of the pool furniture put away and removing the gate arms. That was a big help for all of us. We had more than just one property to prepare as a company. I think we were successful at all companies. As I alluded to earlier, immediately after the storm, I was onsite reviewing the property and ran into Mr. Brown. He and I spent a little time up here, taking a look. We had two areas that held water: one at the entrance and one by Eagles Landing. As you know, the road comes down in that location. Within the next day all of the water was gone. We did get some water rising into Strathmore, as Lake Toho started

to rise and the Number 10 hole being underwater for a long time, but in four or five days, the water started to recede. I really appreciate the Board giving us time to work through some of that. We have had a couple of issues with the laser scanners at both the Partin Settlement Road and E. Lakeshore Boulevard gatehouses. I don't know if it was just moisture or something got in there. They ended up having to reprogram everything. They had the guys out here with laptops for a couple of days. As far as I know, I haven't heard from security, but everything seems to be going all right. With that said, the Amenity Center is in good shape. The Fitness Center is in good shape. The pool is in good shape. As you know, they're not heated, so as we get cooler, there will be no warm water for the kiddies to swim, but I don't think that will stop them. As I alluded to earlier, with the gates, we did have some issues with the laser scanner. We also had some issues with a couple of the gates, but those were solved relatively quickly. I did order some additional remotes for the officers. I know we changed the battery out at the E. Lakeshore Boulevard gate for Leona. I haven't had any issues with the Partin Settlement Road gate as of yet, but we do have some backups if anything happens with that. Other than hurricane, I think that the lakes are in really good shape. We continue to meet with REW every week and perform irrigation inspections. Annuals were installed. We are expecting the semi-trailer to drop off pine straw over at the ballfield, as it's time for our annual pine straw application. REW will be going to every other week mowing schedule starting in November. So, they will mow one week and will have a crew out here detailing the next week. Then they will cut back and mow. If we do get to the point where we need to mow, REW has been a good partner and they've always just mowed even outside the scope of their contract instead of waiting every other week. Because when the grass starts growing, you need to start mowing. The basketball nets were replaced. We will be starting the pressure washing soon on Remington Boulevard, Knightsbridge and the clubhouse. It is our annual pressure washing with Pressure Wash This. We spoke at the last meeting about the area next to Mrs. Patrick's home. We're looking to start that work the second week in November, cleaning up the area next to her house. That coincides with the lifting of all the Oak trees in three to four neighborhoods. As you know, during the budget season, the Board allocated \$25,000 for street trees. The next neighborhoods to be within \$25,000, plus \$5 a tree for disposal, is Southampton, the small portion of Southbridge Circle, Waters Edge and Strathmore. After that, they will do Brookstone, Crown Ridge and Owenshire. Then if the Board wants to continue to do that on a rotation, we'll discuss that during next year's budget and whatever it is you all want to do with that. I did talk to Mr. Matt

Parsky prior to National Night Out. I'm assuming that it was a good event. We did test all the GFIs on the building. We did coordinate the closing of the parking lot and I know that Matt had a big hand in that. So good for him. As far as I know the event went well. We did have some benches over on the lake in Eagles Landing that started to rust out. As you know, those are the ones that are in the ground. They are not on a platform or anything. We did remove them and are in the process of allocating some new ones so we can put those back. Because of the cobwebs and all the mess on the building, we had this building pressure washed. You'll probably see Chet's guys out here with the grinder and concrete and dust flying all over the places, when we start to do our annual sidewalk safety program here in the community. We'll also be looking to install the Christmas lights next month in anticipation of the Christmas holiday season. It's right around the corner. I can answer any questions you all might have.

Mr. Soukup: Are there any questions on this report?

Mr. Brown: I'm wondering if you've come up with the new slogan for REW?

Mr. Scheerer: If its growing, you start mowing.

Mr. Brown: I don't know what we can do, but I drove by the ballfield down on Monday morning and it looked like the pictures you see of the Pacific Ocean, with all the water bottles out there. The people that rent it and play basketball, throw everything down.

Mr. Scheerer: Well, we don't have a trash receptacle by the baseball field. We put one between the basketball court, as you know, and the tennis court. Because the only one we have is on this side of the court and here at the building and at the pool. We can add another one if you want.

Mr. Brown: Do you think it would help? Does anyone use that one?

Mr. Showe: I think they're all pretty well used.

Mr. Scheerer: They're emptied every week pretty religiously. It's just had to get the kids to do that. I know we have the baseball team from the school back again and if there's stuff going onto the baseball field, we can definitely reach out to them. I think I've got a spare can. We just need to pour a pad and make sure we anchor the receptacle to it. If I'm not mistaken, there's a cut in the PVC fence towards the commercial building. I thought we had a can there, but I could be mistaken. It may be across the street on the other side that I'm thinking of. I can definitely add another trash can.

Mr. Showe: We can try that.

Mr. Brown: Yeah.

Mr. Brown: I don't know that it was them.

Mr. Scheerer: They're usually pretty good. Usually in the evenings, at 4:00 p.m., is when the kids are out here playing ball. That's when I see them, but we can definitely add another receptacle maybe by the parking lot, by the sign that says, "*If you want to rent it, call this number.*" We could do that.

Ms. Zaresk: Absolutely. More trash cans.

Mr. Jaisingh: I think we need more Christmas lights on the entrance.

Mr. Scheerer: I'm only doing the guardhouse, sir. That's the HOA. If you really want a nice decoration, we do know some holiday decorating companies that we can get in touch with if you don't mind paying \$70,000 per year, like some of the communities that we deal with. They spend all kinds of money.

Mr. Jaisingh: We could get volunteers from the community.

Mr. Scheerer: If you want me to get rid of the white lights, I can definitely buy some colored lights for the guardhouses and the Rec Center. That's up to you, but we've got a whole room full of spare lights and we have somebody that's going to volunteer. He doesn't know it yet, but he'll put them all up, just like he did last year.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Zaresk: Yeah. I just have one question regarding the agreement that Club Villas was given for the patrol area. Did that get returned?

Mr. Clark: I have not seen it.

Mr. Showe: I have not seen it either.

Mr. Soukup: I have not seen it.

Ms. Zaresk: Okay. We have a meeting tomorrow night.

Mr. Showe: We have not seen that returned.

Ms. Zaresk: Okay. It will be coming from Leland. Thank you.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: No.

Mr. Brown? No.

Mr. Soukup: Mr. Mehrlich.

Mr. Mehrlich: No, sir.

Mr. Soukup: Nothing for me as well.

TENTH ORDER OF BUSINESS

Next Meeting Date – November 29, 2022

Mr. Soukup: Our next regular meeting will be on November 29th. With that, we will adjourn our regular Board of Supervisors meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman

