

**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, **December 20, 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

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. McLeod: At the Partin Settlement Road gate, for the past 20 days, we saw 9,128 residents and 2,286 visitors. At the E. Lakeshore Boulevard gate, we saw 5,113 residents and 221 visitors. As of this morning, we issued over 100 citations. They called a tow truck six times and actually towed a car once.

Mr. Soukup: Are there any questions on the Security Report?

Mr. Mehrlich: When you don't tow, is it because a tow truck doesn't get here?

Mr. McLeod: There are various reasons. We're running into an issue now where a lot of security personnel is not on their list. We're starting to see resistance on that. That hasn't come up for a long time, I believe. But I provided paperwork to the officers and they're all in the process of printing their name, signing it and we'll get it over to the tow truck company. For those reasons, a tow truck never came or the tow truck came and we didn't see it, so we didn't write a report for a tow on that.

Mr. Mehrlich: We were sent an email from Ms. Siltare. I didn't look at the video. I'm assuming that you received it.

Ms. Zaresk: Can I say something before you answer? I got that same email. I think we all did.

Mr. Soukup: Yes.

Ms. Zaresk: I have made it a habit now that I can walk again. Unfortunately, I lost my dog two weeks ago.

Mr. Brown: Sorry for that.

Ms. Zaresk: Me too. But anyway, now I'm walking. I'm making it a habit rather than just going in and around the neighborhoods. I'm not questioning the video, but the assertion, I found unusual because I've walked through there enough.

Mr. McLeod: I looked at the video.

Ms. Zaresk: There's no question. I think the video was very demonstrative. There were lots of cars.

Mr. McLeod: There were.

Ms. Zaresk: But my sense is, it is the week before Christmas, everybody is getting stuff done and people are delivering things. I looked at it and I went, "*Wait a minute, where is this again?*" I just walked through there twice in the last week and I didn't see it that way. So, I just wanted to throw that in before you answered.

Mr. McLeod: Thank you. For that specific incident, my Site Supervisor was here that day. One thing that you need to remember when you look at these pictures, I look for timestamps. I look for when this was, how long this was, things like that. There's no timestamp on the video, so I don't know what I'm looking at. I don't know if I'm looking at the early morning hours when we

have no rover here or if I'm looking at the evening hours when there is a rover, but he's circling around. I don't know what he's doing, but fortunately, that video made it to my Site Supervisor and he reported to me that he was here that day. He had been down that road shortly before that video was taken. There were no cars there. Then a little bit after the video was taken, because of the video, he went back down there and there were no cars. Obviously, the video came to us much later than when it was taken. I think it was taken at 9:00 p.m. that night.

Mr. Showe: Yeah.

Mr. McLeod: He even reported to me that this was in the evening hours or the late afternoon hours. So, by that time, all of the cars had moved out. What Ms. Siltare doesn't realize, and we've tried to explain this to her, is that there's a 30-minute wait time before we can even ticket. We don't come back immediately after 30 minutes and it takes a long time to go through even half of this property. Then when we get back and you start ticketing at that point, the cars are typically gone. I have a rover log, so I know that when it was out here. It's hard to keep up with, "*Oh, did I see that car before?*" When you double back a couple hours later, you don't know if you actually saw it. So, by the time you go through the first time from Strathmore, by the time you get down here to the last one, which is Knightsbridge, it's at least two-and-a-half hours and you're writing down the vehicles that are there. So, at that point, you double back. It can be four hours by the time that you're done ticketing and at that point, you've only done half of the community. You haven't even done this community yet. I tried to explain that to her, but she doesn't seem to understand.

Mr. Scheerer: Apparently, she also comes up here and confronts the officer.

Ms. Zaresk: Really?

Mr. Scheerer: I found out today.

Mr. Mehrlich: Is she still on the Board.

Mr. Scheerer: I have no idea if she's on the HOA Board or not.

Mr. McLeod: She stopped the rover on numerous occasions.

Mr. Scheerer: She knows how to reach Jason and myself. She has my cell phone. She has Jason's information and obviously Bill's. I just found that out today. Bill, should let us know so we can reach out to her and say, "*That's not the way we do that.*" They need to come to us and we'll deal with this or Bill or Terry or Ed or Chastity or whoever it may be, has the issue. But they don't need to confront the officers. They have a hard enough time trying to do their job and they're

coming up here because they know they're in the right, whether she's a Board Member or a homeowner.

Mr. Mehrlich: It's the same thing.

Mr. Scheerer: It's the same thing.

Mr. Mehrlich: They don't have any special privileges.

Mr. Scheerer: Bill knows now to get a hold of Jason and I.

Mr. Mehrlich: The other question I have, why is there so much persistence on this one address?

Mr. McLeod: There was a neighbor that was sending out a large amount of complaints to Jason. Jason sends me everything, so we can address it and everything like that.

Mr. Showe: For about three weeks straight, we had constant issues across the street from her house and she would send videos. With Ms. Siltare, when you get one video, it's hard to take any action on that, because it's one timestamp. That doesn't necessarily mean anything. In this case, we would get a video or a clip and then two hours later, the same cars were there. So, I wanted to make sure they got that. At certain point, with the complaints, they're going to make sure that they drive by five times a day. They're going to take pictures. It's been clear for the last week or so. I think we should do it for another week or so and let it ride.

Mr. McLeod: We did ticket one car.

Mr. Brown: Right.

Mr. McLeod: It wasn't right there. The tours that they do, they have a phone and the way that they do their checkpoints, is not only can I see them, I can't look at them live, but I can look at where they've been. I can look at their GPS to ensure that they're rolling. But there are also checkpoints on each one of these streets. Every street in Remington has a checkpoint that I've created, a GPS pin basically. I don't know if you're familiar with security systems, but with the old system, the officer had to stick a long..., but the new one is using a GPS dot, so when the driver rolls over the GPS, he's hit the checkpoint.

Mr. Soukup: Right.

Mr. McLeod: They did it three times. Every street is hit three times a day. It is on the summary report. I think we missed a few. I looked back in the last 20 days and where you're supposed to have something like 59 or 60 hits in those 20 days, we did 57. So, there were a couple of streets that didn't get hit. But every street didn't hit three times a day.

Mr. Showe: In this particular case, we wanted to make sure we addressed that issue before it got worse. What we've seen happen a bunch of times, is if something goes for a few days, then it just gets bigger and bigger. So, we want to get it taken care of.

Mr. McLeod: The complaints are gone. I haven't received any from you so I assume that complaints are just filed out.

Mr. Mehrlich: Will it ease up a little for the holidays?

Mr. Soukup: Yeah, I'm sure it will, obviously.

Mr. Mehrlich: On Christmas Day.

Mr. Soukup: Christmas Eve, Christmas day, New Year's Eve and New Year's Day.

Mr. Showe: We expect the guards will use their best judgment in terms of how they enforce.

Mr. Brown: Right. We've done that in the past when it was a holiday.

Mr. Soukup: Yeah, but at the same time, the resident still has to call them in. Just because it's a holiday doesn't mean they don't have to call them in.

Mr. Mehrlich: Absolutely, but I think on a holiday...

Mr. McLeod: We try to be a little bit lenient.

[Multiple Voices]

Mr. Scheerer: There were four tickets issued in Water's Edge, by the way, today.

Mr. McLeod: The officers are doing their job.

Mr. Scheerer: I was here at 2:00 p.m. and I talked to him a little bit because I was at the guardhouse, doing a few things.

Mr. Mehrlich: The GPS is cool.

Mr. Showe: Is there anything else for security?

Mr. Soukup: Is there anything else? Alright. Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the public comment period. There isn't one here, so we'll close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 29, 2022 Meeting

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

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

SIXTH ORDER OF BUSINESS

**Discussion of Towing Vendor –
“Towlando”**

Mr. Showe: We did find another towing vendor. Based on some feedback that we received from Mr. Mehrlich as well as from the security folks, we did find another vendor, if we ever want to switch. Towlando would be interested. They did look at the contract that we have. I will note that historically, we changed at one point from Airport and we pretty quickly changed back, as the company wasn't great that we switched to. I think some of the issues that Bill had, is kind of twofold. Sometimes it does take them an hour or two to get out of here. The tow man is still responding. There were some issues. Obviously, they didn't have all the of names that they should've had on the list to have authority. So, it would be my recommendation, if the Board wants to, we can certainly make a change. But I'd like to wait another month or so just to see if there's a real need for it. When they do make a change, they have to change every sign in the community to the new company's name. We have to sign a new contract, so it is a little bit of a process. I will say that they are pretty reliable and are always responsive when I email them and ask questions. So, I'd be a little hesitant right now to change at this point. We can certainly keep it on the radar and if it gets to a point where we need to make a change, we've got somebody to reach out to.

Mr. Mehrlich: These people seem to be willing and able to.

Mr. Scheerer: They always are.

Mr. Mehrlich: Their yard is in St. Cloud.

Mr. Soukup: Right.

Mr. Mehrlich: When they towed my truck a number of years ago, they towed it way down south, 15 miles as the crow flies. It was double because it was a holiday. It was Father's Day. They don't take anything but cash. It was \$400.

Ms. Zaresk: A nightmare.

Mr. Scheerer: That's what happens when you get caught parking on the street.

Mr. Mehrlich: Don't park on the street.

Mr. Soukup: Exactly.

Mr. Scheerer: Ron Sizemore's daughter did the same thing when he was on this Board. She got towed.

Mr. Soukup: We'll table it for now.

SEVENTH ORDER OF BUSINESS

Discussion of HOA Food Truck Events

Mr. Showe: The next item is the HOA is requesting permission to use the parking lot to have a food truck event. I think Alan and I have some concerns. We did express these to the HOA. So, they are aware. Number 1, trash is obviously a huge concern as there is only one trash can out here. They would be willing to take all the trash from the event. We probably want to see something in writing. The same thing with insurance. I think we want them to have some kind of insurance. We would look to Scott for a recommendation on some type of indemnity or something for the District since they would be utilizing our property.

Mr. Clark: Yeah. I guess the question is who is going to sign it, if the HOA wants to sponsor it. Then we're going to have all of these food truck vendors. Are we going to constantly chase them down trying to get agreements from them or is it going to be the same people every time? We can have a simple Use Agreement with an insurance requirement and hold harmless and the right to revoke their right, if we have a problem with them. It's easy to do.

Mr. Soukup: Would the property management company have the insurance and they'll carry it if they choose to?

Mr. Clark: We want people to have insurance.

Mr. Soukup: Right.

Ms. Zaresk: Absolutely.

Mr. Scheerer: Parking is another issue.

Mr. Showe: Parking is another issue. They said that there would only be one or two at a time, but that still limits you severely, if they had two food trucks up here, on the amount of parking that would available. So again, it's really up to the Board. We can make it work either way, but we do have some concerns.

Mr. Brown: How often do they want to do it?

Mr. Scheerer: The first Friday of every month.

Mr. Brown: They are going to need a permit. If they want to do it every month, they have to submit an STP and show that they have parking.

Mr. Soukup: That's a great point.

Mr. Brown: They got to show that they have parking and show that they have restroom facilities to accommodate the number of trucks.

Mr. Showe: We would only have them if somebody has a card to get in. So, you are saying that we have to open the gate.

Mr. Soukup: I would be against that.

Mr. Scheerer: Because it's not exclusive to Remington.

Mr. Soukup: No.

Mr. Scheerer: Is there a number of parking spaces required for a food truck? There would just be two food trucks.

Mr. Brown: Yeah. It's not many. It's not like it's a restaurant.

Mr. Showe: We asked the golf course and they said that they already tried it there and the golf course didn't like them there because it was competing with their business.

Mr. Brown: What business?

Mr. Mehrlich: I'm open to them doing something here for the community. I think a lot of people would walk here, but there would be a lot of garbage.

Mr. Brown: That permit is not that big of a deal, but if we do it on a permanent basis, there needs to be an STP. The only other thing that you can get is a special event permit, but that would only last for 45 days.

Mr. Mehrlich: I didn't see that many people here when they did the garage sale. They had a food truck here then.

Mr. Soukup: My issue is going to be the requirement for the bathrooms because it opens this up and anybody can come in here.

Mr. Brown: They just have to man it if the HOA is going to do it. They just need somebody sitting in here.

Mr. Mehrlich: They would be responsible for the garbage.

Ms. Zaresk: I was going to say that the issues would be the bathrooms and garbage.

Mr. Scheerer: We could make them pay for a security officer.

Mr. Brown: Oh yeah.

Mr. Scheerer: We do that in another CDDs when there are special events. When we have "x" amount of people, they are required to pay for a Pool Attendant.

Ms. Zaresk: I understand what they are getting at. I think it would be nice, but I am concerned if the insurance is going to cover the volume of people, whether it is monitored or not, that would use the bathroom and if it gets clogged. I'm with you. I don't feel like we should take on the responsibility with that kind of traffic. I would be all for it if it was a once per month event.

Mr. Brown: If they have decent food trucks, they should not have a lot of bathroom traffic.

Mr. Scheerer: Point well taken, sir.

Ms. Zaresk: One would hope.

Mr. Mehrlich: Jason, if you know why, that would be better. Don't just take our word.

Ms. Zaresk: I know. I don't want it to be taken that way.

Mr. Soukup: There are still legal requirements, no matter what. We can say, "Yes."

Mr. Showe: It is your property and you have the full authority to say, "*This is not something that we're interested in.*"

Mr. Brown: I'm okay with it, but there are things that they have to do.

Mr. Scheerer: So, whoever applies for the permit will be the person responsible.

Mr. Brown: We would have to sign off on the permit because we are the property owner.

Mr. Showe: Then I guess the question is, is there enough consensus from the Board to have Scott work on a document? Because we want to present them with an agreement to sign. They are going to need that to get the permit. I'm assuming that they are going to need permission from the property owner.

Mr. Brown: Yes.

Mr. Showe: So, we wouldn't want to give them permission until they signed the agreement and know what all of the terms and conditions are.

Mr. Soukup: And requirements.

Mr. Jaisingh: Do we want to have a trial period to see how they do?

Mr. Showe: You can certainly have a three-month agreement.

Mr. Soukup: Would a permit be required for that amount of time?

Mr. Brown: A special event one would.

Ms. Zaresk: I don't think any of us are saying that we don't want it.

Mr. Soukup: No.

Ms. Zaresk: But there are just all of these rules, regulations and liabilities. Whether it's one month or six months or whatever, I'm concerned about liability.

Mr. Brown: The thing about doing a STP, though, even if we were to do the STP and show that, it's good for whenever. So, if they came up with a better way to do it, if we decided that we wanted to do something at some point, we could. But we would have the legal ability to do it whenever we wanted to. In my opinion, that's not a bad thing. Even if we went forward with that, it gave us the possibility to do it.

Ms. Zaresk: Is that what we do when we have National Night Out here?

Mr. Brown: I don't know.

Mr. Showe: That's like a one-time event. So, it's probably not the same.

Ms. Zaresk: Its one-time.

Mr. Brown: Even that should be a special event.

Mr. Scheerer: It should be because they are going to have the first Friday of every month between 1:00 p.m. and 2:00 p.m.

Mr. Clark: So, let's do this. Let me bring an agreement back to the next meeting. I think the process of doing that is going to raise all of these issues for us to talk about it and figure out whether it works. Let me get an agreement tailored to this situation. I'll bring it back and discuss it at the next meeting.

Mr. Soukup: Sounds good.

Ms. Zaresk: I think that's good. Because I like the idea.

Mr. Jaisingh: It's a great idea. The moment you get the trucks in here, the more attractive it will be to residents. As people start to realize there is a food truck there, they will start coming more and more.

Ms. Zaresk: Yeah.

Mr. Jaisingh: But if they are asking for something on a regular basis, we need to see an agreement.

Mr. Clark: Do you want to require a security guard?

Mr. Soukup: How about if it exceeds a certain number of people?

Mr. Scheerer: They need to have a resident man the bathrooms.

Mr. Mehrlich: To the extent that the permit reflects it.

Mr. Scheerer: I don't think the permit has anything to do with that.

Mr. Brown: No. It requires it.

Mr. Scheerer: It is going to require bathrooms and parking spaces.

Mr. Mehrlich: They can't get in without a card.

Mr. Soukup: They are going to have to ask somebody here.

Mr. Mehrlich: Someone has to be here.

Mr. Soukup: We can put that in the agreement.

Mr. Mehrlich: So, if a bathroom is required, then that becomes part of the agreement.

Mr. Scheerer: Then the HOA needs to be responsible for all cleanup, janitorial and trash removal offsite.

Mr. Mehrlich: That makes sense, in case they pull the door off of the hinges to go to the bathroom.

Mr. Scheerer: We don't need to do that. If there's a problem, we'll just have the rovers here between 10:00 p.m. and 6:00 a.m. But we don't want anybody damaging the facility. They need to have somebody that will open and close, whether it's one of our officers or a member of Castle Group, since they are the management company for the HOA. I don't know who is involved with the HOA.

Mr. Mehrlich: Don't we pay \$50 or \$150?

Mr. Scheerer: It's really inexpensive.

Mr. Brown: What is the deposit?

Mr. Showe: There is a \$25 refundable deposit.

Mr. Mehrlich: Why don't we just waive the deposit and charge them \$25?

Mr. Scheerer: We don't want to waive the deposit.

Mr. Brown: I'd rather charge them a one-time deposit and we just keep it as long as they're doing the event.

Mr. Soukup: When they are done with it, then we give it back to them.

Mr. Mehrlich: Make them responsible to make sure that the bathrooms are clean and all of that stuff.

Mr. Scheerer: Well, we wouldn't give them access to the tables and chairs. They would just have access to the bathrooms. We would worry about kids playing on the Gym equipment, but we would have security.

Mr. Brown: So, I would be okay with telling them that they can do it for three months or for however long, man it and do whatever. If it's successful and the neighborhood likes it, I

would be okay with us putting our security person down here and that would be our contribution to it.

Mr. Soukup: Yes.

Mr. Jaisingh: Before we had that discussion, that is exactly what I wanted to do.

Mr. Clark: Let me put some ideas together.

Mr. Soukup: We'll review it at the next meeting. That sounds like a plan.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: Alright. I've been pursuing the two eminent domain issues that we have. One is going well, one not so much. So let me break this down. The Turnpike is the easy one. We asked for \$55,000. I received a call right for the meeting saying that they would pay \$50,000. I would recommend that you take that deal. So, I would look for a motion to authorize the CDD entering into an agreement with the Turnpike Authority to sell that parcel for \$50,000.

Mr. Soukup: Okay. Do we have a motion?

Mr. Jaisingh: Which parcel is this?

Mr. Soukup: The Turnpike.

Mr. Clark: The six acres within the wetlands right next to the Turnpike.

Mr. Brown: So, it's not part of the pond.

Mr. Clark: No.

Mr. Brown: For some reason, I was thinking it was part of the pond.

Mr. Clark: No. It's a wetland area that they are going to take out of the permit used for retention.

Mr. Brown: That's not what we discharged, though.

Mr. Clark: No.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the accepting \$50,000 from Turnpike Authority for six acres within wetlands next to the Turnpike was approved.

Mr. Clark: Alright. So, the hardball people who are down in Osceola County, on Partin Settlement Road, first of all, they went ahead and filed their lawsuit. That doesn't mean anything

other than that they're ready to go. So, the way that the condemnation works is they filed a suit to take property. That entitles them to go before a judge quickly and get the right to the property. Then they can start the project. If there's any dispute about the compensation that they pay, the case stays pending and they argue about those things. So, it is no biggie that they filed. They just want to get going with their project. They offered initially \$88,000 and we went back with \$135,000. They have come back at \$95,000. I went back to them and said, "*Well, okay, we want this money and you're going to restore everything.*" And they said, "*Well, if you understand our offer, we're not going to restore anything.*" So, in their plan, they are removing some sidewalks that were going to interfere with some irrigation on some other things that they outlined in their appraisal. They allotted money for that. In fact, out of their \$88,000; \$75,000 was for what they removed or destroyed in the process. So, I don't know that we can respond to that without having Alan and Pete look line-by-line at these items to see whether their estimates are good for the cost to replace these things. I've got some detail in their 250-page appraisal that I'll extract out for you and I want you and Pete to look at it and tell me if these are reasonable estimates or are low ball. Then it tells me how much of that work we will really do. For instance, if they take that amount, we're not going to have to replace the same amount of irrigation.

Mr. Scheerer: Correct.

Mr. Clark: So, I think we need to evaluate that before I respond. This is an update, but I think I think we'll get some information and bring it back next month.

Mr. Soukup: Yeah. It is a work in progress. Okay.

Mr. Jaisingh: Is it \$95,000 and \$75,000 worth of damage?

Mr. Clark: Yeah. They're not taking much property. They're taken a few.

Mr. Soukup: An easement, basically.

Mr. Clark: Yeah, 3,000 to 4,000 square feet, I think. So not much of the money is for land. Now, I think their land number was low because they came up with a valuation for an appraisal and then they cut it in half because it's an easement. But it's an easement that they're going to put a road on. It's not like we get we can let our kids play on the road when cars are there. So, I've pushed back on that some, but I think we need to look at these other costs and then try to have a reasonable discussion with them.

Mr. Soukup: Okay.

Mr. Brown: So, the sidewalk down there, is theirs. It's the county's though, isn't it?

Mr. Scheerer: Yeah.

Mr. Clark: Yeah. They are going to have to restore a sidewalk. There has to be a sidewalk and there is a sidewalk in their plans. So, they're not really paying us to recreate the sidewalk. But there is a list of things and values that they assigned to it. I'll send them to you.

Mr. Scheerer: Okay.

Mr. Soukup: Landscape and irrigation and whatever else.

Mr. Scheerer: Yeah. Depending on what they're doing with that sidewalk and how much is going to be affected, we might actually be coming out ahead.

Mr. Clark: Yeah. I mean, there's a swale system there which I'm going to presume they're going to have to replicate to discover the roadway.

Mr. Scheerer: Are you talking about the swale between the sidewalk and Partin Settlement Road?

Mr. Clark: Yeah. So, they're going to have to reconfigure it. They paid for that, but when they come over on our side of the common area, a lot of it was irrigation, but there were some other things in there.

Mr. Soukup: Yeah, they just can't come along and do what they can do to put back the sidewalk and leave it unfinished.

Mr. Scheerer: We can see Old Lake Wilson Road.

Mr. Soukup: Sod, irrigation, whatever else.

Mr. Scheerer: Okay, we'll take a look at it.

Mr. Clark: So, we'll get that and I'll bring that back to the Board.

Mr. Soukup: Is that it?

Mr. Clark: That's all I have.

B. Engineer

Mr. Soukup: The engineer is not here.

C. District Manager's Report

1. Approval of Check Register

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

Mr. Showe: The first thing is approval of the Check Register. In your General Fund, we have Checks #6887 through #6913 and Check #111 in your Capital Projects for a total of

\$138,085.89. Alan and I can answer any questions on those invoices should you have any or we can take a motion to approve.

Mr. Soukup: Are there any questions on the invoices? Hearing none,

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the November 1, 2022 through November 30, 2022 Check Register in the amount of \$138,085.89 were approved.

2. Balance Sheet and Income Statement

Mr. Showe: Then you have your Balance Sheet and Income Statement. This goes for the first two months of the year. We are doing better than budget to actuals and we've started to get a trickle of assessments in. So, we'll keep an eye on those as we get into December and January.

3. Presentation of OCSO Reports

Mr. Showe: We've included the Osceola County Sheriff's Office Reports that we receive. They are doing more patrols. We're just not getting as many reports as we used to get. So, those are in there for you as well.

4. Field Manager's Report

Mr. Showe: Alan can go through his Field Manager's Report.

Mr. Scheerer: So, everything is in pretty good shape. Obviously, we've been preparing for the holidays. The Amenity Center is in good shape. The AC filter is replaced. We did have an issue in the Men's Room. We developed a leak behind the wall. I called Brownie's Plumbing. They cut a big hole in there and found that there was a PVC fitting that was cracking. So, we shut the water off, secured the building and got it all fixed within a few hours. We had to leave it open for a while to make sure the leak was good, but Chet came out and fixed the drywall in the urinal, so that was good. The Fitness Center is in good shape. The pool is in good shape. Obviously, nobody is swimming right now. I have not heard anything at either gate about the barcode scanners. So, as far as I know, we must be good. Okay? As far as that goes, we're in good shape.

Mr. Showe: If you hear anything, please direct it to us, so we could resolve it.

Mr. Scheerer: A resident called me and said, *"Hey, my clicker and my barcode is not working."* I said, *"Well, we don't do anything with the clickers anymore. Did you try the other gate?"* They said, *"No."* So, I said, *"Well, go the other gate, if you don't mind and double-check it"*

there. If it doesn't work there, that means you probably need a new barcode and/or a clicker, but we don't issue the clickers to the residents." I never heard from her.

Ms. Zaresk: Can I ask a question about that?

Mr. Scheerer: Yeah.

Ms. Zaresk: If we have a clicker that can be programmed, can I use it?

Mr. Scheerer: You can give it a shot. I don't know how that works.

Mr. Mehrlich: Can you program it?

Ms. Zaresk: I think it can be. That's why I was asking.

Mr. Scheerer: I think there are residents here that have the self-programming clicker.

Ms. Zaresk: That's what I have and that's what I was saying.

Mr. Scheerer: You can also buy one of those clickers that have the 10 DIP switches on them.

Mr. Showe: Alan will tell you the code.

Mr. Scheerer: We have the code in the office for anybody that has one.

Ms. Zaresk: Okay. That's what I wanted to know.

Mr. Scheerer: If you have a DIP switch setting type of remote, we can give you the code.

Ms. Zaresk: Okay. Perfect.

Mr. Mehrlich: Even though you follow the directions, it doesn't always set the first time.

Ms. Zaresk: Thank you.

Mr. Scheerer: Alright. All of the ponds are in good shape. REW has been doing some detail work and mowing every week. The tree crew is here. We talked about it briefly. I think these guys are doing an amazing job. The street trees look great. Pressure washing is done. We had talked about that. They did put the lights on the building and two guardhouses. Chet's finishing up some work at another CDD right now, but after the first of the year, he will be here. We'll start the sidewalk grinding and get that going out here. The potholes that were discussed at the previous meeting, we handled after the holiday. We are shutting down all of CDD irrigation this weekend due to the expected freezing temperatures. We don't want to be running any water. I did talk to John about that today and hopefully, everything is off to minimize any damage. We did a couple of storm drain cleanouts between the last meeting and this one, if I didn't touch on it. We had two back here in Westmoreland. That was just loaded full of leaves and stuff, so they came out and cleaned it out. There were a couple off of Prestwick or Stonewyk. I missed the piece of PVC fence

at the Partin Settlement Road. We have that white little PVC fence as you are coming out. We had a couple of panels that blew out, so we had those reset. We had to do a little maintenance work on the aluminum fence over by what the residents here call the dog park at Windsor Park. So, we did that as well. I am out of the office starting Friday and I'll be back next year. I am not going anywhere. My phone will be here. If there are any issues whatsoever, you can and always will be able to get a hold of me. I know Jason is going to be gone, too, so I'll be the point of contact probably for virtually everything that's going on out here because he handles a lot of the other stuff. I'm not going anywhere, but I do want you to know that on Friday, our office is closed, Monday, our office is closed and then I'm out. My son is coming home. So, I'll be hanging around here doing whatever he wants to do. If you need anything, please call me or text. Anyway, Happy Holidays, Merry Christmas, Happy New Year. We appreciate everything that you are doing for us each and every month. All of these improvements are out here because of all your hard work. So, thank you.

Mr. Brown: I was just wondering if you've talked to Pete.

Mr. Scheerer: Yeah.

Mr. Brown: Remember last time, I talked about one of the speed humps? The pavement was slipping in front of it.

Mr. Scheerer: Yeah.

Mr. Brown: It's actually the first one on Knightsbridge.

Ms. Zaresk: I have a request for information and I think you might be the person. When we approve the takeover, if you will, of the land on Lakeshore for the bike trail that's going to be coming through there, to my knowledge, there was nothing in there that said that the bike trail was going to supplant the sidewalk. Right? My understanding was the bike trail was going to be in addition to what we were giving them. The only reason I'm asking is because, obviously, with all of the work that's going on up there, it looks like they're leveling it all out. I'm hopeful that means the sidewalk is going back down there.

Mr. Scheerer: It almost looks like they're prepping for a sidewalk.

Ms. Zaresk: That's what I'm hoping, but I was kind of asking, because I don't recall that being part of our agreement to that easement.

Mr. Scheerer: I am going to have to look for that.

Ms. Zaresk: Just if you think of it.

Mr. Clark: They have a detailed drawing.

Ms. Zaresk: I can't find it.

Mr. Brown: I'm not sure if it's going back or not or if that's just a multi-use trail, that sidewalk and bike, both, I don't know.

Ms. Zaresk: That's what I thought.

Mr. Brown: It's their sidewalk.

Ms. Zaresk: Yeah, it is.

Mr. Brown: I'm hoping they level it. I'm hoping they pipe that ditch.

Mr. Soukup: Absolutely.

Mr. Brown: But I've heard they're not. But it looks like they are because they have all of those pipes stacked up there.

Mr. Soukup: Yeah.

Ms. Zaresk: Yeah.

Mr. Scheerer: That would make more sense. You'd have a better use of that trail system if they piped it and covered it. You can expand it out a little wider, but right now, it almost looks like a sidewalk.

Mr. Brown: It will make REW's job much easier.

Ms. Zaresk: Don't spend a lot of time on it. I just thought maybe, collectively, our brains would remember. I guess when we approved that, I was under the impression we were just giving up some space and we weren't going to lose our sidewalk, which is important to some of us. Thank you.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Soukup: That brings us to Supervisor's Requests. Mr. Jaisingh?

Mr. Jaisingh: Nothing.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: On Westmoreland Circle, when you're going down to my house on the left-hand side, I don't know the address, but the trees are starting to pop the asphalt a little bit. I don't know if you guys have caught that or not.

Mr. Scheerer: Yeah. It's going to happen, and we'll have to address that roadway paving, unfortunately.

Mr. Mehrlich: Yeah.

Mr. Scheerer: We'll have to have Pete give us an estimate.

Mr. Mehrlich: It's just starting to crack a little bit there now.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I am sorry I didn't ask this when Bill was still here, but I presume they're going to start running through Club Villas.

Mr. Showe: He said they've already been through there a couple of times.

Ms. Zaresk: Okay.

Mr. Showe: We call them in advance. We'll have the document signed today. As soon as we have it back, they provide a start date.

Ms. Zaresk: Okay, good. Thank you.

Mr. Soukup: Mr. Brown?

Mr. Brown: Nothing other than REW, you guys, the aquatic people, security, everybody's doing a great job. The place looks good.

Ms. Zaresk: The place looks good.

Mr. Brown: It doesn't look like a 30-year-old neighborhood.

Mr. Scheerer: It doesn't.

Mr. Brown: I greatly appreciate that. I think we all greatly appreciate that. I hope everybody has a good Christmas and Happy New Year.

Mr. Showe: Absolutely.

Ms. Zaresk: Are you going to be taking time off during the holidays?

Mr. Clark: No. I got, like every other year, a bunch of real estate transactions that people decide to get done.

Ms. Zaresk: Well, I just wanted to say publicly, you both deserve it greatly, so enjoy your time off.

Mr. Scheerer: Thank you. I appreciate it.

TENTH ORDER OF BUSINESS

Next Meeting Date – January 31, 2023

Mr. Soukup: Our next meeting is set for January 31st.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman