

**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, **February 28, 2023** 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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 6:00 p.m. called the roll. Mr. Brown, Ms. Zaresk, and Mr. Mehrlich were present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: No modifications.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. McLeod: I'm sorry I couldn't be there with you today, I got caught up in Tampa and couldn't make it in time. For my report this month, at the Partin gate we had 8,029 residents, 1,571 visitors, at Lakeshore gate 3,339 residents and 538 visitors. We issued 103 traffic citations in the past 30 days; we had one towed vehicle and two calls for service for the towed vehicle. I wanted

to address the officer that was sleeping; he was terminated effective as of last night, his relief has finally been trained enough to where we could relive him of duties. He was actually let go as of this morning so that individual is no longer with DSI and will no longer be on your property.

Ms. Zarek: You said with you had an attempted tow, was that a case where the tow truck just couldn't get here in time?

Mr. McLeod: They just couldn't get here in time.

Ms. Zarek: Good.

Mr. Showe: Any other questions for Bill?

Mr. Mehrlich: My only comment is if the guy is sleeping at the gate, that's not good.

Mr. McLeod: Yes sir.

Mr. Mehrlich: I meant there are only a few things we can enforce, that's one of them and even sitting in the chair and just waving people through, I mean, I know the girl at the Lakeshore gate at least she stands out there and takes people through. We can't do very much but sleeping is not good.

Mr. McLeod: I understand that, and I try to staff with officers like Leona, who is at the other gate, that is the goal. Unfortunately, when you have officers left to their own device there's only so much I can do while they're on post. Let me back up, my problem is when I find out about this, it's a reactive series, there's no way for me to find out during. I do send the rover by just to break up the monotony of the night. The officers that are at the gate house are there for eleven hours, that's a long time. They are not on their feet the entire time but Partin by far is a harder gate to work but we do try to break up the evening by sending the rover over there. They get fifteen minutes breaks throughout the night so the officer doesn't feel like they are left there the entire night. Also I send the rover by to ensure they are not sleeping. We do what we can to keep them, and it is difficult to hire, that no excuse. We did terminate this officer and hopefully the new officer will help us move on and prove our reputation there.

Mr. Mehrlich: Well its not a big deal to me but your guy was driving around yesterday without his lights on.

Mr. McLeod: Ok, they forget every once and awhile and its just a simple reminder. I will remind them.

Ms. Zarek: Yeah, particularly the weekend guy.

Mr. McLeod: Yes mam, are we talking about the weekend day or weekend night?

Ms. Zaresk: Weekend day.

Mr. Mcleod: That is John Torres, he is a good guy, again I am not making excuses for him, my guy is going through some medical issues, but I will give him a call and just remind him we got those lights on and everything. It's a matter of keeping on the little things.

Mr. Mehrlich: Yeah.

Mr. Brown: At least we removed the cot from the gatehouse.

Mr. Mcleod: Yeah we removed the cot but it was my understanding the hammock was approved. We've been innovative at other site and my field supervisors who operate as managers during the night hours have been kind of tied up lately. I am going to head over to Remington sporadically over the next couple of weeks just to ensure that everyone is doing what they are supposed to be doing during those hours.

Mr. Show: Anything else from Bill? Alright, we will shut the line down, thanks Bill.

Mr. Mcleod: Thank you guys.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: The next item is public comment period. Will note for purposes of the recording we only have members or Board and Staff present. So, we'll go ahead and close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the December 20, 2022 and January 31, 2023 Board of Supervisors Meetings

Mr. Showe: That brings us to approval of the minutes from the December 20, 2022 and January 31, 2023 Meetings. Those minutes are included as part of your agenda, we can take any changes at this time. Pam sent some changes in that are included in the final version.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Minutes of the December 20, 2022 and January 31, 2023 Board of Supervisors Meetings were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Swim Program License Agreement with Shark and Minnows Swim School, Inc.

Mr. Showe: The next item is the annual renewal of the Shark and Minnows program. We briefly touched on it at the last meeting. They would like to continue the program again here this year, it seems to be pretty successful. There will be the same terms. If anyone from the community would like to sign up for lessons they do get a discount.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor of the Amendment to Swim Program with Sharks and Minnows Swim School.

SEVENTH ORDER OF BUSINESS

Staff Report

A. Attorney

Mr. Showe: Next up is Staff Reports and we will start with Counsel.

Mr. Clark: We talked last meeting about the Agreement for the turnpike property for the turnpike authority. We worked out the terms of that and agreed to close April 30th and that contract is here for signature by our missing Chairman.

Mr. Clark: We'll figure that out. On the Partin Road case, I received a check for \$88,600.00 from the Clerk of the Court. What happens when they take property they are required to deposit the amount of the appraisal. Usually, I have to file a motion and go get it but the Clerk just sent it to me. My recommendation is this, I want to get it over to the District Manager, I recommend that it is put in a segregated account until there is a final judgement because this number isn't a good number yet. We think we want more, if we go to trial, they are going to think we should get less so it needs to be put somewhere for safe keeping where it can earn interest, it cant earn that in my account and then we will continue on. If everyone agrees with that I will send that over to hold. Regarding that, I think we're still waiting on clarification of the expenses that we have claiming damages. Pete believes they have gone a little low on some things but I'll let him speak for himself. Third, a wonky lawyer thing because I spend my day doing wonky things.

Mr. Showe: *For the record, Mr. Jaisingh has joined the meeting.*

Mr. Clark: I sent a memo to Jason a couple of reporting that there was a case decided in the appeals court in Florida that question the practice of governments continuing meetings or continuing public hearings without the advertising. I can't remember an instance in the recent past where Remington has done that.

Mr. Showe: We don't continue a meeting unless there is a real purpose for it. I think in that case the Board was kind of delaying public hearings to make it more favorable.

Mr. Clark: The judge said that cannot be done without doing a new publication. The uniform practice for all local government, if at the hearing you announce we're going to continue this you'd have to readvertise. That's been called into question and there is legislation pending that may or may not fix that depending. Since we meet monthly it hasn't really been an issue. There are CDDs I have that meet quarterly so if they have something that can't get finished they are prone to say lets just continue this meeting for a couple weeks, for the time being im not going to recommend that practice. That's all I got unless you've got something for me.

B. Engineer

Mr. Glasscock: I did finally reach out to the Engineer listed on the plans, called the offices twice and haven't heard back. I was going to ask Mr. Brown if he knew who was handling the project?

Mr. Brown: Yes.

Mr. Glasscock: Do you have their contract information? They would be just as good if not better than the engineer.

Mr. Brown: I would just call Steve Kane.

Mr. Clark: I think the concern is the area of the taking comes into the pavers and it looks like it clips an area of that rounded curb. So, it's not sufficient for them to just buy that from us. To do it right and look right it's going to have to be reconstructed.

Mr. Glasscock: I don't think they listed that as part of.

Mr. Clark: It's not clear, that is what they have to clarify, we want something that looks like it does now. We may have to pull back a little bit but we don't want to just saw cut a nice entry feature and have it look bad.

Mr. Glasscock: They would have to do much more work than what they are planning on doing. If they come as far up as the curb replacement shows they wouldn't want to mess up the paver section.

Mr. Clark: Did the engineer do the design?

Mr. Glasscock: Yeah the design, that's why I called. I looked them up on the internet.

Mr. Clark: Who was the firm?

Mr. Glasscock: Something Mirra Mirra & Thompson. I call them yesterday and left a message but knew I'd see you tonight.

Mr. Brown: You can try Renee also. You have delt with Helm before right? Tomorrow morning I will send you their contact information.

Mr. Clark: I'll send their attorneys a note and get the attorneys to bill them more time and that will make them want to settle.

Mr. Glasscock: Other than that, if you don't have any questions, that's all I have.

Mr. Brown: Have they started on the speed humps yet?

Mr. Glasscock: No, that was the other thing, I'm sorry. I got a call from Camcor Construction and they said they are lining up their subs and will call me as soon as they get their schedule in order.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: We'll start with the approval of the check register. In the general fund we have check 6934- 6955 for \$83,162.04. We also have Capital Projects, checks 112 and 113 for \$23,000.00 for a grand total of \$106,162.04. Allen and I can answer any questions on those invocies that follow or we can take a motion to approve.

On MOTION by Mr. Mehrlich seconded by Mr. Jaisingh with all in favor the January 1, 2023 through January 31, 2023 Check Register in the amount of \$106,162.04 was approved.
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2. Balance Sheet and Income Statement

Mr. Showe: There is no action required by the Board, but it is here for your information. We are performing better than budget actuals so we are in great shape on all of the accounts and we are 92% collected on assessments through January 24th so we are also good there.

3. Presentation of OCSO Reports

Mr. Showe: We've also included any Osceola County Sheriff's Office Reports.

4. Field Manager's Report

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

Mr. Scheerer: Not a lot to report. The guard house is in good shape, the amenity is in good shape. I haven't had any complaints about any of the barcode scanners from any residents or staff so we will continue to work with security to make sure they are reporting those to us. The pool is in good shape. We got some new today as I'm sure we will within the next thirty days, spring breaks getting ready to kick in in the next couple weeks. We cleaned the AC filters in the clubhouse. The lakes are in good shape. Landscaping is in good shape. Over in Farrington, we met at the young lady's house and ripped all the sod. We're getting ready to stump grind all the tree roots. If you remember, she showed up here asking for that work done. We had to hand remove all the sod to see exactly where those were. So, last Friday REW was here to remove all the sod, it's all prepped, just waiting on the stump grinder and we will get it all resodded. We are in the process of removing and replacing sidewalks. I had a meeting on Friday with Barry Construction, all the sidewalks that are questionable are marked with an orange dot or orange line across them. They reviewed each one in every community last Friday and started replacing the ones that were approved. Some of them we felt we could delay until possibly next year. We felt that they were that big of an issue, they aren't creating a trip and fall currently. That's what some of the capital project funding was for all the grinding, there will be more now that we are in replacement. Tim brought to my attention which I already so that we are dry, so trees are sucking up all the moisture that we have up and down the boulevard. We do have a main break down here by Hawk's Nest. There is a giant hole on the golf course. They are working on fixing that now and has soon as they are done we will think about an increase without getting in any trouble from Toho.

On another note, in a couple of weeks I will be on vacation from the 10th through the 20th. I've got some standby folks. I'll have a phone but I'll be about six hours behind.

Resident 1: Speaking of travel, I see the mark about three inches above..

Mr. Scheerer: Yes, this way down by the transformer.

Resident 1: Why is that not tapped up? The reason I'm asking is because my kid fell on his scooter a few days ago. She wasn't hurt, but she fell on her stomach but we have seniors that are walking and people that are jogging at dusk can't really see.

Mr. Scheerer: I will have them here tomorrow to have it all taped off.

Resident 1: That is a lawsuit waiting to happen.

Mr. Scheerer: Yes, it will be done. Sorry about your daughter sir.

Resident 1: She's fine.

Ms. Zaresk: Two comments, cheers to REW, boy did they work to get all these leaves done. They were out here and bagging. It's amazing the difference it makes. Secondly, when you talk to the street sweeper again, he still is not doing the interior.

Mr. Scheerer: They typically don't do those solid "S" curbs, they stick to the stormwater swells. I am talking to them. They do the outer curves; they don't go backwards. I know some residents have the bump out where they do the regular curb, and they don't come back and do the rest. When you go into club villas, the road separates and they do the middle. They typically just do the outside. I'll try to talk them into going backward and just doing that curve just one time.

Ms. Zaresk: They do a good job with it but it ends up leaving that interior a mess.

Mr. Scheerer: We are working on it, yes mam.

Ms. Zaresk: Great.

Mr. This is just a comment not a request, a lot of the high schools have added beach volleyball to their curriculum. I know St. Cloud added it, I know Harmony added it. The kids wont play where the net sags. I know sometimes our net is good, sometimes it sags.

Mr. Scherrer: It's constant.

Mr. Mehrlich: They won't play there. If we have a school suing the facilities that is going to use the stuff, we should make sure it is maintained. Like today they were playing on the tennis courts. They weren't playing tennis; they were playing kickball or something which I don't know if the nets are designed for that. The kids are crawling over the nets putting their weight on the nets. If we have people using that facilities that are for profit entities then that money should maintain that to a high level.

Mr. Mehrlich: It's a constant maintenance issue, we straighten those out all the time. The tennis courts have a center strap that keep them there and a cable.

Mr. Mehrlich: It's low key, just a comments. And then I see where maybe residents have thrown all there rubbish out there. Who picks that up?

Mr. Scheerer: We do, every day. Guys are out here at 5:30 in the morning with trashcans.

Mr. Mehrlich: Why don't we close the basketball courts for a week? That's ridiculous.

Mr. Scherrer: I can take the nets and hoops off so it won't be used as a skate or bicycle park.

Mr. Mehrlich: I can't guarantee the kids will play here, but beach volleyball is now a part of the high school curriculum and they won't play on a saggy net. They have been playing at Lakeshore. St. Cloud high school has twenty teams, they have forty kids. I saw kids playing volleyball earlier today.

Mr. Scheerer: We're not here every day to do maintenance but we fix the nets when we can.

Mr. Mehrlich : When are we going to fix the fence around the softball courts?

Mr. Scheerer: Right now we are focused more on sidewalks and safety.

Mr. Mehrlich: How was it broken? Did they climb up there and break it?

Mr. Scherrer: It's possible. Kids climbing on it. That's all on our maintenance list. Right now we are trying to get the sidewalks handled. We can mark that off with some steaks and tape and continue to work.

Resident 1: Is there a priority level when the sidewalk is up that high? It has been like that for a few days.

Mr. Scheerer: When we first marked it was about a quarter inch and now the center panel is sinking. I just need to get it safe off and see what's going on under there. It's all a high priority but it wasn't that bad at first and now it's getting worse.

Mr. Showe: We do have the vendor here constantly. There is probably 10 or 12 miles worth of sidewalks they are working on. We're trying.

Mr. Soukup: We just need resident support when it happens, if they see it they point it out.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Jaisingh: Nothing.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: Nothing, thank you.

Mr. Soukup: Mr. Brown?

Mr. Brown: No.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: No.

February 28, 2023

Remington CDD

TENTH ORDER OF BUSINESS

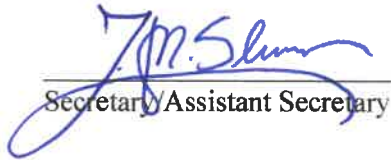
Next Meeting Date – March 28, 2023

Mr. Soukup: Our next meeting is set for March 28th.


ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman