

**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, **March 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
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 with the exception of Mr. Brown.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have no modifications.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. Soukup: Next is the Security Report.

Mr. McLeod: For the past 30 days, at the Partin Settlement Road gate, we had 6,409 residents and 690 visitors and there were 3,097 residents and 404 visitors at the E. Lakeshore

Boulevard gate. We issued 175 citations, two cars were outside of the rules, there was one tow and one attempted tow.

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

Ms. Zaresk: I would like to make a comment.

Mr. Soukup: Sure.

Ms. Zaresk: The weekend guy is coming out to greet residents.

Mr. McLeod: Good. I'm glad to hear that.

Ms. Zaresk: Thank you.

Mr. Mehrlich: I just have a comment. I talked to Bill. We have problems at the Partin Settlement Road gate where people were just driving through the gate. I know that we had a guy sleeping and now we have him awake, but now people are going to the owner's side, opening the gate and letting two or three cars drive through. To me, it just seems ridiculous. Why don't we have automatic gates that just open and close and have an apparatus that checks who is here and who is not. I don't know, but it just seems ridiculous to have someone just sitting in a chair and opening the gate when a car drives through. I know with this gate, they do the paperwork. They ask where the visitor is going, write their tag number down, but they don't do that at this gate. I had conversations with Bill on more than a few occasions about it. I think it's a waste of money for what we are doing right now and what we are getting. Because I don't think we are getting anything. I hope the readers are reading the tags well enough.

Mr. McLeod: They are.

Mr. Mehrlich: I hope that we can in fact see the tags. I would almost think that it would make sense if we had a gate that went up and down automatically. We had a couple of speed bumps. It made everybody slow down enough so they could get an accurate tag reading and just let everybody drive through because that's in essence what they are doing now. That's my comment.

Mr. Soukup: I've gone through this gate several times in the last month and they stopped me, but it's been the same person every time.

Mr. McLeod: At the Partin Settlement Road gate, there were 6,409 residents, which is over 200 people per night. Your flow of traffic stops at Midnight. Your heavy flow is between 7:00 p.m. and Midnight. That's five hours of being on your feet. I understand your point, but again, I go back to it being a human thing. I'm not trying to put it all on the residents because I know that

I'm dealing with some complacency, but that condition didn't happen overnight. There's a lot of fussing at that gate and a lot of beratement. It's frustrating. Yeah, he will let cars in so he doesn't have to listen to it, but I get what you're saying.

Mr. Mehrlich: So, we're paying \$1,000 per day for somebody to not do what contractually they are obligated to do. There are excuses and excuses and excuses and it gets to a certain point to where are they supposed to do this or are they not? If they're not doing it because they are being yelled at, then I don't know. I think we're paying \$1,000 per day roughly.

Mr. McLeod: Right.

Mr. Mehrlich: To have somebody just sit there and just open the gate. So, why doesn't the gate just open and close by itself?

Mr. McLeod: They are just opening the gate because if 6,000 documented people are coming into the gate, it doesn't just happen.

Mr. Mehrlich: How is he counting the 6,000? Because he certainly doesn't have a clipboard in his hand counting.

Mr. McLeod: He writes down the license tag number.

Mr. Mehrlich: No, you're not.

Mr. McLeod: Okay.

Mr. Mehrlich: Maybe they're counting one to five.

Mr. McLeod: No, sir.

Mr. Mehrlich: Do you want me to photograph them when I go through?

Mr. McLeod: There's actually a log. I can produce logs at the next meeting.

Mr. Mehrlich: I can produce logs too, but are you going to sit here and tell me that guy is writing stuff down as you drive through? I'm telling you no. I go through in three different cars and at all different hours of the night. I go through sometimes at Midnight and they are not, Bill. They are not. It's the fuzzy faced guy that sits at this gate. He sits there when you go through. And you're going to come up with excuses just like the lame excuses that you came up with before, you're going to aggravate me more and more and it's going to get worse and worse. But the guy is not doing what he's contractually obligated to do. He's sitting there. He's sitting there in his chair and just opening the gate and letting it go. Now I understand. If people are yelling at me, I'm going to get upset too, I guess.

Mr. McLeod: I'll talk to my Site Supervisor and I'll have him replaced.

Mr. Mehrlich: It's not even that, Bill. You know, if they needed more money, I still agree, they don't make a living wage. They don't make enough money to live in an apartment in Osceola County for \$15, \$16, \$17 or \$18 an hour.

Mr. McLeod: Right.

Mr. Mehrlich: You're the professional. You're the businessman. I'm sorry guys, but as a gatekeeper for the 1,700 people in the community for what the Government is paying for, they are not paying for it. Jason is not paying for it. Alan is not paying for. We are paying for it. We are paying \$1,000 a day for a guy to not do what he says he is doing.

Mr. McLeod: Okay.

Mr. Mehrlich: If more money would make it right, then we would have to come up with a way to get more money or come up with an AI System that would do exactly what he's doing, but actually get the tags and do something different. Maybe have that guy drive around or something, but it just aggravates me for him to not even try. I would challenge you to get an accurate count. It has to be the slashes. If you want, when I drive through, I'll drive through with my camera on. He doesn't know it's me yet. When he figures out what I drive, I guess he'll get better, but right now, he has no clue what I'm driving in. I try not to be obvious. He's definitely not getting tag numbers and he's definitely not asking where. He might be putting a number down.

Mr. Soukup: Are you referring to the Partin Settlement Road gate?

Mr. Mehrlich: No. The guy at that gate is out there with the clipboard writing stuff down. The one guy, the heavysset fuzzy face guy, just sits there in the chair. The other night, he did stand up when he opened up the owner's gate and let everybody go through the owner's gate. That's creating a cycle. It's all residents. I'm not saying that it's not residents. All of the people going through the guest gate are residents as well. They just are not getting a sticker.

Mr. McLeod: How would you know that he just left the gate open? He might have just opened the gate for one car.

Mr. Mehrlich: Because I'm in line.

Mr. McLeod: I understand that, but again how do you know? Because those people are on line when they are coming through?

Mr. Mehrlich: That's a snowball's chance in hell. I get you. That's a possibility. Yes, it is a possibility. You also have people that will get right on the bumper.

Mr. McLeod: You're right. That gate will start to come down if they're tailgating up to a certain point. My point was that he put the gate back down and you're saying that he let all of these people through, that's not true necessarily because it could be reading the bar codes and doing what its intended to do.

Mr. Mehrlich: It's not. I agree with you. I agree that is hypothetically possible. It's just as much of a possibility that I'm right as it is you. You're getting upset too.

Mr. McLeod: I'm fine.

Mr. Mehrlich: It's just common knowledge, being 60 years old, watching this take place while driving through. Like I told you before, when people were parking on the street, you guys did a great job of getting people off of the street. If you let this continue, they're just going to go through both of us. It's just going to be an automatic thing. Just like now, they're going backwards. They are going to the school now. At 3:30 p.m. and 3:45 p.m., you can't go out of this gate because they will clog the gate.

Mr. McLeod: I watched them when I came in today.

Mr. Mehrlich: Yeah. I don't know who's supposed to correct that.

Mr. McLeod: That would be your Sheriff's Office.

Mr. Mehrlich: Yeah.

Mr. Soukup: We reached out to them multiple times.

Mr. Mehrlich: Its only for 15 minutes.

Mr. McLeod: I'll reach out to the school, because they are the ones creating the problem with the parking. It is incumbent upon them to fix that issue. That's part of being a Charter School. As a former teacher, I will tell you, it's incumbent upon them to fix that problem.

Mr. Mehrlich: Yeah, but if he's supposed to be at work at 4:00 p.m. and you leave 10 minutes early, you can't get out of the subdivision for a 15-minute period from 3:30 p.m. to 3:45 p.m. In that range. I think we are wasting money with this gate. You told me yourself that you think we're wasting money too.

Mr. McLeod: I did.

Mr. Mehrlich: Something is not 100% right, but that won't work. Stopping people from going in, won't work.

Mr. McLeod: You mentioned AI.

Mr. Mehrlich: AI is leading and letting everybody go through the gate.

Mr. McLeod: I don't want to speak too far out of turn. I do know the rudimentary about the system, but it's a system where if the person drives up, they present their ID. If the person called for them to be in there as a guest, they are allowed in. If they have problems, the monitor will kick in and they will get a live person that will say, "*We'll let you in.*" Then they open the gate and let them in.

Mr. Mehrlich: Those are a nightmare when you have 100 houses.

Mr. McLeod: Right.

Mr. Mehrlich: It would have to be something that's automatic, but the cars go all the way out. Now with the traffic, with this road being closed, even more traffic is going out this week because you can't even go out that way.

Mr. Jaisingh: We've been using the Partin Settlement Road gate since they closed the other one. I've gone through a couple of nights when the bar was up. Normally, even if someone is on you and you're going through, the bar starts to come down and goes back up.

Mr. McLeod: Absolutely.

Mr. Jaisingh: As soon as that laser scans your sticker, the bar goes back up.

Mr. McLeod: It goes back up.

Mr. Jaisingh: So, it doesn't stay up.

Mr. McLeod: It depends on how close they are.

Mr. Jaisingh: Right. I've questioned a couple of times whether the bar was functioning like it was supposed to with the laser. I've had people right up on me and people far away from me and the bar was still up.

Mr. Mehrlich: I think people who get off at 5:00 p.m. don't even know there's any sort of an issue at the gate. Everybody goes in and out and it's all over with. Nighttime should be more critical when they are doing a better job, but if they are getting all of the tags, that's all that can be done anyhow. You can't stop everybody. You have to open the gate. We all know that.

Mr. McLeod: We can hold them up, but we can't prevent them from coming in.

Mr. Mehrlich: Right.

Mr. Scheerer: There are cameras and we do spot checks at all the gates. Most of them can be done remotely from my phone through an App. I check the cameras every Friday. I come out and double check them. Security doesn't have access to that because they are supposed to be doing

what they are doing at the gate. But if there is any issue with that, many times it is trying to get tags and information.

Mr. Soukup: You know when they went through.

Mr. Scheerer: If they give me a window, we can go out 30 days.

Mr. Mehrlich: Maybe we change the scope of the guards to stand there and wave as they drive by. The purpose of the guard is to have semblance of security. Maybe if we adjusted the job to fit what we're able to get somebody to do at \$15 an hour...

Mr. Soukup: And then after hours.

Mr. Mehrlich: Right.

Ms. Zaresk: Does that video have audio?

Mr. Scheerer: No.

Ms. Zaresk: I certainly don't want to put anything else on the guards, but I've heard time and time again about how terrible the guards are treated and I don't question that. But on the other hand, if it's that bad, everybody has a cellphone. Is there any way that you guys could...I don't want to put them in the middle of arguments and whatever, but when we keep hearing, "*These people are so terrible to these guys,*" that's not beyond my comprehension. If that was me at that guard gate and somebody started doing that with me, I would have them on video really quick.

Mr. Jaisingh: We never had any conclusive proof of that happening. It's just heresy. With the amount of kids and the rental units that are in here right now, I doubt it.

Mr. McLeod: Every once in a while, we get an issue with a resident coming up to the resident gate and just yelling, "*Will you just open the damn gate!*"

Mr. Mehrlich: Bill, I think the people going through the guest side are residents.

Mr. McLeod: Right. I still can't stop them.

Mr. Mehrlich: No. You can't stop anybody.

Mr. McLeod: We get more residents coming through the visitor's side than visitors.

Mr. Mehrlich: Right. That's what I'm saying. A lot are tenants who aren't getting a sticker.

Mr. McLeod: Exactly. In my experience, it's just the few that are here for the interim and the temporary tenants that are creating most of the issues.

Mr. Mehrlich: Yeah. Maybe we need to do something different. Maybe we need to wait for a few more hours. I don't know.

Mr. Jaisingh: How many guys are working here at night? Just one guard at the gate?

Mr. McLeod: You have a rover that's here in the morning from 10:00 a.m. until 6:00 p.m. or 7:00 p.m. and the nighttime rover is here from 6:00 p.m. or 7:00 p.m. until 6:00 a.m. Nobody is in the gatehouse until 7:00 p.m. and they stay there from 7:00 p.m. until 6:00 a.m. So, they are there for 11 hours.

Mr. Mehrlich: At both gates.

Mr. McLeod: At both gates. A rover does go out in the morning. They move around and everything.

Mr. Jaisingh: Are these guys able to communicate with the rover?

Mr. McLeod: Absolutely. The rover has a telephone. That's how he writes his reports. It's done through a cellphone. The gates have that number.

Mr. Jaisingh: You are saying that they are being harassed at the gate.

Mr. McLeod: What do you mean?

Mr. Jaisingh: When you say that some of these guys at the gate are being verbally abused, when they feel like they are being threatened, they are able to call the rover to the gate.

Mr. McLeod: We'll call the police. The rover is not going to do anything.

Mr. Jaisingh: At least have somebody there as quick as possible.

Mr. McLeod: Right.

Mr. Jaisingh: Whether it's the Sheriff's Department or the rover.

Mr. Mehrlich: They respond to you guys pretty fast.

Mr. McLeod: Yes, they do. If we call, they are quick.

Mr. Scheerer: Is the lady officer too busy?

Mr. McLeod: Yes.

Mr. Mehrlich: Is that the older one?

Mr. Scheerer: Yes. She used to be our Rec Center officer. She's spot on.

Mr. McLeod: She loves this place. She takes pride in it.

Mr. Mehrlich: I saw her at the auto parts store with her significant other.

Mr. Soukup: Okay. We're moving on.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the public comment period. There is no one here, so we'll close the public comment period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the February 28, 2023, Board of Supervisors Meeting

Mr. Soukup: That brings us to approval of the minutes from the February 28, 2023 meeting. Are there any corrections?

Mr. Mehrlich: No.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Minutes of the February 28, 2023 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Service Agreement with Sweeping Corp of America

Mr. Soukup: That brings us to the Service Agreement with Sweeping Corp of America (SCA).

Mr. Showe: Sure. We will have Alan give you the background detail. We did receive an increase.

Mr. Scheerer: The current fee is \$1,250 per sweep. We have an average of two sweeps per month. They are asking for an increase to \$1,500 per sweep. It is basically the cost of doing business, fuel charges, things like that.

Mr. Showe: It was about a \$6,000 increase on an annual basis, overall. You have funding in your budget for this year.

Mr. Scheerer: We also confirmed with our next set of sweeps that they are going to work on the cutouts by your neighborhood and the little medians. We will make sure that they are aware that they need to be doing that in Club Villas.

Mr. Mehrlich: They bring in a dumpster.

Mr. Scheerer: I haven't seen the dumpster yet. I hope it never comes because the dumpster created a parking lot for everybody to throw out their personal things like chairs and mattresses.

Mr. Mehrlich: I thought that they would bring it and then take it away.

Mr. Jaisingh: There was one out here for a couple of days.

Mr. Scheerer: They did bring one?

Mr. Soukup: Yeah.

Mr. Scheerer: Okay.

Mr. Showe: We warned them when they wanted to bring that out.

Mr. Scheerer: We have no control of what gets dumped in there. We put it out and get the job done. I think it takes two days to sweep.

Mr. Jaisingh: How do we know that these guys are covering all of the streets when they sweep twice a month? Because on Burrell Circle, for about three months, we had no sweeping. There were leaves littered on the side of trees.

Mr. Scheerer: There was a period before we brought a new contract to you guys, they weren't sweeping at all in the community, but I could request a GPS record.

Mr. Jaisingh: I was shocked that they did it last week.

Mr. Mehrlich: Yeah. I saw where we weren't charged for a couple of months.

Mr. Showe: There were a couple of months where they didn't have people.

Mr. Scheerer: There were some other issues. They didn't bill us. So, we've had some savings. We just pay per sweep.

Mr. Soukup: Are there any questions?

Mr. Scheerer: Anyone that wants a record of that, its GPS tracked.

Mr. Soukup: Do we have a motion for approval?

On MOTION by Mr. Mehrlich seconded by Mr. Jaisingh with all in favor the Service Agreement with Sweeping Corp of America for an increase from \$1,250 per sweep to \$1,500 per sweep was approved.

Mr. Clark: I will do an amendment to the current agreement.

SEVENTH ORDER OF BUSINESS

Approval of Fiscal Year 2022 Financial Audit Report

Mr. Showe: The audit is currently in draft form. There may be some minor changes. If you see anything, we can certainly change this. If you go to the last section, Page 49 is the Report to Management. These are the things that they are required to look at per the Statute. You will see that there are no prior year findings or current year findings. Everything that they are required to look at it is in line. It's a clean audit. There is a section that I always like to highlight on the financial condition that says we did not meet those. That is a good thing. We don't want to meet the financial condition.

Mr. Mehrlich: Right.

Mr. Showe: Other than that, I think it's a clean audit. Scott, do you have any comments?

Mr. Clark: I reviewed the audit and it looks good.

Mr. Showe: If the Board is amenable, we need a motion to direct staff to finalize the audit and transfer to the State for compliance purposes.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor acceptance of the Fiscal Year 2022 Financial Audit Report and authorization for staff to transmit it to the State of Florida was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Food Truck Agreement Revisions

Mr. Showe: We were told that somebody from the HOA was going to be here to go over their concerns with the Food Truck Agreement. Obviously, they are not here. According to the manager, they were very disappointed with the terms and they don't think it's fair for them to hire an off-duty officer when they have the food truck events. I don't know if you want to wait until they show up. Those are the only comments that I received on the agreement thus far. I received nothing else. So, it's really up to the Board, if you want to take any action or not.

Mr. Soukup: I rather not take any action.

Mr. Jaisingh: I say that we table it.

Mr. Showe: Fine with me.

NINTH ORDER OF BUSINESS

Discussion of Garage Sale

Mr. Showe: They also requested a garage sale on April 22nd. They want to put up signs two weeks in advance and remove them that day. They also want to bring a food truck and are asking that requirements such as the off-duty officer be waived. Any conditions would go for Board discussion.

Mr. Mehrlich: They have done it before, right?

Mr. Jaisingh: Since I've been here, I've never seen a food truck at a garage sale.

Mr. Showe: Definitely not on CDD property. They've done it somewhere else.

Mr. Mehrlich: I thought there was one here at the last garage sale.

Mr. Soukup: I would make the suggestion, if they want to have a food truck, make an agreement with the golf course.

Ms. Zaresk: They had it in the golf course parking lot last year.

Mr. Jaisingh: They were promoting a new used car dealership and they had food trucks here.

Ms. Zaresk: During the garage sale?

Mr. Soukup: It may have been something with the golf course.

Ms. Zaresk: The only thing I would say is that I am all for having an off-duty police officer, if they're going to have a food truck on our property and it's in the evening. I think the situation of having it in the middle of the day, is for the garage sale. So, I'm not sure why they put that in there. Other than just to do this to us again. I guess I would just like to say if that's the only hang up, it wouldn't bother me so much on a garage sale day to have a food truck.

Mr. Soukup: That's the slippery slope.

Ms. Zaresk: I agree.

Mr. Jaisingh: I would allow them to put up the signs and remove them afterwards but eliminate allowing them to have a food truck as that is a separate issue.

Ms. Zaresk: Yeah.

Mr. Showe: Is there any objection to allow them to put signs up?

Mr. Soukup: Absolutely not.

Mr. Showe: Then I'll let them know that they can put them up, pending an agreement with the CDD, but it's not permissible to have food trucks.

Ms. Zaresk: That's good.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: The main issues are still pending. The Turnpike Authority taking over the wetland is wrapping up, in terms of the documentation. I expect that they would be closing around the end of April. So, if that stays on course, I'll bring back a resolution, bring it to a meeting and get authorization for the Chairman to sign the documents. The other item is still pending. We are looking at the cost of the fence that had to be moved. Things had to be re-created. I know that Pete looked into that and probably had the permits. That's ongoing. That's all I have.

B. Engineer

Mr. Soukup: That brings us to the Engineer's Report. Pete?

Mr. Glasscock: Alan and I did look at the fence last month and we both had some questions about the Bullnose, particularly at the end of this entrance. We received the construction plans from the engineer, finally. I was talking to him today. They are putting back the brick pavers. They are going to be replacing the curb. My only concern is what Scott referred to. Right now, the Partin Settlement Road right-of-way (ROW) line is basically where the curb is. They are taking a little bit of ROW. The new ROW is a foot off of the Remington monument sign. So, my only concern there is that they are going to be putting some of the brick pavers back, but to my knowledge, I don't know of anybody else who has done brick pavers the way we have done them. Alan will tell you that since we have been doing them this way, we had no trouble whatsoever with those brick pavers. They worked wonderfully. My concern is that the county is taking part of our ROW. We had improvements in them, but I do think that we need to make sure that, 1) They put it back the way they found it and 2) Because now that it's theirs, we need to have some sort of document that says, *"If you ever move these brick pavers back onto our portion of the ROW, you need to pay that cost and put it back exactly the way it is now."* That's more in Scott's area.

Mr. Clark: Yeah, if we can settle with them, we can put it into an agreement and be more specific. If we go with what the court recommends, you get whatever the judge says he wants to put in a judgement. I even think if they chop it off, it's not going to be like that. It's not going to be as attractive.

Mr. Glasscock: They are not willing to talk about that. They are putting it right back the way it is.

Mr. Clark: The Bullnose?

Mr. Glasscock: Yes. In the future, if they come back and say, *"Oh, we would like to do this now,"* now they can because they own it.

Mr. Clark: I thought they squared that off.

Mr. Glasscock: No. It's going back exactly the way it is now. It looks to me like they just need to get an elevation change. That's what it looks like to me. My concern would be, if they come back two years from now and they want to do some other improvement, now they own that. That is Osceola County's ROW now and they can do whatever they want to. I would think that we would be left holding the bag if we make improvements. The brick paver system that we put in with concrete under the bottom, isn't working as well, but we are not footing the bill to fix it and put it back the way it was.

Mr. Clark: We might be able to resolve those things. They are paying us for the land. Maybe not enough. They are paying what they listed as the value for the improvements. They are going to take some pavers out, take some irrigation and put in some landscaping. They assigned a value for all of that. Part of my question was, is that a good value? We looked at the cost to replace those plants and whether it is a good value or if there was something that could give us a basis to go back and say, “\$120,000 is the right number.”

Mr. Jaisingh: So, their evaluation is based on their engineer and not a private one?

Mr. Clark: Their appraiser set the value, but whether they are the right values, I don't know.

Mr. Glasscock: I don't know if they put in the brick pavers and concrete. If they have to replace the curb, you are probably looking at \$100 per foot. We are looking at probably 60 feet of road width. So, there's another \$6,000 just for the curb. If we needed to demo and replace this back to where it was, my guess would be we are looking at somewhere around \$40,000 to \$50,000. It's basically the same thing that we would be doing with the speed humps. They are taking that. So, if we were to have to re-create it, for whatever reason, that value would be \$30,000 to \$40,000.

Mr. Mehrlich: Then double it.

Mr. Jaisingh: It's not a good deal in the sense if they are buying that section from us for a certain amount of money, we have to replace it. It's like we are just giving it to them.

Ms. Zaresk: I don't get, if the sale goes through, why we would have to replace it.

Mr. Soukup: If they didn't put it back the way we had it.

Mr. Mehrlich: Right.

Mr. Glasscock: Let's say that this is the paver and the ROW line is down here and now they are moving the ROW line up here, they are going to rebuild it the way it is now, but now the ROW line is here and we don't own this anymore.

Ms. Zaresk: Right.

Mr. Glasscock: So, they can come in and do whatever they want to as they now own it. So, there's a value to it. We paid “x” amount of dollars to get that concrete and the pavers in that way. If we had to re-create that up here on our portion now, it would be roughly around \$40,000.

Mr. Mehrlich: Because the pavers would fall in.

Mr. Glasscock: That's not what I'm saying. What I'm saying is they took that ROW. We have an improvement in that road lift that we pay for. Most likely, we will never have to worry about it in our lifetime. In another 20 years, we'll be gone, moved away, dead, whatever.

Mr. Soukup: Thanks, Pete. It will somehow, someday happen. It's the county. Right?

Mr. Clark: Yeah. They're going to take it.

Mr. Soukup: So, when we do it, are we able to set aside a reserve amount to do repairs, if it's not done correctly by them and there's no option to go back against them?

Mr. Glasscock: I would definitely suggest that we have either myself or Alan, present whenever they are doing it.

Mr. Soukup: Absolutely.

Mr. Clark: I'm going to get with Pete outside of the meeting and we're going to talk through these issues and maybe come up with a way to present these additional costs to them.

Mr. Soukup: Right.

Mr. Clark: See if we can get them to recognize that, throw some more money in it to accommodate that because they would rather throw money than to have an agreement that ties their hands to the future.

Mr. Soukup: Sure. But no matter what, I think we need to think about having capital set aside and if there's something that the county doesn't do right, we can use that money to fix it.

Mr. Glasscock: That will not be an issue because they have to put it back to the way they found it, just because of the road standards.

Mr. Soukup: Not today.

Mr. Glasscock: If they bring back something different, it's their ROW now. Then we would have to figure out something because now we would have to vacate their property.

Mr. Clark: So, we'll work on this some more to see where we go.

Mr. Scheerer: The good news is they take that 30-year-old landscaping.

Mr. Glasscock: The other thing I had to report, is I spoke to the contractor for the speed humps. They will be out there in two weeks.

Mr. Soukup: Good.

Ms. Zaresk: Yay.

Mr. Glasscock: There is a question of notification. Alan, did you give them your phone number to put on the website?

Mr. Scheerer: Yes. I talked to the website control guy. He just wanted me to send him an email with the dates.

Mr. Glasscock: They won't have the area closed. Residents will still come in, go around and come back up.

Mr. Scheerer: Are they going to have an MOT?

Mr. Glasscock: They will have an MOT, but as far as the notification, I'll give them your number.

Mr. Scheerer: Sounds good.

C. District Manager's Report

1. Approval of Check Register

Mr. Showe: We have the approval of the Check Register. In your General Fund, we have Checks #6956 through #6972 for \$645,305.90. In the Pavement Management Fund, we have Check #36 for \$300,000 and in the Capital Projects Fund, we have Check #114 for \$63,925, for a total of \$1,009,230.90. I will note that the \$500,000 check in the General Fund and the check in the Pavement Management Fund, are transfers to the State Board of Administration (SBA). It's actually a Governmental Fund that provides 4% interest versus just leaving it in your checking account. It's not really an expense. We just have to cut a check to get the funds there. It is liquid. We are monitoring all of the banking situations to make sure there are no issues. We are monitoring it for every District. Right now, it's leveling out. There is not as much panic. With that, Alan and I can answer any questions on those invoices.

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

On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor the February 1, 2023 through February 28, 2023 Check Register in the amount of \$1,009,230.90 was approved.
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2. Balance Sheet and Income Statement

Mr. Showe: Next is the Balance Sheet and Income Statement. No action is required by the Board. In the General Fund, we are performing about \$38,000 better than budget to actuals. So, we're in good shape there. You guys are 93% collected on your assessments, so we're in great shape there as well.

3. Presentation of OCSO Reports

Mr. Showe: We've also included one report from the Osceola County Sheriff's Office.

4. Field Manager's Report

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

Mr. Scheerer: Thank you. Everything is in good shape. You may have noticed that we are getting a little crispy out there. It is my understanding that Toho has been messing with our water again. It appears to be an Osceola County line. We will hopefully get those water crispers back in. It happens all the time when it gets hot and we don't get a lot of rain. The Amenity Center cameras are in good shape. The A/C is good. We had an issue with the guard door. We put in a new striper and handle and got that fixed up. The fitness equipment was wiped down. It is in good shape. The cameras are in good shape. The pool is heating up. It's getting warm out, so we'll be seeing more activity there. Spring Break is coming up soon. The gates are in good shape. I received two separate emails from the Remington Security Department. One was regarding the visitor entry gate, which was knocked off. It didn't damage the gate. There are nylon nuts, so when I came back out on Thursday night, I put it back up on Friday. The gate arm on the exit side was bent, so we called for a replacement on that. I don't know that anyone hit it and I didn't see anything. All of the ponds are in good shape. It's getting warmer, so you may see some edges of algae going on in the ponds, but not all the time.

Mr. Mehrlich: They are in full bloom.

Mr. Scheerer: Well, we need some rain. I am still meeting with REW every week. If you haven't noticed, coming in the Partin Settlement Road gate, we had four dead Pine trees and a couple of Washingtonian Palms. Those are on the ground. They will be removed. We are also in the process of finishing the street tree lifting. It's under the contract, so there will be no charge for REW to remove them. The rest of the Palm trees down Partin Settlement Road towards 192 are being done. Berry Construction is out here removing and replacing them. Again, my apologies for the last month. Mr. Jaisingh, that was taken care of the next day.

Mr. Jaisingh: I appreciate it.

Mr. Scheerer: It looks pretty good. We are working our way through all the neighborhoods on the sidewalk replacement, right now. We did replace the basketball net. The volleyball net has been replaced twice this month.

Mr. Mehrlich: I was going to say something, but you beat me to it.

Mr. Scheerer: I can assure you that we are tightening them, but kids are using them as a swing.

Mr. Mehrlich: People are playing on it now.

Mr. Scheerer: Yeah, it's crazy. I'm glad they are using it, finally. We will see about maybe in the future, coming out here with a better net system, with something that's a little more sustainable.

Mr. Mehrlich: The high schools are offering beach volleyball now.

Mr. Scheerer: We talked briefly about street sweeping. I spoke with the SCA about getting those little outparcels within the neighborhoods as well as the center island and Club Villas. They assured me that they will address that next week. I hope to get a good report that they actually did it, so I don't have to call them after eight months. That's all I have.

Mr. Jaisingh: With the Palm trees that you said that REW is removing, are they replacing them?

Mr. Scheerer: We are not looking to replace them right now. Typically, we haven't replaced any, because of the age. Right now, we are flush cutting them so they don't fall off on anybody. I'm not saying that we can't replace them, but because its Fusarium Wilt season, which is a disease that these Palm trees are getting, you're limited as to what you could put back. It is a Washingtonian.

Mr. Soukup: What about a Sable?

Mr. Scheerer: Sables we use, but Sables, Washingtonians and Queens are the three most diseased Palm trees, so most people elect not to replace them. That's something we can revisit. We will be coming up on the budget next month, so I'm sure that Jason will touch on that. I don't have a problem with that. There's extra funding in the budget, as long as it doesn't mess with everybody's assessments. We have a capital contingency of about \$10,000 and landscape improvement line item of about \$10,000. The problem is you're not going to get a Palm tree as they are down to one.

Mr. Jaisingh: Right. Its aesthetic preservation, basically. This community is beautiful because of the Palm trees. I don't want to slowly diminish the look of the community.

Mr. Showe: We can certainly look for other locations. I think as Alan indicated, once they get that disease, the ground becomes the problem.

Mr. Scheerer: Yeah. Basically, what they're telling me is you have to replace all of the soil. If you want to put a Washingtonian back there, Queen Palm or Medjool tree, you have to take all of the soil out. Is it worth the \$5,000 to \$10,000 per Palm tree? A lot of people are leaving them out. Some people are coming out with maybe a Sabal Palm, like we just did at Tohoqua when a couple of Medjools went bad. So, we pulled those out and replaced with Sabals because they already have Sabals on the pool deck. We're hoping that they stay healthy and hearty. The other Palm option is a Ribbon Palm, but they are a real skinny Palm. They are nothing like these 30-foot trees. They are beautiful Palm trees.

Mr. Mehrlich: Just to echo off of him, I don't mean this in a bad way, but you like to take things out because its less that you have to take care of.

Mr. Scheerer: No, that's not even true.

Mr. Mehrlich: Okay, we take things out. We take some of the bushes out along the fence line, but if you drive through Hunter's Creek, which is a community that's older than us, it looks nice. It looks good. We should be able to maintain something that's as nice as Hunter's Creek because it's not the age that's going to make it go bad. It's going to be the upkeep.

Mr. Scheerer: I think the upkeep has been very good here.

Mr. Mehrlich: Oh yeah.

Mr. Scheerer: The problem is you have these trees that are diminishing.

Mr. Jaisingh: They're old.

Mr. Scheerer: They're old.

Mr. Jaisingh: They're diseased and old.

Mr. Scheerer: I don't disagree with anything you all are saying and I would be happy to come back with a Landscape Plan.

Mr. Mehrlich: You get too defensive too sometimes, but it's an honest point. It's an honest statement. Yeah, we've taken bushes and things out along brick fences and it's easy to take care of. I agree, but if you drive through Hunter's Creek, it looks nice.

Mr. Scheerer: Right.

Mr. Mehrlich: When you drive through Remington, its beautiful and its nice.

Mr. Scheerer: I'm not being defensive. I know that I sat here before with this Board and said that your landscaping is 30 years old and at some point, you're going to have to look at investing money in your landscaping.

Mr. Mehrlich: Absolutely.

Mr. Soukup: The islands are a sore spot right now.

Mr. Scheerer: They are. The problem is we have a dingy curb and the texting and driving people have hit it. I can't tell you how many times we replaced the shrubs in the community.

Mr. Mehrlich: You can concrete over that.

Mr. Soukup: There is one at St. Cloud that you can drive over.

Mr. Showe: We can look at things like that. They are hard to put back in that same location because of the ground.

Mr. Soukup: Especially a diseased Palm.

Mr. Scheerer: The entrances are well defined. You have all of these beautiful walls, brick planter beds and that's a great place for the Palm trees. We just need to pick our battles because this is an expensive battle.

Mr. Mehrlich: This is all taken care of with a Master Plan. I think this place looks as nice as it does because of the CDD.

Mr. Scheerer: Yeah.

Mr. Jaisingh: I'm basically looking further down the road. I understand if there's a diseased Palm, you remove it. Is there something else that can go there?

Mr. Scheerer: Yes.

Mr. Jaisingh: If not, can we get a Palm that will beautify the area and keep that aesthetic flowing?

Mr. Scheerer: We can put Japanese Blueberries and Magnolia trees are gorgeous. They grow leaves. There are options, but what do you want to put if you had two nice Palms that are still there? Eventually, they are going to go, but once they all come down, we can revisit that. I'm not looking to just remove and never put back.

Mr. Jaisingh: Right.

Mr. Scheerer: Right now, there's a safety issue because you don't want the trees to fall due to root rot or truck rock. We've seen them fall over. Right now, this is the first step in making it safe.

Mr. Mehrlich: I know there's a guy back there that keeps wanting to cut some trees. Did they ever fall?

Mr. Scheerer: No. They are still there. I'm not ever being defensive. I'm just saying that we're looking at it from a safety issue. We have the tree crews out, its being addressed and a long-term plan will have to be put in place to replenish and upgrade your landscaping.

Mr. Mehrlich: The professional people that know about that are the people that should probably be waiting for those answers.

Mr. Scheerer: I can go to REW and work with them and Down To Earth, OmegaScapes or Yellowstone can come out and provide us with a quote. It's just how are we going to fund it.

Mr. Mehrlich: Over a long period of time.

Mr. Jaisingh: That's the idea.

Mr. Showe: We got you.

Mr. Jaisingh: To not let all of it all go and one day we come in and say, "*Hey, where are all the trees?*"

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Zaresk: I just have a question of those of you who live in Master HOAs. Are we seeing a problem, particularly with the basketball courts, drawing people that aren't from here?

Mr. Soukup: I'm sure that it happens all the time.

Ms. Zaresk: I'm sure it happens, but I'm trying to get a sense of it.

Mr. Jaisingh: I don't have a club who lives here and who doesn't when it comes to that basketball court?

Mr. Soukup: Yeah.

Ms. Zaresk: The reason I ask is we don't have an issue in Club Villas except once in a million years, but in the last couple of months, we've had some incidents where some people have jumped the fence to our pool. We found people in there and nobody is supposed to be in there after dusk. We are going to get CCT cameras in there, but as we talked about it, I started getting all of this urban myth input about how it has become such a problem and there are gangs down here and people coming in and it's getting serious. I haven't been aware of that. I haven't seen anything so I guess I was just reaching out to you.

Mr. Mehrlich: My 31-year-old stepson used to play basketball with a lot of the guys down here in years past and I asked that question because I thought a lot of people were coming in, but most of the people actually lived here.

Ms. Zaresk: Okay. That's good to know.

Mr. Mehrlich: We have a ton of tenants. I managed homes for a long time and I know it's not politically correct, but a tenant is not going to take care of his home or his surrounding community like a homeowner is going to. I've seen very few circumstances like that.

Ms. Zaresk: Has that tenant number gone up for some reason?

Mr. Mehrlich: Yes, because you have Property Managers that are buying homes nationwide. There are a very large number of rentals in this community right now.

Ms. Zaresk: Okay.

Mr. Showe: In our experience, with all of these facilities, it's not uncommon that people jump the fence to the pool. It happens.

Ms. Zaresk: I get it. That's why I was asking for general input because of the age group and the mentality of the folks in Club Villas. If someone jumps the fence, it's major, but it was the input that I was getting from them.

Mr. Showe: We certainly haven't been aware of any police activity or police being called. We will keep an eye on it.

Ms. Zaresk: Okay.

Mr. Mehrlich: There was legitimately games back there for a while, but we are going back five, six, seven years.

Ms. Zaresk: Yeah. I knew there were some games. Okay. Thank you. I have nothing else.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Nothing.

Mr. Soukup: The only thing that I have is, is there any way that we can get the white fence pressure washed?

Mr. Scheerer: Oh yeah.

Mr. Soukup: It needs it.

Mr. Scheerer: No problem.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – April 25, 2023

Mr. Showe: Our next meeting is April 25th. The budget will be presented. If you have any specific items or things that you want to make sure are included as we get our budget draft out, we'll include. The goal is not to have an assessment increase. We'll keep our fingers crossed.

Mr. Mehrlich: Is tree trimming still in there?

Mr. Scheerer: Yes. We have one more go around. It will be up to you if you want to continue to fund that going forward.

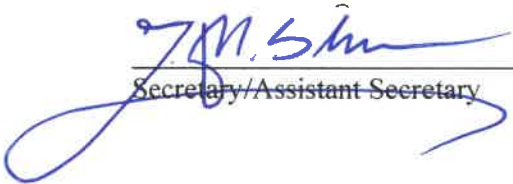
Mr. Mehrlich: Once they get to a certain height, they're fine.

Mr. Scheerer: It was \$25,000 for the past three years.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman

