

Remington
Community Development District

Agenda

June 27, 2023

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 20, 2023

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, June 27, 2023, at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Modifications to Agenda
- III. Security Report from DSI Security Services
- IV. Public Comment Period
- V. Approval of Minutes of the May 23, 2023, Board of Supervisors Meeting
- VI. Attorney
 - A. Engineer
 - B. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Presentation of OCSO Reports
 4. Reminder of Form 1 Filing Deadline of July 1, 2023
 5. Field Manager's Report
- VII. Supervisor's Requests
- VIII. Next Meeting Date- July 25, 2023
- IX. Adjournment

MINUTES

**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, **May 23, 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 (<i>via phone</i>) | Assistant Secretary |
| David Jaisingh | Assistant Secretary |

Also present:

| | |
|----------------------------------|-----------------------|
| Jason Showe | District Manager |
| Scott Clark (<i>via phone</i>) | District Counsel |
| 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. A quorum was present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

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

Mr. McLeod: In the last 30 days, we had 5,128 residents go through the Partin Settlement Road gate and 787 visitors. The E. Lakeshore Boulevard gate had 3,122 residents and 492 visitors. We issued 197 citations and attempted to tow four times and have not been able to tow any so far.

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

Ms. Zaresk: Just one quick question. On the E. Lakeshore Boulevard gate, how many residents did we have?

Mr. McLeod: 3,122.

Ms. Zaresk: Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: No one from the public is here, so we will close the public comment period.

FIFTH ORDER OF BUSINESS

**Approval of Minutes of the April 25, 2023,
Board of Supervisors Meeting**

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

Mr. Showe: We presented the minutes from the April 25th meeting. We received one or two slight changes from Alan and those have been incorporated into the final agenda. It just corrected a misstatement. We can take any other corrections or changes or a motion to approve as amended.

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

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Minutes of the April 25, 2023 Board of Supervisors Meeting were approved as amended.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2022 Financial
Audit**

Mr. Showe: We presented a hard copy of the audit. You can go ahead and keep that, should you choose for your own records. What I would like to direct you to, is the very back of the audit, but you are certainly welcome to go through all of the numbers if you choose. Where we would like to direct everyone, is to the Management Letter, which are the last three pages. The Management Letter is essentially the scope of the work that they are statutorily required to audit as part of our CDD requirements. I will take you through the report. There are no prior year findings, which is a good thing. Our official title and legal authority are correct. We did not meet any financial condition requirements, which is what you want. You don't want to trigger those.

For all intents and purposes, it's a clean audit. I think Scott has reviewed it. Do you have any other questions or comments on it, Scott?

Mr. Clark: No. I agree with you. I reviewed the audit and it looked good.

Mr. Showe: We can take any discussions from the Board. We would like to have a motion from the Board to accept the audit and direct staff to transmit it to the State, so we can make sure that we're in compliance.

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

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Fiscal Year 2022 Financial Audit was accepted.

Ms. Zaresk: May I make one comment?

Mr. Soukup: Yes.

Ms. Zaresk: Good job, guys.

Mr. Showe: Its mostly our accounting folks, but we try hard.

Ms. Zaresk: It's still management.

Mr. Showe: Absolutely. We appreciate it.

NO SEVENTH ORDER OF BUSINESS

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: Since our last meeting, I can report that we closed the acquisition by the Turnpike Authority of our Tract H wetland area. I was able to send the District a check for \$54,950 for the tract and attorney's fees. That's sitting in your General Fund. The Partin Settlement Road taking is ongoing. I told their attorneys that we need some more detail about the calculation of costs on the improvements that they were taking. We were looking at that and I'm waiting on them to provide that to me or tell me that I should take the appraiser's deposition, which is one way to try to get that. So, we will continue to work that. You should probably settle and go to trial, as they are a bit low on what they have offered us at this point. We will keep working and see where we can get. Other than that, I'm currently looking at some of the legislation that was passed, to see how that affects us. There are some things that changed the financial, at least I think changed the financial reporting requirements and methodology with your annual reports. But I'm

still reading that and trying to digest exactly how that works. One of the notable pieces of legislation was the Bathroom Bill. As you're sitting there, you're looking at two bathrooms that are owned by the District and subject to that legislation. Remarkably, the Florida Legislature was able to define what's a man and what's a woman. Supreme Court nominees have struggled with that very question. So, essentially, for Governmental entities and a number of other public accommodations, the Bill requires that we have separate bathrooms for what are men and what are women and the legislation says that's defined at the time of birth and not in some other way. We complied with that by having separate facilities, which we do. So, the only thing that might impact that, is a requirement of enforcement if a person of a different gender goes into one of our bathrooms and says, "*Well I identify as this gender and I have the right to be here.*" If someone comes to us and says, "*I was in the bathroom and someone of a different gender came in and I was frightened,*" then we would potentially have an obligation to enforce that and pursue trespassing against that person. So, that's one of the more exciting new pieces of legislation out of this Legislative Session. There were some public records changes that I'm looking at to see if they impact us at all and I'll have a further report about it.

Mr. Soukup: Okay.

Mr. Clark: That's it for me.

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

B. Engineer

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

Mr. Showe: We have no engineer and no Engineer's Report. We will save some money this month.

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 #6987 through #7106 for \$153,875.92. We also have Capital Projects Checks #116 and 117 for \$61,500 for concrete repair work. That brings the total Check Register to \$215,375.92. Both Alan and I can answer questions from the Board on any of those invoices.

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

On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor the April 1, 2023 through April 30, 2023 Check Register in the amount of \$215,375.92 was approved.

2. Balance Sheet and Income Statement

Mr. Showe: Next is the Balance Sheet and Income Statement. No action is required by the Board. We are still doing better on our General Fund than budget to actuals. So, we are in great shape there and we are at 98% collected on our assessments. So, we're in great shape there as well. We should expect to get that little bit in here shortly.

3. Presentation of OCSO Reports

Mr. Showe: We also presented the Osceola County Sheriff's Office Reports. Some are more detailed than others. It looks like some were writing citations, which is a good thing.

4. Presentation of Number of Registered Voters – 3,205

Mr. Showe: We are also required to present to you, annually, the number of registered voters within your CDD. As of April 15, 2023, there are 3,205 registered voters within the District's boundaries, which is down about 200 from last year.

Ms. Zaresk: Could you recall the number of units that we have here? Do we have that anywhere?

Mr. Showe: I can find that. I think its approximately 1,800.

Mr. Scheerer: It's about 1,997.

Ms. Zaresk: For some reason, I thought there were 1,700 units.

Mr. Showe: There are probably 1,700 homes. We also count the 60 units that the golf course has and the 30 units for the commercial building. So, if you net those out, there are probably close to 1,700 homes.

Ms. Zaresk: 1,700 live-in units.

Mr. Showe: Correct. I know our budget is around 1,800 and you have to back those two out, to get the number of residential units. The total is 1,783, so you're probably at about 1,700, when you back those out.

5. Field Manager's Report

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

Mr. Scheerer: Thank you. The Amenity Center is in good shape. The Fitness Center is in good shape. New lights were replaced at the swimming pool. We did get a report today that the circulating motor for the wading pool was down. That will be repaired tomorrow. So, we will get that up and running. The gates are in good shape. We replaced the filters in the A/C units. We did get a couple of concerns from security and a few residents that the barcode reader wasn't working, remotes weren't working and the switch wasn't working. I think that came up at last month's meeting. I met with ACT out here a couple of times and we provided brand new remotes to the security officers and everything is working. The BAI is up and running as far as I know. I did check with Bill today to see if there were any concerns from security. The switches were replaced at the guardhouse. The one thing that we did during our quarterly inspection, was they noticed that some of the loops in the asphalt were starting to get exposed. So, we are going to replace those on the entry side. We replaced the exit side last year. But we are going to do the ones on the visitor and resident lane, in the hopes of minimizing problems reported by guests and security. So, hopefully that is all going to be resolved and we'll get that taken care of. The phone static that we reported last week was due to it being plugged into the Fax machine as opposed to the phone jack, which we took care of. All of the ponds are being treated in accordance with our contract with Applied Aquatic. The ride-through was cancelled due to the rain, but Jason and I noticed a couple of drains right before you get to Westmoreland on either side, that were holding water. I already called Brownies Plumbing and they are going to come out and drain those. I did check your drains and did not see any issues. I probed the drains and got all the way to the bottom, but since I pay them by the hour, I'm going to have them cleaned out. We are going to pop the manholes on both of those. I took my poking rod and hit bottom. It's not like we have a bunch of debris in there. But we'll have them run them anyways because they charge by the hour.

Mr. Showe: We might as well get a full hour out of them.

Mr. Soukup: Yeah.

Mr. Scheerer: We're going to run whatever we can. The sidewalk replaces were complete, finally. We replaced the basketball nets on Friday. We go through them about every six to eight weeks. Pretty soon, we will be shutting down the school flashers. As soon as school ends, we will close them down. We will have the signal company come out and run through and check the

batteries, to make sure everything is good and reset all of the programming, to make sure that we're in compliance. We will also test the flashers to make sure that the solar panels are working, so we can turn them back on at the end of July, first week of August and start it all over again. Other than that, we're still meeting with REW. I think they are doing a good job. The much-needed rains definitely helped.

Mr. Soukup: Yeah. Are there any questions on Alan's report? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Zaresk: Just a comment. It's not critical at this point, but with the new bike lane, if you recall, several years ago, we talked to the golf course about their responsibility for closing that gate on the side road and locking it at night. I don't know the proper procedure and it's not critical, but once that opens up, it's worth reminding them to lock it.

Mr. Scheerer: I can talk to Jimmy at the golf course.

Ms. Zaresk: That's kind of a vulnerable area.

Mr. Scheerer: Yeah. It takes it right into your back road.

Mr. Showe: We'll let Alan do the good cop routine first and if for some reason that doesn't work, I'll send a memo.

Mr. Scheerer: I see him about every Friday when he's out here running the golf course.

Ms. Zaresk: I want to be fair. There are times when they do it.

Mr. Scheerer: Right.

Ms. Zaresk: It depends on who is doing it. They may or may not do it.

Mr. Scheerer: I understand.

Ms. Zaresk: I think they should be reminded again.

Mr. Jaisingh: Are you talking about the two gates?

Mr. Scheerer: Yeah, the one that goes back to their maintenance building, right off of E. Lakeshore Boulevard.

Ms. Zaresk: It's about 20 to 25 yards in between.

Mr. Jaisingh: I drive over there with my golf cart.

Ms. Zaresk: Yeah.

Mr. Scheerer: They are working during the day, but when they leave like today, if they are not using the course and they are shutting down in the rain, I will remind Jimmy to make sure that they lock it. I got you.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Nothing.

TENTH ORDER OF BUSINESS

Next Meeting Date – June 27, 2023

Mr. Soukup: Our next meeting is June 27, 2023.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION B

SECTION 1

SECTION 2

SECTION 3

Remington Community Development

2651 Remington Blvd

KISSIMMEE, FL 34744

May 22, 2023

1800/1900 – Patrolled the neighborhood and security station.

1900/2000 – Patrolled the neighborhood and the store.

2035 – Responded to a residence where a 2-year-old was unconscious and not breathing. Child was fine and transported to the hospital.

2052/Traffic Stop – Red Toyota Camry – Verbal warning for driving with no lights

2114/2130 – Patrolled the neighborhood and club house.

Due to the weather, it was difficult to conduct as many traffic stops like I usually do. I made multiple rounds throughout the community throughout the night to detour any criminal activity.



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site_REMINGTON__05/30/2023 1300-1700__

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|------------|-----------|-----------------------------|-----------------------------------------------------------------|------------|
| 05/30/2023 | 1300-1330 | REMINGTON / KNIGHTSBRIDGE | OBSERVED STOP SIGN VIOLATIONS & YIELD RIGHT OF WAY | |
| 05/30/2023 | 1334-1344 | REMINGTON / KNIGHTSBRIDGE | TRAFFIC STOP – WRITTEN WARNING (097571w) | |
| 05/30/2023 | 1345-1420 | REMINGTON SUBDIVISIONS | PATROLED | |
| 05/30/2023 | 1426-1430 | REMINGTON / KNIGHTSBRIDGE | TRAFFIC STOP – WRITTEN WARNNG (097575w) | |
| 05/30/2023 | 1450-1454 | REMINGTON / WINDSOR PARK | TRAFFIC STOP – VERBAL DL ISSUE | |
| 05/30/2023 | 1500-1530 | REMINGTON BLVD | PARK (BASKETBALL AND CLUBHOUSE) | |
| 05/30/2023 | 1530-1545 | REMINGTON BLVD / CLUB HOUSE | TRAFFIC STOP – CITATION (AHX91AE) AND WRITTEN WARNING (097578W) | |
| 05/30/2023 | 1646-1630 | REMINGTON / SOMERSET PLACE | SCHOOL ZONE | |
| 05/30/2023 | 1631-1700 | REMINGTON BLVD | RADAR SPEED / SCHOOL BUS STOPS LOCATIONS | |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|---|--------------------|--|-----------------|---|
| Calls Taken | | Misdemeanor | | Citations | 1 | Citations | | Parks | 1 |
| Back-up | | Felony | | Written Warning | 2 | Written Warning | | Schools/Library | 1 |
| Self Initiated | | Traffic | | Verbal Warning | 0 | Verbal Warning | | Businesses | |
| Reports | | Ordinance | | | | | | Construction | |

Name: _____ Heller _____ ID #: _____ 2948 _____ Date: _____ 11/30/22 _____



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|------|------|----------|----------|------------|
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|---|--------------------|--|-----------------|--|
| Calls Taken | | Misdemeanor | | Citations | | Citations | | Parks | |
| Back-up | | Felony | | Written Warning | 1 | Written Warning | | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | | Verbal Warning | | Businesses | |
| Reports | | Ordinance | | | | | | Construction | |

Name: G. White ID #: 1151 Date: 6/5/23



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington Community Development

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|----------|------|---------------------------------|-----------------------|------------|
| 06/09/23 | 1800 | Remington Community Development | 10-8 | |
| | 1810 | Remington Blvd/Willow Glen | Patrol | |
| | 1830 | Remington Blvd | Patrol/ Traffic stop | |
| | 1900 | Knights bridge /South bridge | patrol | |
| | 1930 | Remington Blvd | Patrol / traffic stop | |
| | 2000 | Remington Blvd/Willow Glen | Patrol | |
| | 2030 | Knights bridge /South bridge | Patrol | |
| | 2100 | Remington Blvd | Patrol/traffic stop | |
| | 2130 | Remington Blvd/Willow Glen | Traffic Stop | |
| | 2200 | Remington Blvd | Patrol | |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|---|--------------------|---|-----------------|---|
| Calls Taken | | Misdemeanor | | Citations | | Citations | | Parks | 7 |
| Back-up | | Felony | | Written Warning | | Written Warning | 2 | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | 2 | Verbal Warning | 1 | Businesses | 7 |
| Reports | | Ordinance | | | | | | Construction | |

Name: Raymond West

ID #: 898

Date: 06/09/23



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: ___Remington Community_____

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|----------|------|-----------------------------------------------|--------------|---------------|
| 06/12/23 | 1800 | Remington Community | 10-8 | |
| | 1830 | Remington Blvd/ Community Center | Patrol | |
| | 1900 | Remington Blvd/ Harwood Circle | Patrol | |
| | 1930 | Remington Blvd/School Entrance | Speed Check | No Violations |
| | 2030 | Southbridge/ Prestwick In | Patrol | |
| | 2100 | Portchester/ Remington Blvd/ Community Center | Patrol | |
| | 2130 | Remington Blvd/School entrance | Speed Check | No Violations |
| | 2200 | Southbridge | Traffic Stop | 1 warning |
| 06/12/23 | 2200 | End Shift | | |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|--|--------------------|---|-----------------|----|
| Calls Taken | | Misdemeanor | | Citations | | Citations | | Parks | 10 |
| Back-up | | Felony | | Written Warning | | Written Warning | 3 | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | | Verbal Warning | | Businesses | 10 |
| Reports | | Ordinance | | | | | | Construction | |

Name: ___Raymond West_____ ID #: ___898_____ Date: ___06/12/23_____



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: Remington Community Development

| DATE | TIME | LOCATION | ACTIVITY | INCIDENT # |
|----------|------|---------------------------------------|--------------|------------|
| 06/15/23 | 1300 | Remington Community Development | 10-8 | |
| | 1301 | Remington Blvd/Willow Glen | Patrol | |
| | 1346 | Remington Blvd / entrance school side | Traffic stop | |
| | 1400 | Knights bridge /South bridge | patrol | |
| | 1430 | Remington Blvd | Patrol | |
| | 1500 | Remington Blvd/Willow Glen | Patrol | |
| | 1530 | Knights bridge /South bridge | Patrol | |
| | 1600 | Remington Blvd /entrance school side | Patrol | |
| | 1630 | Remington Blvd/Willow Glen | Traffic Stop | |
| | 1700 | Remington Blvd | Patrol | |
| | 1700 | | 10-7 | |
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| Calls for Service | | Arrests | | Traffic Stops | | Parking Violations | | Routine Checks | |
|-------------------|--|-------------|--|-----------------|---|--------------------|--|-----------------|---|
| Calls Taken | | Misdemeanor | | Citations | 1 | Citations | | Parks | 7 |
| Back-up | | Felony | | Written Warning | | Written Warning | | Schools/Library | |
| Self Initiated | | Traffic | | Verbal Warning | 1 | Verbal Warning | | Businesses | 7 |
| Reports | | Ordinance | | | | | | Construction | |

Name: Raymond West ID #: 898 Date: 06/15/23