

***Remington  
Community Development District***

***Agenda***

***July 25, 2023***

# AGENDA

# *Remington*

## *Community Development District*

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

July 18, 2023

Board of Supervisors  
Remington Community  
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, July 25, 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:

1. Roll Call
2. Modifications to Agenda
3. Security Report from DSI Security Services
4. Public Comment Period
5. Public Hearing
  - A. Adoption of Fiscal Year 2024 Budget
    - i. Consideration of Resolution 2023-04 Adopting Fiscal Year 2024 Budget and Relating to the Annual Appropriations
    - ii. Consideration of Resolution 2023-05 Imposing Special Assessments and Certifying an Assessment Roll
6. Approval of Minutes of the June 27, 2023, Board of Supervisors Meeting
7. Discussion of Letter from Glen Eagles HOA Regarding Speed Limit
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Presentation of OCSO Reports
    4. Review of Fiscal Year 2024 Meeting Schedule

D. Field Manager's Report

9. Supervisor's Requests

10. Next Meeting Date- August 29, 2023

11. Adjournment

# SECTION V

# SECTION A

# SECTION 1

## RESOLUTION 2023-04

### THE ANNUAL APPROPRIATION RESOLUTION OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Remington Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.



- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Remington Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
PAVEMENT MANAGEMENT FUND	\$ _____
CAPITAL PROJECTS FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$10,000 or 10% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED THIS 25TH DAY OF JULY, 2023.**

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

# SECTION 2

## RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Remington Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Osceola County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Remington Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to

the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT AND ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED THIS 25TH DAY OF JULY, 2023.**

ATTEST:

**REMINGTON COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (identifying Tax Roll Property)

# 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, **June 27, 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
Brian (Ken) Brown	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Alan Scheerer	Field Manager
William (Bill) McLeod	DSI Security Services
Pete Glasscock	District Engineer

**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. Soukup: We have none.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

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

Mr. McLeod: This past month, we had 7,455 residents come through the Partin Settlement Road gate and 1,543 visitors. The E. Lakeshore Boulevard gate saw 5,422 residents and 954 visitors. We issued 184 citations; we towed two vehicles and we attempted to tow four. The two



vehicles that were towed were from 283 Strathmore Circle and the other one was from 622 Chadbury Way. I would like to note on the one that was towed from 622 Chadbury Way was a blue truck. The owner of the vehicle went up to all the gates threatening the officers; tracked down my rover and threatened that officer. Finally, he was told that if he didn't leave, we would call law enforcement. He was very aggressive.

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

Mr. Mehrlich: Bill, I've got a question and an abbreviated response kind of. What is the process of putting a sticker on somebody's car?

Mr. McLeod: The way that the patrols go, we patrol basically half of the facility because that's all we can do before we go back to the other half to make sure we are ticketing anybody who is staying there. Otherwise, it would take the full shift to go through the entire community and then back through the entire community, so we do it in halves. Once we come around the second time, if we find a vehicle that is still there that we saw before, the officer will start writing the citation in the incident report that you get. Then, they fill out the citation and once that citation is filled out, they go stick the sticker on the driver's side window. They take a picture of it on the side window, they take a picture of the tag and then they drive on and if there is anything that they need to finish up on with work, they finish that.

Mr. Mehrlich: At what point do they listen to the recording?

Mr. McLeod: I'm sorry. I didn't know that's what you were talking about. I thought you were talking about issuing the citation.

Mr. Mehrlich: Yes. The whole process.

Mr. McLeod: Okay. When I come out here and I set up the roadblock this way, they start in the community all the way up by Lakeshore on the right of Strathmore Circle. We start there and then we work our way down to the last one here on Knightsbridge. Once we are done with all of that, then we have a list of all the cars that we've seen.

Mr. Mehrlich: So, as they drive by, they'll know.

Mr. McLeod: Right. They will know the cars that they saw. Then, they will go check both gates. They will start with Partin because it's the furthest one away and then they will go back to Lakeshore and check that one, and then they will start with Strathmore again and then start back that second tour. So, if anybody who was on the list that was called in, they'll know if it's been noted, and they know not to touch that.

Mr. Mehrlich: Do you all check things at both gates?

Mr. McLeod: Yes sir. We have been having an issue with Lakeshore.

Mr. Scheerer: As a note, the phone is down at Lakeshore. We've got CenturyLink working on it and that's only been two days now.

Mr. Mehrlich: I think it's awful that we have 1960 technology to do that. I know we've got the thing on the website to do, but that's for extended stay. That's for longer stays than that night.

Mr. Showe: Anyone can submit through that. If they want to do it for one night and we get all the information, but they do have to submit either a driver's licenses or a registration with that per the Board's request.

Mr. Mehrlich: Yes, but when you read the verbiage, it indicates, at least the way I interpret it, it was for long-term stay, so I figured it was going to be more than one night.

Mr. Showe: Typically, that's what the policy was for doing that, but if it's just for one night and somebody puts it in, once it's submitted, it immediately goes to both, myself and security.

Mr. Mehrlich: Me personally, I just think there should be a better way of being able to do that. Everything is apps. I know to make an app is probably not cheap, but it seems to be an arcade way of notating that and then even when you do it, you still don't know if it is in fact done. If you get towed, you don't have any way to say "*Hey, I called it in.*", other than you've got a thing on your telephone. That could be disputed pretty easily. That's just my two cents on it.

Mr. Showe: I agree, but I will say that in any case where we even suspected that the person did the right thing and they got towed, we've handled it and that's not in question. If they can show, even if they show their call log that says, "*Hey, I called.*", we've done what we were supposed to do.

Mr. McLeod: I believe, since I've been here, we've had two situations like that, and we've handled it.

Mr. Mehrlich: That's fair enough.

Mr. Scheerer: It's not perfect, but.

Mr. Showe: We try to make accommodations if an error happened on our side, we'll take care of it for sure.

Mr. Soukup: Questions for Board members?

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Soukup: This brings us to public comment period. Please state your name and address and keep it brief so you can get the comments in.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Mike Harpster, 2411 Knightsbridge Boulevard, I want to know how come at the end of Knightsbridge is filled with cars in the street. Isn't it against rules for them to park across the sidewalk? Is that security's thing?

Mr. Showe: No.

Mr. Scheerer: No, that is code enforcement.

Resident Mr. Harpster: Okay. So, I would call them on that?

Mr. Scheerer: Yes.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Everybody is parked on the street and sometimes we can't even get through. I know an emergency vehicle won't be able to get through, but I don't see anything being done. Every night the house across the street from me has four cars lined up along the road and nothing is ever done. We go through the neighborhoods and check things and there are cars all over the road and I never see any stickers. When is this being done?

Mr. Jaisingh: Around what time is that?

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): I'm sorry.

Mr. Jaisingh: Around what time?

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Anywhere from five to eleven p.m.

Mr. Scheerer: They've been firing off a lot of tickets this past week or so. We've been getting a boat load of them.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Sometimes you can't get through the roads. That's my biggest concern and if our vehicles can't get through the road, I'm sure a fire truck or ambulance isn't going to make it, so there should be better enforcement.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): Rendon Miller, 1018 Berkeley Drive, it's the same thing. I was going to ask the Board if they were going to address 114 Westmoreland again because he is parking all over the road again vehicles nonstop. Chasity sent an Insta, I just watched the video and the vehicle on the road the whole day and then security drives by and he goes and talks to security for ten or fifteen minutes and then security backs up the

security car and he pulls another one of his vehicles to park on the road while he does whatever and he doesn't say anything about the other vehicle that had been there all day. You guys before, I think, you suspended his privileges for three months.

Mr. Soukup: We did.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): Now he is back at it.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD: I went by his house two weeks ago because he had cars parked across the street and in front of his house. I laid on the horn for ten minutes until somebody came out because I couldn't get down the road.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): He rents out rooms and he has got vehicles.

Mr. Mehrlich: He rents more than one house in the neighborhood.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): Yes.

Mr. Mehrlich: I think they have two or three. When Chasity sends those things out, like I told you last time we talked on the telephone, that's a 50 second snippet. It doesn't do anything. I've seen when Chasity sent the email in, and I drove by just ten minutes later and the cars are gone. I know what they are doing and that is one reason I am wanting to know what they are doing and how they are doing it. That reminds me of another thing, is there a list of 114 calling in? They should have just 114, 114, 114, 114, etc. It should be every day, multiple calls.

Mr. McLeod: Most of the time, when she sends it, I do send an officer just because I am tired of looking at the emails.

Mr. Soukup: Yes, but he is asking about if they call in to the guard shack.

Mr. McLeod: We don't get calls for them.

Mr. Soukup Really? Okay.

Mr. Mehrlich: You don't get any calls for 114?

Mr. McLeod: Not that I am aware of.

Mr. Mehrlich: Well then, there should be a lot of tickets. There should be a lot of tickets.

Mr. McLeod: All the rovers know what the CDD's policies and procedures are. They know that they have six days in a row in front of the residents and seven days for the 30-day period and that's it.

Mr. Mehrlich: And 30 minutes for an owner.

Mr. McLeod: And 30 minutes for an owner only. They know that. The problem is, like I've said before, we are one rover. Now, if you want me to sit one rover on one resident for the entire period, I can do that, but the reality is for me to drive from Strathmore and do what I am supposed to do, it took me two hours and fifteen minutes just to make one pass. Now, I've got to go by and check the voicemails and then I've got to make my second pass, which takes even longer because now I've got to stop and write citations for anybody that's left. Nine times out of ten, by the time I get back through that second time, that car is gone.

Mr. Mehrlich: I can second that. They are professional with what they do.

Mr. McLeod: Oh, absolutely.

Mr. Mehrlich: Their hard to catch. There are times when they are there for a longer period of time, like on weekends sometimes, but even then, it's hard. If they're not wearing that legal patent, then they would be easy to stick a sticker on there.

Mr. McLeod: Right.

Mr. Mehrlich: Because they should be legal patented every day with 114 multiple times because they are on the road sporadic. Chasity sent one the other day and I checked my email and I saw her do it and by the time I got to it, the car was gone. I know it was there once she did it because I had just watched the video. They are professional and hard to catch.

Resident Mr. Mike Harpster (2411 KNIGHTSBRIDGE BOULEVARD): Is the sticker that they put on the window, is that a warning?

Mr. McLeod: No, it's a "*your car has been cited*" sticker.

Mr. Mehrlich: The next action is a tow.

Mr. McLeod: It's a tow.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Once they come back, if it's still there, it's towed.

Mr. McLeod: No.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): What is the time frame?

Mr. Showe: The sticker must be there for 24 hours per our policy, so it has to be a second day that we tag them. Once they receive their first violation, next time they are on the road and in violation of the policy, they are eligible to be towed.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): It doesn't help to rotate the cars too.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): Do you guys do anything with the license plate?

Mr. McLeod: What happens is, when we write the citation, when they do the report in the phone, you notice we put in the address, most of the time, but the most important thing is the tags because when I start approving the tag, let's say I ticket you 123ABC, and then I come by three months later and I see a car and I go to stick in the license plate, when it auto populates at the bottom, I know that this car has been ticketed before, so I can go back in this program and look at that specific license tag.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): Does that license tag match the car? Do you match the car to the tag?

Mr. McLeod: We do. We actually have one, it was a truck, that was switching plates. I don't care about the truck; I care about the plate.

Mr. Mehrlich: Matt, they're writing tickets, 157, 216, 175. They're writing tickets on Westmoreland, and quite regularly, even on the days that Chasity is sending the snippet's in on the video because I am warning my daughter. I don't know whether her friends park in the street or not, but I am like, listen, they are writing tickets in the daytime now, so make sure you call in because it's real. I know those guys act like they are not trying, but they are writing tickets, even on Westmoreland Circle.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): There are two nights that I've been driving home at 2:00 or 3:00 in the morning and the rover's been sitting right out there in the basketball parking lot completely passed out.

Mr. Mehrlich: My wife can vouch for that too. The guy's been sleeping in the office.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Yes. I am wondering the guards backed in over there in the basketball lot and the guy completely knocked out and we are talking like two to three hours' worth because I had gone to work and came back from work, and he was still in the same spot.

Mr. Mehrlich: What is the policy for the people being told to leave the basketball? Is that the security's job?

Mr. McLeod: Yes. The policy is on the desk.

Mr. Mehrlich: Do they have authorization to tell them to leave?

Mr. Showe: Yes.

Mr. Mehrlich: What happens if they don't? You call the police.

Mr. Showe: They call the police.

Mr. Scheerer: Call law enforcement and they can do trespassing.

Mr. Mehrlich: Ok. I saw that in Matt's letter.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Those haven't been shut down, the baseball field hasn't been shut down on time, tennis courts not shut down on time.

Mr. Mehrlich: Well, what time is it supposed to be shut down?

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Dusk.

Mr. Scheerer: It's like 8:30ish, right now.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Yes. They have been out here at 9:30 p.m., 10:00 p.m., almost 11:00 p.m.

Mr. Scheerer: I have never seen that, but.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): They have parked a few vehicles out there with lights on, a couple of times.

Mr. Scheerer: Oh yeah, going old school.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): With the gates, there was an old guy that worked the back gate, and he was wonderful. He stopped every car, wrote down the license plate, took your information, etc., but at the front gate, they would each drive up and you would go "resident" and he was like "go on". We don't even roll down our windows sometimes and he just opens the gate.

Mr. Mehrlich: He is getting microscopely better though.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Microscopely better.

Mr. McLeod: He is on his way out.

Mr. Mehrlich: He is getting better. Somebody pulled up the other night and he walked out of the office and walk over there and got their information before he lifted the gate.

Mr. McLeod: We've got an ad out for that replacement. It just takes a while.

Mr. Mehrlich: You can tell. If he opens it, it stays up. If the car opens it, it will go back down.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Yes, because I got a new vehicle that don't have a new sticker yet and I go into the owner's side, and he just opens it right up now.

Mr. Mehrlich: And that creates a problem because now people will go to both lanes and just sit there and expect it to be opened.

Ms. Zaresk: How many people would need to be out there. You're out there all the time, you know the timing. How many people would have to be out there in order to address a hot spot and still not ignore the rest of the community?

Mr. McLeod: I am not sure I am understanding your question.

Ms. Zaresk: Well, you've got one rover.

Mr. Showe: I think they almost need two rovers, to answer your question. You need one to kind of hit the high areas and one to patrol the rest of them.

Mr. McLeod: Right.

Ms. Zaresk: Well, that is what I am asking, and we only have one rover at a time.

Mr. Showe: Right.

Ms. Zaresk: In addition to the one rover, we've got one person at each gate.

Mr. McLeod: You've got the rover here from 10:00 a.m. until 6:00 p.m., so the rover here is a good amount of time. The gates are here from 7:00 a.m. to 6:00 p.m.

Ms. Zaresk: Right, ok. When the gates are not manned you only have one rover out there.

Mr. McLeod: Yes mam.

Ms. Zaresk: If that rover is to do, and I am not doubting it because I've done this to give credence to that it does take a long time to patrol everything. I guess the question I would have is can any of this be addressed by putting more rovers on? The follow up question to that is do you have enough people to do that? If you don't, what has to happen?

Mr. Soukup: We have to know the cost as well for the second one.

Ms. Zaresk: I guess that's my point. We've got a contract in place, and it specifies that's the way it is. We continually see and hear that one rover is just not enough.

Mr. Mehrlich: I think parking in the street overall in the entire community is really good. I think we just have isolated people that violate it, and they are hard to get. These guys talk to the rovers, these guys get out there and get in the face, these guys get in the face of the tow truck driver, these guys came in here and got in our face. These are professional violators, in my opinion.



They've got two or three houses here and they've got multiple families in each house, and they've got a bunch of cars.

Mr. McLeod: Who are you talking about? 114?

Mr. Mehrlich :114.

Mr. McLeod: Even when we were addressing that, look how long it took us to finally get.

Mr. Mehrlich: Look what happened at Chasity's place next door. They are out there, and their putting gun signals to them and everything else. They're not nice people.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): That's why it bothers me that we're not doing nothing.

Mr. Mehrlich: They are. I mean, how much can they do?

Resident (Rendon Miller, 1018 BERKELEY DRIVE): You can suspend them again. That works for a while.

Mr. Mehrlich: The attorney even changed bylaws to try to zone in on them. The biggest thing that I think that they gave us, and he authorized us to do is if it was in fact a super-hot spot, then we can focus there, but it's sporadic.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): You've got a security guard with their phone up and shooting shit for fifteen minutes and then he backs up and a buddy's like because that guy is like he wants to beat me and he is acting annoyed, (*\*redacted for profane language*), etc.

Mr. Scheerer: We really don't need that kind of language in here.

Mr. Soukup: We request to not have profanity in place.

Mr. Mehrlich: They are professional. When I say "*professional*", I mean they are good at what they do.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): That is how it is. That's the language being used.

Mr. Soukup: Yes, but we don't want that at a Board meeting of mine.

Mr. Scheerer: That doesn't need to be in this one. We understand what they're saying.

Mr. Mehrlich: That's fine. I got colorful language too.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): It surprises me that your offended by the language, but you're not offended by the guy who that is what he is saying to you every day when he parks on the street.

Mr. Scheerer: I got you.

Mr. Mehrlich: Yes. It's hard. I would ask you, what would you do? How would you handle it? If you say replace security company, I don't think it's that easy.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): No. I would say suspend them again because it seemed to work when you guys suspended him. He wasn't parking there.

Mr. Mehrlich: Yes, that's true.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): He is a renter. He is not a homeowner.

Mr. Mehrlich: I know.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): He has got no skin in the game. It doesn't seem to bother him.

Ms. Zaresk: We've verified that the owner is one of these multinational.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): Innovation homes.

Ms. Zaresk: That is not going to be at all, I mean.

Mr. Mehrlich: I think there is 100. There are several 100 homes here managed by nationwide property management companies.

Ms. Zaresk: But those are the managers. Are the owners? The owners are a big company. Is that correct?

Mr. McLeod: No, the innovation homes is the owner. They buy homes and then they rent them.

Ms. Zaresk: Okay. I got that. We have no recourse against the owner? I guess is what I'm asking. It's obvious we have a major problem. I sure as heck wouldn't want to be threatened all the time or have to put up with it. Can we get to the bottom of it through the owner somehow?

Mr. Clark: We don't have a binding ability like the HOA does. We have tow. That is our enforcement mechanism. Now, if these houses are having multiple families living there, then I know they are violating the deed restrictions and it would be nice if the HOA would go after that and do something about it because in most of the communities where we have tow policies and we have this type of thing happening, that's always when you find your problems. One is people have converted their garage for other use and two is people are renting out rooms and they got five or six cars there.

Mr. Showe: It's definitely code enforcement, not HOA.

Mr. Soukup: They won't do anything about it. We tried that with 144 Burrell. They didn't do a damn thing about it.

Mr. Showe: Exactly.

Mr. Soukup: All they did was make them get a business license to rent rooms.

Mr. Mehrlich: Are they settled down next to you?

Mr. Soukup: No. They still do the same thing.

Mr. Mehrlich: They just don't park in that street, right?

Mr. Soukup: No. They just park in the driveway illegally and then they just do what they want to do.

Ms. Zaresk: I don't know.

Mr. Brown: Let them know the address of that one though because then you can see if they are calling in because we do have the six days and seven nights.

Mr. McLeod: Who are we talking about? 114?

Mr. Brown: No, the one at Knightsbridge. We know 114. It's the same with all of them.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOUVELARD): I think their parking and gate numbers are considerably off after watching the guy roll downhill multiple times.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): I am just curious, if you can't do anything with 114, what are you going to do with his?

Mr. Brown: They might not be as savvy as the guy up there though.

Mr. Mehrlich: They are writing tickets every night. Six, seven, eight tickets.

Resident (Rendon Miller, 1018 BERKELEY DRIVE): I know. I see them in Somerset too. I see tickets.

Mr. Mehrlich: On Westmoreland, they are writing tickets, like weekly tickets. I mean, I make sure I stay off the street. I tell my daughter to keep her friends off the street because she has teenage friends down there driving. I don't get it. I drive by 114 too and it just blows my mind.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): What's the policy about stopping people from fishing behind people's houses?

Mr. Soukup: Code enforcement.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Code enforcement.

Mr. Soukup: We've got the signs up there. That's all we can do. It's code enforcement.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): So, the security can't see someone fishing plain as day and go up and say, *"You're standing next to a no fishing sign. Get your butt out of here."*

Mr. Scheerer: Yes, they can.

Mr. Soukup: They can?

Mr. Scheerer: Yes, they can.

Mr. McLeod: What is my security officer supposed to do when they say, *"No"*?

Mr. Scheerer: Just let them know the signs say, *"No Trespassing, Boating, Swimming or Fishing."* Realistically, they could call non-emergency number and say, *"Hey, we got somebody trespassing on CDD property."*, and if the sheriff sends somebody like soon or maybe later, and they are still there, then they could ask them to leave.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Even if they are behind those houses like in Oakview, over here, and Waters Edge.

Mr. Scheerer: Yes, I know. I caught a guy in Knightsbridge on Friday standing next to the sign.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Yes. I see them almost every day; somebody out there fishing.

Mr. Scheerer: Of course, I am only here maybe one or two days a week, guys, but when I see them, I ask them to leave.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Because we keep getting the emails going what are you guys doing about this as the HOA and we're like you need to call a sheriff and report it.

Mr. Showe: That is the easiest way for the homeowners, especially if security is not on duty and no one is here, is to call the non-emergency number. We refer them to the same thing.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): FWC will respond.

Mr. Showe: Yes.

Mr. Brown: They're brave if their fishing in Oakview. I wouldn't want to be anywhere near if I might fall in that pond. That thing is like 40 feet deep.

Mr. Scheerer: Yes. Go to the Burrell in the back and its 65 feet deep.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): They are literally right in the back of the homes walking behind people's houses.

Mr. Scheerer: Yes. See the thing about that is, not to keep going on this same subject, is some of the people have called and said, *"They're on my property. They are cutting through my yard."* Well, that's your property. Trespass them. Call the police. We don't have the signs every 200 feet around every pond, which we could do, but there are signs in most focal entry points, easements, roadside where people drive in to give them the idea that there is no fishing. They'll go, *"Well, I am a resident here."*, or like the guy that told me down there by the golf course and I said, *"Well, the sign applies to everybody, residents included."*

Mr. Mehrlich: We are a zero-lot-line and pond two, it might technically be the same as other communities, but there is some leeway because everybody shares property by design.

Mr. Soukup: Any other public comments? We'll close public comment period.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Is that just for security or is it any public comment?

Mr. Soukup: Any public comment.

Mr. Glasscock: Can we address it now or save it?

Mr. Soukup: Yes.

Mr. Glasscock: I got an email from the contractor, and they said that they were still waiting for their bricks. When they first told me they said it would be six to twelve weeks for them to get here. I was emailing with them the yesterday; I told them that I needed some sort of answer today. They didn't give me the answer today as to when, but they said they're still waiting and they apologized for the delay, but they can't really do anything about it the bricks.

Mr. Mehrlich: Is it matching bricks to what we have now?

Mr. Glasscock: Yes.

Mr. Scheerer: Well, it's close. Our bricks are stained and faded. If I need to pick a different brick, what's in stock? We'll go look at it and I'm good with that.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): If somebody gets hit by a car from a racing guy going down the road and they say, *"Sorry, we didn't have any bricks."*

Mr. Scheerer: They will be able to sue.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): This has been since November of last year that we've been fighting this battle. My grandkids play out there and there is a bunch of kids out there and I am supposed to say, *"Sorry you got hurt, we didn't have the right bricks."*

Ms. Zaresk: It's been worked on ever since it was first brought to our attention. You can't get contractors to give contracts and you can't get supplies once you got one.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): I came to the February meeting or April, whatever it was, and they said, "Yeah, coming, right now."

Mr. Scheerer: Yes. It's approved. Waiting on the vendor.

Ms. Zaresk: It was approved, but if you can't get the material, you can't get the material.

Resident (Mike Harpster, 2411 KNIGHTSBRIDGE BOULEVARD): Can we tell them that we will take any bricks they've got, and we don't care what color they are?

Mr. Glasscock: That's up to them. I can tell them to just put concrete in.

Mr. Mehrlich: It will be done hopefully soon.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the May 23, 2023,  
Board of Supervisors Meeting**

Mr. Soukup: That brings us to approval of the minutes of the May 23<sup>rd</sup> meeting.

Ms. Zaresk: I move that the minutes be approved.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the May 23, 2023 Board of Supervisors Meeting were approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Soukup: That brings us to Attorney.

Mr. Clark: The Partin Road eminent domain action is ongoing. They'll take the deposition of their appraiser and try to understand their numbers of the end of July and see if they want to offer us a different number after that.

Mr. Mehrlich: Are they grossly wrong? Is it half?

Mr. Clark: No. There may be another \$10,000 or \$20,000 there.

Mr. Mehrlich: Does your fee meet that \$10,000 or \$20,000 up?

Mr. Clark: The more I get a month, the more they pay me.

Mr. Mehrlich: Ok, cool.

Mr. Clark: I wouldn't do it for my fee.

**B. Engineer**

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

Mr. Glasscock: That was it.

**C. District Manager's Report**

**1. Approval of Check Register**

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

Mr. Showe: Sure. In our check register, in your general fund, we've got check 7017 through 7047 for \$93,880.77. Your capital project fund, we've got checks 118 and 119 for \$24,600 for a grand total of \$118,480.77. Both Alan and I can answer any questions the Board may have on those invoices, or we can take a motion to approve.

Mr. Soukup: Any questions on invoicing?

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the May 1, 2023 through May 31, 2023 Check Register in the amount of \$118,480.77 was approved.
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**2. Balance Sheet and Income Statement**

Mr. Showe: Your next item is the balance sheet and income statement. There is no action required by the Board. On our budget actuals, we're actually doing much better than general fund by about \$50,000, so we are in great shape there. I believe you're at 99% collected on your assessments, so we should be in good shape there.

**3. Presentation of OCSO Reports**

Mr. Showe: We've also got the Sheriff's Reports.

**4. Reminder of Form 1 Filing Deadline of July 1, 2023**

Mr. Showe: I do want to just remind the Board that we do have a Form 1 deadline. You should have received your Form 1's in the mail. Just make sure you get those back by July 1<sup>st</sup>. That will avoid any fines or penalties. I think they wait a little bit before they actually fine you and we will keep in touch with you if for some reason they don't show it as received.

**5. Field Manager's Report**

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

Mr. Scheerer: Just really quick, we had a leaking condensate line in the clubhouse. We had that fixed. The AC filters were changed out. The elliptical machine, the foot pads came off, so we had those repaired as well. We put a new pool rule sign; one at the kiddie pool and one at the main pool. We had a circulating pump fail on the thing and thank God we got a new one in like the same day. We had the brick pavers all inspected. Typically, we will come through about once a quarter and check all the pool deck pavers. Any loose ones, they all get reset just to make sure we're as safe as possible, especially knowing it's summertime. We are continuing to perform minor maintenance issues at both guardhouses. We had the DVR went out at Lakeshore where the cameras were working, but it wasn't recording, so we got that replaced. As spoken to earlier, the phone at Lakeshore is currently not functioning. CenturyLink's working on the issue. I hope it's not tied to the road problems out there. We had the rest of the gate loose at the entrance replaced at Partin Settlement and that completes both the entry and exits. I haven't heard anything as to whether barcodes were working or not working. As far as I know, both gates are working fine. The ponds are in good shape, again, with warmer temps and no rain. We could see some algae blooms sporadically. New annuals were installed. We continue to meet with REW on a weekly basis. We should get our second pine straw application. We get three a year here under our current contracts, so we should be getting our second application of pine straw soon. The basketball nets were replaced. The school flashers are shut down for the summer. We had two storm drains right on Remington Boulevard that were holding water. We got those back and jetted out and then two in the Hawks Nest community, those were done. We did get a report on Friday that there was a resident or somebody that fell off the wobble board that is located over between Hawks Nest and Club Villas. The caution tape was put up there today and the board seems to be in good shape, but we were asked to safe it off until we could have somebody come out and do full inspection on it.

Mr. Brown: Was that us or did somebody go on their own and fix the leaning basketball.

Mr. Scheerer: We did that.

Mr. Brown: Okay. The reason I asked was because it was on a Sunday, I think.

Mr. Scheerer: Yes. Chet, he works. Chet don't care.

Mr. Brown: I didn't know if somebody had taken it upon themselves to fix it.

Mr. Scheerer: There is a sensor on the side of the backboard, and it looks like it just came loose and it just kind of tilted, so it makes it hard to shoot from one side to the other. We went ahead and tightened it up and straightened out a couple of roadway signs.



Mr. Clark: My shot always improves when that happens.

Mr. Scheerer: We also put new flags in each location in advance of the 4<sup>th</sup> of July holiday.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

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

Ms. Zaresk: Just a question. I noticed that somebody did some mowing along the new bike path along there. Was that REW or did the state actually do it?

Mr. Scheerer: I don't know if it was REW or not because we really haven't done anything out there. None of that has been cleared yet, as far as I know.

Ms. Zaresk: No.

Mr. Scheerer: Maybe it was the county. I will check with John and ask.

Ms. Zaresk: Yes. Just out of curiosity because I know we said we were going to kind of let it go and see if the county did what they were supposed to do.

Mr. Scheerer: REW will be back tomorrow. We've got a couple of areas that have a lot of thatch. There is a common area within the homes in Strathmore. It looks like the mower had a low tire or something got a flat and they scalped a couple of areas, so you will probably see REW out here again tomorrow doing some touch up stuff. I don't have an answer to that, Pam.

Ms. Zaresk: Yes. Just curious. It's not a great mowing job. I know I am not supposed to be on it, but I walked on it the other day and my first walking down it was like a jungle. This morning I noticed it's been packed down. It hasn't been mowed or manicured.

Mr. Scheerer: I hope it wasn't REW because I don't want any finger pointing if the asphalt is damaged or something like that.

Ms. Zaresk: That is why I am bringing it to your attention.

Mr. Scheerer: I will find out, yes mam.

Ms. Zaresk: That is all.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Yes. I just want to talk a little bit about the incident with the ledge.

Mr. Showe: We might not want to do that on record.

Mr. Jaisingh: Alright.

Mr. Showe: Just in case.

Mr. Jaisingh: Ok.

Mr. Soukup: Okay. Mr. Mehrlich?

Mr. Mehrlich: All is good. The place looks good.

Mr. Scheerer: We are getting there.

Mr. Brown: I don't have anything.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date – July 25, 2023**

Mr. Soukup: With that, our next meeting is July 25, 2023.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION VII



16 W Dakin Avenue  
Kissimmee FL, 34741  
407-425-4561

7/13/2023

RE: Speed Bumps & Speed Limit Signs

Dear CDD,

I am reaching out as a representative of the association. After receiving your response regarding our request to install speeds bumps and signs, we have agreed to rescind our request. We want to note that we pay CDD assessments and county taxes, therefore this request should have received more consideration. We have a speeding concern within our community and our residents expect action to be taken in attempt to remedy the safety concern. We are continuously assuming the financial burden of repairing our gates because of the allowable speed limit. We are requesting the CDD to agree to lower the speed in our community.

The Board of Directors encourage you to reconsider.

Sincerely,

Vanessa Hernandez, CAM

On behalf of the Gleneagles Board of Directors.

# SECTION VIII

# SECTION C

# SECTION 1

# Remington

## Community Development District

### Summary of Check Register

June 1, 2023 to July 14, 2023

Bank	Date	Check No.'s	Amount
General Fund	6/8/23	7048 - 7055	\$ 37,506.71
	6/16/23	7056 - 7060	\$ 38,705.95
	6/26/23	7061 - 7070	\$ 7,952.13
	6/29/23	7071 - 7074	\$ 4,155.42
	7/7/23	7075	\$ 1,905.00
	7/13/23	7076 - 7081	\$ 40,837.72
Capital Projects	6/29/23	120	\$ 33,600.00
<b>Total Amount</b>			<b>\$ 164,662.93</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/08/23	00082	6/01/23 18394	202305 310-51300-31500	ATTORNEY SVCS-MAY23 CLARK & ALBAUGH, LLP	*	789.00	789.00 007048
6/08/23	00321	5/31/23 1804412	202305 320-53800-34500	SECURITY SVCS 05/01-05/31 5/31/23 1804413 202305 320-53800-34500 TRACK TIK 5/1-5/31/23 DSI SECURITY SERVICES	*	31,552.44 150.00	31,702.44 007049
6/08/23	00192	6/25/21 18501	202306 320-53800-57200	SERVICE EQUIPMENT FITNESS SHOWCASE EQUIP SALE & SVC	*	140.00	140.00 007050
6/08/23	00213	5/10/23 54517	202305 320-53800-34500	SECURITY SVCS 5/10-5/17 OSCEOLA COUNTY SHERIFF'S OFFICE	*	795.84	795.84 007051
6/08/23	00328	5/31/23 INV15913	202305 320-53800-46300	IRRIGATION REPAIRS-5/22 REW LAWN & IRRIGATION	*	431.48	431.48 007052
6/08/23	00291	6/01/23 8862	202306 320-53800-46400	POOL MAINTENANCE-JUNE23 ROBERTS POOL SERVICE AND REPAIR INC	*	650.00	650.00 007053
6/08/23	00125	5/24/23 401466	202305 320-53800-46500	RPLCD MOTOR/PUMP 5/25/23 401134 202305 320-53800-46500 SULFURIC ACID 5/25/23 401313 202305 320-53800-46500 BULK BEACH 5/30/23 401524 202305 320-53800-46500 REPAIR SHOWER VALVE SPIES POOL LLC	*	821.00 82.00 300.00 294.95	1,497.95 007054
6/08/23	00128	5/30/23 USA03140	202305 320-53800-53000	MECHANICAL SWEEPING MAY23 USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00 007055
6/16/23	00038	6/09/23 S92911	202306 320-53800-34800	REPLACING LOOPS-PARTIN 6/09/23 12216 202306 320-53800-34700 WIPAK MNTHLY FEE - JUN 23 ACCESS CONTROL TECHNOLOGIES	*	3,061.90 240.00	3,301.90 007056

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/16/23	00093	5/31/23 211577	202305 320-53800-47100	LAKE MAINTENANCE - MAY 23	*	1,265.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,265.00 007057
6/16/23	00168	6/01/23 496	202306 310-51300-34000	MANAGEMENT FEES - JUN 23	*	6,180.75	
		6/01/23 496	202306 310-51300-35200	WEBSITE ADMIN - JUN 23	*	83.33	
		6/01/23 496	202306 310-51300-34100	INFO TECHNOLOGY - JUN 23	*	125.00	
		6/01/23 496	202306 310-51300-51000	OFFICE SUPPLIES	*	1.68	
		6/01/23 496	202306 310-51300-42000	POSTAGE	*	55.20	
		6/01/23 496	202306 310-51300-42500	COPIES	*	3.90	
		6/01/23 497	202306 320-53800-12000	FIELD MANAGEMENT - JUN 23	*	2,475.83	
				GOVERNMENTAL MANAGEMENT SERVICES			8,925.69 007058
6/16/23	00084	5/26/23 151944	202305 320-53800-52000	PARKING VIOLATION - 1000Q	*	283.36	
				PIP PRINTING & MARKETING			283.36 007059
6/16/23	00328	6/01/23 INV15994	202306 320-53800-46200	LANDSCAPE MAINT - JUN 23	*	24,930.00	
				REW LAWN & IRRIGATION			24,930.00 007060
6/26/23	00038	6/16/23 S94253	202306 320-53800-57200	CARD READER REPAIRED 6/6	*	600.00	
				ACCESS CONTROL TECHNOLOGIES			600.00 007061
6/26/23	00192	6/13/23 19027	202306 320-53800-57200	SERVICE EQUIPMENT	*	251.06	
				FITNESS SHOWCASE EQUIP SALE & SVC			251.06 007062
6/26/23	00217	6/13/23 82198139	202306 320-53800-57200	SERVICE CALL-DRAIN LINE	*	334.20	
				FRANKS AIR CONDITIONING INC			334.20 007063
6/26/23	00168	5/01/23 495	202305 320-53800-12000	FIELD MANAGEMENT-MAY23	*	2,475.83	
				GOVERNMENTAL MANAGEMENT SERVICES			2,475.83 007064
6/26/23	00127	6/16/23 5287271	202305 310-51300-31100	ENGINEERING SVCS-MAY23	*	448.20	
				HANSON, WALTER & ASSOCIATES, INC.			448.20 007065

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/26/23	00213	5/22/23	54561	202305	320	53800	34500		SECURITY SVCS 05/22-05/30	*	795.84		
									OSCEOLA COUNTY SHERIFF'S OFFICE			795.84	007066
6/26/23	00125	6/18/23	402139	202306	300	15500	10000		CHEMICAL CONTROLLER-JUL23	*	125.00		
									SPIES POOL LLC			125.00	007067
6/26/23	00071	6/13/23	43452387	202306	320	53800	46800		PEST CONTROL - JUN 23	*	72.00		
									TERMINIX COMMERCIAL			72.00	007068
6/26/23	00128	6/19/23	USA03171	202306	320	53800	53000		MECHANICAL SWEEPING-JUN23	*	1,500.00		
									USA SERVICES OF FLORIDA, INC			1,500.00	007069
6/26/23	00282	4/18/23	23-1650	202303	320	53800	46700		CLUBHOUSE CLEAN-MAR23	*	1,150.00		
		4/18/23	23-1650	202303	320	53800	35000		GUARD HOUSE CLEAN-MAR23	*	200.00		
									WESTWOOD INTERIOR CLEANING INC.			1,350.00	007070
6/29/23	00093	6/15/23	212238	202306	320	53800	47100		LAKE MAINTENANCE-JUN23	*	1,265.00		
									APPLIED AQUATIC MANAGEMENT, INC.			1,265.00	007071
6/29/23	00289	6/23/23	I113657	202306	320	53800	57200		RPR- PIN HOLE LEAK	*	399.30		
									BROWNIE'S SEPTIC & PLUMBING, LLC			399.30	007072
6/29/23	00213	6/05/23	54609	202306	320	53800	34500		SECURITY SVCS-06/05-06/15	*	1,061.12		
									OSCEOLA COUNTY SHERIFF'S OFFICE			1,061.12	007073
6/29/23	00125	6/22/23	402507	202306	320	53800	46500		BLEACH/ACID/SODIUM	*	690.00		
		6/22/23	402549	202306	320	53800	46500		BULK BLEACH	*	740.00		
									SPIES POOL LLC			1,430.00	007074
7/07/23	00082	7/01/23	18416	202306	310	51300	31500		GENERAL MATTERS	*	990.00		
		7/01/23	18417	202306	310	51300	31500		PARTIN SETTLEMENT	*	915.00		
									CLARK & ALBAUGH, LLP			1,905.00	007075

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00038	6/30/23	S95162	202306	320	53800	34800		ACCESS CONTROL PANEL	*	332.50		
									ACCESS CONTROL TECHNOLOGIES			332.50	007076
7/13/23	00290	6/28/23	5318	202306	320	53800	47800		INSTALL/RPR BASKETBALL CT	*	385.00		
		6/28/23	5319	202306	320	53800	47300		REPAIR SPEED SIGNAGE	*	345.00		
		6/28/23	5320	202306	320	53800	47300		RPRS IN FITNESS STATIONS	*	185.00		
									BERRY CONSTRUCTION INC.			915.00	007077
7/13/23	00321	6/30/23	1804542	202306	320	53800	34500		SECURITY SVCS 06/01-06/30	*	29,786.18		
		6/30/23	1804543	202306	320	53800	34500		TRACK TIK 6/1-6/30/23	*	150.00		
									DSI SECURITY SERVICES			29,936.18	007078
7/13/23	00168	7/01/23	498	202307	310	51300	34000		MANAGEMENT FEES-JUL23	*	6,180.75		
		7/01/23	498	202307	310	51300	35200		WEBSITE MANAGEMENT-JUL23	*	83.33		
		7/01/23	498	202307	310	51300	34100		INFORMATION TECH-JUL23	*	125.00		
		7/01/23	498	202307	310	51300	51000		OFFICE SUPPLIES	*	1.35		
		7/01/23	498	202307	310	51300	42000		POSTAGE	*	62.78		
		7/01/23	498	202307	310	51300	42500		COPIES	*	3.00		
		7/01/23	499	202307	320	53800	12000		FIELD MANAGEMENT-JUL23	*	2,475.83		
									GOVERNMENTAL MANAGEMENT SERVICES			8,932.04	007079
7/13/23	00291	7/01/23	8931	202307	320	53800	46400		POOL MAINTENANCE-JUL23	*	650.00		
									ROBERTS POOL SERVICE AND REPAIR INC			650.00	007080
7/13/23	00071	7/03/23	43526090	202307	320	53800	46800		PEST CONTROL-JUL23	*	72.00		
									TERMINIX COMMERCIAL			72.00	007081

TOTAL FOR BANK A 131,062.93

TOTAL FOR REGISTER 131,062.93

REMI -REMINGTON - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/29/23	00253	5/04/23 5291	202305 600-53800-53100	RPLCD CONCRETE CROWN RIDG	*	16,200.00	
		5/12/23 5294	202305 600-53800-53100	RPLCD CONCRETE S-HAMPTON	*	17,400.00	
BERRY CONSTRUCTION INC.							33,600.00 000120
-----							
TOTAL FOR BANK C						33,600.00	
TOTAL FOR REGISTER						33,600.00	

REMI -REMINGTON - MBYINGTON

# SECTION 2

# SECTION 3



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: \_\_\_ Remington Community \_\_\_\_\_

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/26/23	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	Patrol	
06/26/23	2200	End Shift		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	10
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	10
Reports		Ordinance						Construction	

Name: \_\_\_ Raymond West \_\_\_\_\_ ID #: \_\_\_ 898 \_\_\_\_\_ Date: \_\_\_ 06/26/23 \_\_\_\_\_





# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: \_\_\_\_\_ REMINGTON \_\_\_\_\_

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
06/30/2023	1330 HOURS	2737 PORTCHESTER COURT	VERBAL WARNING	
06/30/2023	1350 HOURS	CALLAWAY AND ABBERLY	VERBAL WARNING	
06/30/2023	1450 HOURS	WOODSON AND BURRELL	VERBAL WARNING	
06/30/2023	1530 HOURS	133 SOUTH HAMPTON	911 CALL	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up	1	Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: \_\_\_\_\_ D.RISNEY \_\_\_\_\_ ID #: \_\_\_\_\_ 2920 \_\_\_\_\_ Date: \_\_\_\_\_ 06/30/2023 \_\_\_\_\_



# Osceola County Sheriff's Office

## Detail Activity Sheet

Job Site: \_\_\_ Remington Community \_\_\_\_\_

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
07/07/23	1800	Remington Community	10-8	
	1830	Remington Blvd/ Club Villas	Patrol	
	1900	Remington Blvd / Harwood	Patrol	
	1930	Remington Blvd/knightsbridge	Traffic stop	1 warning
	2000	Remington Blvd/ Sunset Park	Patrol	
	2030	Remington Blvd/ Knightsbridge	Patrol	
	2100	Remington Blvd/ Community Center	Patrol	
	2130	Remington Blvd / Harwood	Traffic Stop	1 warning
07/07/23	2200	Remington Blvd/ Community Center	patrol	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	10
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	2	Businesses	10
Reports		Ordinance						Construction	

Name: \_\_\_ Raymond West \_\_\_\_\_

ID #: \_\_\_ 898 \_\_\_\_\_

Date: \_\_\_ 07/07/23 \_\_\_\_\_

# SECTION 4

**BOARD OF SUPERVISORS MEETING DATES REMINGTON  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024**

The Board of Supervisors of the Remington Community Development District will hold their regular meeting for the Fiscal Year 2024 at the Remington Clubhouse, 2651 Remington Blvd., Kissimmee, Florida 34744 at 6:00 P.M. unless otherwise indicated as follows:

October 23, 2023  
November 27, 2023  
December 25, 2023- *Christmas Day, consider alternate date*  
January 22, 2024  
February 26, 2024  
March 25, 2024  
April 22, 2023  
May 27, 2024  
June 24, 2024  
July 22, 2024  
August 26, 2024  
September 23, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at that meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Showe  
District Manager  
Governmental Management Services-  
Central Florida, LLC