

**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

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?

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.

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.

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.

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.

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.

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 23rd 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.

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. 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.



Secretary/Assistant Secretary



Chairman/Vice Chairman