

**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, **July 25, 2023** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
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: This past month, we had 7,056 residents go through the Partin Settlement Road gate and 1,494 visitors. The E. Lakeshore Boulevard gate had 5,997 residents and 572 visitors. We issued 248 citations and had two tows. We attempted to tow four cars altogether.

Ms. Zaresk asked what was resident number at the E. Lakeshore Boulevard gate?

Mr. McLeod: 5,997.

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

Ms. Zaresk: Just a comment. The lights are much brighter.

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

Public Hearing

Mr. Soukup: We need a motion to open the public hearing.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the public hearing on adoption of the budget for Fiscal Year 2024 was opened.

A. Adoption of Fiscal Year 2024 Budget

i. Consideration of Resolution 2023-04 Adopting Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Showe: There is no assessment increase. However, we had to reduce the transfer into the Pavement Management Fund to accommodate that, which we discussed earlier. One of the things that we'll have to look at for future years, obviously, at some point, probably next year or the following year, we are going to need an assessment increase as the cost for sidewalks increased. It's not something that we need to do this year, but it is something that the Board should be looking at going forward.

Mr. Brown: Why do we need an assessment increase?

Mr. Showe: In order to keep assessments level, we've been reducing the transfer to the Pavement Management and Capital Projects Funds. Obviously, you had some increases in cost contractually over the last several years. It's a Board decision. We can't decrease it now because we already advertised the high watermark, but in future years, we're going to have to look at it.

Mr. Soukup: Do we potentially have some offset with the property/easement sale?

Mr. Showe: Potentially. We do have an extra \$50,000 from the first one this year, which will go into the General Fund. Obviously any excesses that you have this year will also go in there. So, there is some potential there, long-term, as we look at probably needing to do some more resurfacing in the next four to five years. That's just something we'll just have to keep an eye on.

Mr. Soukup: Right.

Ms. Zaresk: Do we get any kind of a transfer fee or anything when people sell?

Mr. Soukup: No. Our assessments are specifically received on the Property Tax Bill. So, it doesn't matter when the property transfers.

Ms. Zaresk: I didn't know if there was any provision.

Mr. Showe: I think the budget is pretty much in line with what you are seeing per your residents. Obviously, we detail out as much as we can for each account line. We also have your Capital Projects and Roadway Maintenance Management Funds. At the end of this year. Your Roadway Pavement Fund still has approximately \$675,000 in it. So, obviously there are enough projects as they come up. Then your Capital Projects Fund at the end of this year would have about \$26,000 and then we have enough next year to take care of the other items we have. With that, we can take any questions or comments from the Board or a motion to approve.

Mr. Brown: When we come to that point down the road, would there be any opportunity to issue another bond and have that be cheaper for the residents than raising the operating and maintenance (O&M) assessment or is that even possible?

Mr. Showe: It goes back to what we originally certified the amount we can do these bonds?

Mr. Clark: My sense is that we are already at the maximum, but I don't remember the exact number? It was 29 years ago. I would have to look.

Mr. Showe: We could do some research to see if there is some left, but when you originally created this, you essentially sued the State of Florida up to a certain amount and you have to keep it under that amount. I don't think it would be worth the cost to go and do that. You can go through that process again, but it would be quite expensive and probably not worth it. We can see if there is some opportunity.

Mr. Clark: Yeah. The rates may have to settle down.

Mr. Brown: Yeah. I just wondered if it would be cheaper than what we would have to raise O&M yearly to spread it out.

Mr. Showe: It's an option for sure.

Mr. Mehrlich: How much money is spent when you do one of these neighborhoods?

Mr. Showe: It's probably \$250,000. It depends on the neighborhood. We would need to have the engineer do a study on that. We can give you some estimates.

Mr. Mehrlich: I'm just curious.

Mr. Showe: The prices on that keep going up. It's based on a per square footage price than anything else.

Ms. Zaresk: This community compared to others is huge.

Mr. Soukup: Oh yeah.

Mr. Scheerer: The road going into Glen Eagles is a small road, but when you go over into Waters Edge, it has multiple roads.

Ms. Zaresk: Yeah.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor Resolution 2023-04 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations was adopted.

ii. Consideration of Resolution 2023-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: Attached to this resolution is the Adopted Budget that you just approved and the Assessment Roll is on an Excel spreadsheet. We can take any questions or comments on this, but this is more procedural. This is the resolution that actually levies the assessment on each individual home.

Mr. Soukup: Are there any questions on the resolution imposing special assessments and certifying an Assessment Roll? Hearing none,

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor Resolution 2023-05 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the public hearing on adoption of the budget for Fiscal Year 2024 was closed.

SIXTH ORDER OF BUSINESS

**Approval of Minutes of the June 27, 2023,
Board of Supervisors Meeting**

Mr. Soukup: Are there any corrections to the minutes? Hearing none,

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the June 27, 2023 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

**Discussion of Letter from Glen Eagles
HOA Regarding Speed Limit**

Mr. Showe: I received a request from Glen Eagles about the speed limit. They just wanted to make sure that this letter was on the record and that the Board to reconsider their decision.

Mr. Brown: Didn't we tell them it wasn't us?

Mr. Clark: Yeah. You have no authority over the speed limits.

Mr. Showe: I told them that.

Mr. Soukup: We understand the discussion and still have no change in our position.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark: The only thing that I have is the ongoing Partin Settlement Road litigation. They are having the deposition on Monday. I have also thrown out another number to them to see if they are interested in settling the case, about \$20,000 more of where they were. Sometimes it's a good idea to do that before everybody spends that much money. So, we will see if they bite on it. Then I'll bring it back and see if the Board wants to approve it.

Mr. Brown: They've already paid that. Correct?

Mr. Clark: They paid us \$89,000 roughly, which was what they had to deposit. The District Manager has that in a segregated account for when the case is over with.

Mr. Showe: Yeah, we're just holding it.

B. Engineer

Mr. Soukup: We have no engineer.

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 #7048 through #7081 and Check #120 in the Capital Projects Fund for a total of \$164,662.93. 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 Ms. Zaresk seconded by Mr. Mehrlich with all in favor the June 1, 2023 through July 14, 2023 Check Register in the amount of \$164,662.93 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 performing better than budget to actuals. So, we are in great shape there and we are at 100% collected on our assessments. So, we're in great shape there as well.

Mr. Clark: How are our monies invested?

Mr. Showe: I believe they are in a surety bond. We tried to transfer the majority into the State Board of Administration (SBA) account.

Mr. Clark: It looks like we have almost \$1 million outside of the SBA.

Mr. Showe: Let me double check.

Mr. Clark: What is Truist paying?

Mr. Showe: I don't know the specifics.

Mr. Clark: We are getting 5% on a lot of accounts in a lot of Districts. Some money has to stay in operating to pay the bills as they come, but you may have more money that go into investments than you have here. So, you might want to dig into that for the next meeting.

3. Presentation of OCSO Reports

Mr. Showe: We presented the Osceola County Sheriff's Office Reports.

4. Review of Fiscal Year 2024 Meeting Schedule

Mr. Showe: In your agenda we have the Fiscal Year 2024 meeting schedule. We kept the same schedule, except for moving the December meeting up a week, so it did not conflict with Christmas.

Mr. Soukup: Right.

Mr. Showe: Other than that, it is your typical meeting schedule for the fourth Tuesday of every month. We can take a motion to approve.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Fiscal Year 2024 meeting schedule as presented was approved.

5. Field Manager's Report

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

Mr. Scheerer: Just really quick, the carbonator here at the Amenity Center failed last week. ACT came out and installed a new one. Unfortunately, during the software update, the system froze, so most if not all of the cards were actually working. They will be back tomorrow morning. They have to get into the software here at the office, but before they do that, they have to stop by the GMS office, as all of the cards run through our computer. So, they will get some information, come back and hopefully get everybody's cards up and running tomorrow. The new card readers will hopefully be working fine. The Fitness Center is in good shape. The pool is in good shape. We received the new panels that replaced the e-merge panels at both gates. We were having problems with the BAI at Partin Settlement Road more than the E. Lakeshore Boulevard gate. Someone hacked into these e-merge panels and there was no fix according to the manufacturer. So, they replaced them with a different panel. It took a couple of days to get all of the data transferred. It did not affect anything that was going on. ACT/Guardian spent two or three days out here running the new software, to make sure that everything was up and running. We do give them our own bar codes that are already registered, to make sure that they work. They were here probably three to four hours, just tracking cars at both locations. I looked at all of the security cameras while security was engaged with a visitor and it appears that the visitor gates were working fine. I have not heard from security, roving patrol or any resident that bar codes were not working, but like I said, ACT/Guardian has been out here for two or three days just doing follow up. Hopefully that will get us on track with getting the bar code scanners working the way they used to. We did have a pinhole leak on potable water backflow at the Partin Settlement Road guardhouse. Brownies Plumbing came out and cut the pipe out, replaced it and we are good now. We continue to meet with REW each week. We know that we have some issues with the neighborhood entrances with some of the common area landscaping. The new budget has some funding in it for landscape replacement for next year. Once we get through the tree lifting, which is next year, we can start looking at, like we talked about, upgrading the entrances and common areas along Remington and Knightsbridge Boulevards. The big trailer, just so you know, has your

pine straw. They will be out here tomorrow. Usually the guys are pretty efficient, they get out here in one day, distributing all of the pine straw. They just shake it out in locations. So, we will keep an eye on that. By Friday, we should be done. Also, we did catch somebody depositing some chairs in the dumpster for the street sweepers, before the meeting and asked them not to do that. They probably did a partial sweep today and will finish up tomorrow and then hopefully the dumpster will be gone. School is getting ready to start, as you know and on Friday, I will turn the flashers on. We will let them run and see how they operate. We haven't had any issues with them, but I typically like to do a test. We will get those operating in advance of school and then be back to running the school flashers full-time. We had some pickets broken on the playground fence. I believe they are fixed now. We are also going to have a small sidewalk, to keep kids off of the mulch. We have not been mowing the drainage swale out on E. Lakeshore Boulevard. I think the guys are a little nervous. I tried to ask them to at least cut on either side of the path. I think right now we are just going to hold off on that and will let the county deal with it, but we did have RWE clean up the mess that they made, on either side of our entrance. I can try and answer any questions that you have.

Ms. Zaresk: I think there are a couple of pickets that are pulled away and broken on the section between the road and the golf course, coming in on the right-hand side of E. Lakeshore Boulevard.

Mr. Scheerer: I got you.

Ms. Zaresk: It looks like it was caused by a golf cart. You might want to take a look at that.

Mr. Scheerer: Yes ma'am.

Mr. Mehrlich: I noticed coming in here, a semi making a delivery, was hitting trees on Remington Boulevard. Shouldn't they maintain a 13'6 clearance through there?

Mr. Scheerer: We do that annually, but if there's a big problem like that, we can have them come out and do it. As far as your contract maintenance, all of the trees are done. We typically do those once a year in the Fall.

Mr. Mehrlich: Okay.

Mr. Scheerer: If there are a couple of them that pose a problem, we don't have a problem getting with REW and talking to them. They will do all of Remington Boulevard and all of Knightsbridge Boulevard. They will do all of our entry trees, wherever there are CDD trees as part of your contract. That's included. We do take them up to 14 feet and typically 8 feet on the

sidewalk, but as you know, over the last six months or so, they are probably growing, but I'll keep an eye on it and talk to REW. I have them scheduled to start with the residential trees on October 1. It will probably take them a month or so to get through the remaining three-and-a-half neighborhoods that we have left. Any problem like that, we can definitely see if they can do something.

Mr. Mehrlich: When you and I were talking about budgeting for the landscaping in the future, is Jason aware of that?

Mr. Scheerer: He knows about that. We talk weekly, multiple times a week.

Mr. Mehrlich: Are we budgeting for landscape upgrades in the future?

Mr. Scheerer: We can't do that now because we already adopted the budget, but we have \$15,000 in the capital line item for Fiscal Year 2024. Then we have the \$25,000 that the Board allocated for residential street trees.

Mr. Mehrlich: I think it's something that we should agree on, even if it's a small amount over a period of time, just to upgrade landscaping throughout and modernize it.

Mr. Scheerer: We had talked about taking that \$25,000 that the Board approved for street trees and moving that more towards landscaping enhancements.

Mr. Mehrlich: Right.

Mr. Scheerer: Then we would work with the landscape provider to come up with some drawings and say, "*Hey, we're going to start at Somerset Kay Place, Water's Edge, etc. and just work our way down through all of the neighborhoods and come up with an idea for a new look at the entryways.*"

Mr. Mehrlich: Right.

Mr. Scheerer: Once all of that has been accomplished and we see the removal, disposal and upgrades for each location, we'll have an idea of what kind of money it's going to take. The bigger issue is going to be Parkland Square coming in, has viburnum hedges all the down that were starting to fail. Then you have everything down Remington Boulevard and everything down Knightsbridge Boulevard.

Mr. Mehrlich: Yeah.

Mr. Scheerer: Do you want to keep the landscaping? Do you want to put sod in? How crazy do you want to get? How much money do you want to spend and how high do you want your

assessment to go? Ideally it would be nice if we can come in with a couple of hundred grand and say, “*Okay, lets redo the whole thing,*” but I don’t think that’s going to be realistic.

Mr. Soukup: Right.

Mr. Mehrlich: I think a little at a time will add up very fast with a Master Plan. Just do little parts and continue it.

Mr. Showe: Those are great targets as we look at next year’s budget. So, if we’re going to do an increase, that’s the time to start putting those things in. You have a large community. The nice thing is that your assessment is spread out over a lot of homes, which reduces the impact on a permanent basis.

Mr. Mehrlich: I don’t know the procedure to get that involved, but I just think it’s something that we should talk about.

Mr. Showe: Yeah. I think as we get into January of next year, we should start looking at the real cost that we need to be setting aside per year going forward, such as the cost of the sidewalks, the cost of upgrades, electronics, all of that kind of stuff. Then we can start going back to the budget.

Mr. Scheerer: I know working with Jason all of these years, all of that gets documented. When we start going through the budget process, we’ll typically have a couple of meetings before we get to that point. So, I will start working with REW or whoever your landscaper is next year, to start coming up with some renderings. We will get some cost estimates, because as you know, the things that we may do in March or April, can escalate by the time you get to October. So, there has to be a percentage increase in there somewhere. We’re seeing in there anywhere from a 7% to 10% increase from when we started doing the budget to where we are now. In October, when we start doing stuff, the cost always goes up.

Mr. Mehrlich: I wonder where that stops. Does it keep going?

Mr. Scheerer: I’m not going to comment.

Mr. Showe: I’ve never seen it go backwards.

Mr. Mehrlich: Its crazy. How can things just keep going up.

Ms. Zaresk: Just out of curiosity, what about pine straw?

Mr. Scheerer: Its included in the contract.

Ms. Zaresk: With REW?

Mr. Scheerer: Yes ma’am.

Ms. Zaresk: Okay.

Mr. Scheerer: We do three applications of pine straw per year.

Ms. Zaresk: Okay.

Mr. Scheerer: It's all included.

Ms. Zaresk: If we're going to start looking at that, just to throw something out, we have to replace the pine straw every year. Right?

Mr. Scheerer: We mulch, whether its pine straw or pine bark, at least once a year.

Ms. Zaresk: Okay.

Mr. Scheerer: Pine straw has always been in your contracts, since before GMS got here.

Ms. Zaresk: Right.

Mr. Scheerer: There are three times per year application, so we kept it. Can we change that and go with a designer brown mulch such as cypress mulch or pine bark mulch?

Ms. Zaresk: I was asking because when you look at that cost every year, it is a much smaller area. You have much more experience in this, but my question is, would it be worth looking at something that's more durable like a lava rock. I know its expensive. Don't get me wrong.

Mr. Scheerer: Sure, we can look at it.

Ms. Zaresk: My point is, as Tim as saying, if you have a Master Plan and you do a little bit every year, you guys are more experienced in this, but we could have something like lava rocks.

Mr. Soukup: I have rocks in front of my house and they sink over time. At the end of the month, you have to keep adding rocks.

Mr. Scheerer: I'm not opposed to looking at that, but I have a fear of children and lava rocks.

Mr. Mehrlich: Lawn mowers.

Mr. Scheerer: Lawn mowers, kids.

Ms. Zaresk: That's a good point.

Mr. Scheerer: If you want to get rid of those and see about changing the cost structure, if we bid landscaping out or we want to make a change to the current landscaping, we can look at a price and say, *"Hey, we don't want to do pine straw three times a year, we want to do an application of brown cypress or yellow cypress."*

Ms. Zaresk: That's my point. I want to do something that maybe we don't have to do every year.

Mr. Scheerer: You are going to do it every year. I have properties where they separate mulch and some of it is a pretty big chunk, maybe \$50,000, \$60,000 or \$75,000.

Ms. Zaresk: Yeah.

Mr. Scheerer: But when you do the bid, you do it as part of the landscape bids.

Ms. Zaresk: Okay. Thanks.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Soukup: Mr. Brown, do you have a question?

Mr. Brown: I have a few items. Can you now say why there was police tape last month?

Mr. Showe: There was somebody who apparently got injured on a piece of playground equipment. We are still investigating it. We haven't received a claim yet. We received a report from security that someone potentially was injured.

Mr. Scheerer: Pam brought it up at the last meeting.

Mr. Brown: At the time you didn't want to say anything.

Mr. Showe: We believe that someone was injured, but we have not received a claim yet. We gave our insurance company all of their information and taped the area off to be safe.

Mr. Scheerer: Somebody actually came out and looked at it and took some pictures. They just said for the time being, to just leave it taped off and that's what we did.

Mr. Brown: I'm guessing somebody talked to the basketball players because it doesn't seem to be nearly as bad lately as it was, unless they are not showing up. I haven't seen it covered in water bottles.

Mr. Soukup: It's too hot.

Mr. Scheerer: I haven't talked to them.

Mr. Brown: I thought maybe security might have because it hasn't been nearly as bad.

Mr. Soukup: No one is playing on the court next to my house at all.

Mr. Brown: So, it might be too hot. Did our card system get hacked?

Mr. Showe: It was a systemwide issue that affected almost every property that had an e-merge type system.

Mr. Scheerer: That doesn't apply to your card reader.

Mr. Brown: I was just thinking why somebody would hack into our gate.

Mr. Showe: The entire e-merge system was compromised, which impacted every property that we have.

Mr. Scheerer: I have seven gates at Reunion that I'm pricing that upgrade on. It comes up to \$3,000 per gate.

Mr. Showe: We could wait for e-merge to figure out what happened and fix it, but there was no timeframe or we could make some changes to the entire software with new equipment. So, we made that change at all of our properties.

Mr. Brown: I had one more item. Can we do something with the wall at the entrance of Partin Settlement Road. because it has a big crack in it? Its covered in moss.

Mr. Scheerer: I already called the masonry company to look at it.

Mr. Soukup: Are there any other Supervisor Requests?

Ms. Zaresk: I believe that I heard at the last meeting and I certainly see the increase again, because for a long period of time we didn't see it from one of our residents who shows all of the parking. It really helped when we put the restriction on them. I don't know.

Mr. Soukup: On one individual, do you mean?

Ms. Zaresk: Do we need to talk about doing that again?

Mr. Mehrlich: I lived down the road from that.

Ms. Zaresk: I know you do.

Mr. Mehrlich: They pop up, but when I go down the road 10 minutes later, they are gone.

Ms. Zaresk: Right.

Mr. Mehrlich: So, they are very erratic. Then there are times when they are there and they know exactly what they are doing because their cars are right there. She posts a lot, but when I go by there, they are not there. It would be hard for me to catch them in my neighborhood when they are there. Sometimes they are there all day long. So, it's very sporadic. I was going to talk about that. The guards don't stop them. They just ignore them.

Ms. Zaresk: Okay. I guess that I just struggle with that as we all do. Is there possibly anything that should be reported to the police as illegal activity or a nuisance? Quite honestly, I'm tired of hearing about it. I know that we all are. I keep struggling with some idea that we can tell the HOA, "*Go down this path, report them as a nuisance.*" But I'm tired of these people burdening us with it.

Mr. Showe: I would say if there was something that we saw on those videos as illegal activity, we would be contacting the Sheriff's Office ourselves. I don't see anything that's illegal.

Ms. Zaresk: Right.

Mr. Showe: When I get those videos and spot something, they go straight to security within minutes, because I want security to see as quick as they can, what's going on.

Ms. Zaresk: Okay.

Mr. Showe: Again, Tim's point, if they are gone within 10 or 15 minutes, there's nothing we can do.

Ms. Zaresk: Okay.

Mr. Showe: In order for us to use that provision in the rules, we have to prove that they are getting around the rules somehow. If they are not even violating the rules, I don't know how you make that determination.

Ms. Zaresk: I understand.

Mr. Showe: That's kind of a Scott question, but it makes it difficult.

Mr. Clark: Yeah, there needs to be evidence.

Mr. Showe: We drive on that property every time that we're onsite and there are no cars there. I will say that based on the previous company, the majority of complaints that we received, were far reduced. Under the prior company, we would get lots of complaints from a myriad of people, versus what we are getting now, which is from a very select group of people.

Ms. Zaresk: Yes.

Mr. Showe: It may be down to about three that are constant. Every time we get them, they go straight to security.

Ms. Zaresk: I got it. Thank you.

Mr. Soukup: Okay. Mr. Mehrlich?

Mr. Mehrlich: Yeah. I'm going to try to be as short as possible. I would like to ask if we could listen to a 15-minute presentation from another security company that would like to do security work here. That wasn't what I was coming in here to do, but I made a phone call to the guy that we got copied on from an email sent by someone named Darrin. I wanted to ask for the Board to agree to some different changes to improve what is going on, but I don't even want to do that now after talking to this guy. I was on the phone with him over an hour today and couldn't get him off, but he said some interesting things. He did research on what DSI is and what they are not.

He has his own spiel on all of these things, but I had some emails that went back and forth with DSI and with Bill and Bill's boss. I really feel weird because I'm an entrepreneur. I'm a person that does things as a business owner. I'm not used to doing things in a corporate world. We are supposed to have somebody else that I can't even talk to. I don't even though if I have people's support and its very strange. I don't totally understand it and I should. I guess committees could potentially help that. It boils down to these guys not doing what they are supposed to be doing. We're paying them \$30,000 a month and I think that they are one of our highest vendors. They are sleeping on the job and leaving the gates open. When I sent them a nice email, I'm called out because I said that it occurred at 12:00 p.m. instead of 12:00 a.m. Well, the incident occurred at 11:00 p.m. I said that the guy had a laptop, but the guy told me that he doesn't own a laptop. He had some sort of a devise that had a light on it. Maybe it wasn't a laptop. It was a phone or something. Then I was told that he was in the bathroom. Then I was told that the gates were malfunctioning. So, they had every excuse in the world about doing this or not doing this. A few days later, we came through here again and the guy was doing the exact same thing. The gates were wide open. The lights were off. The guy was sitting there playing on his phone, because he doesn't own a laptop. So, I called Bill at 12:00 a.m. and said, "*Hey, go down there right now.*" So, he called and the guy left this office. We watched him. He drove down there and sat there for a few minutes and left. The guy shut the gates. I don't know if the lights were off that particular night, but he went down there, went about his business and the guy drove back down here. So, I called Bill and sent his officer down, but other than that, they want to make all kinds of excuses. I say to Bill, "*All they have to do is open and close the gate, that's it*" and they're not even doing that.

Mr. Soukup: What are the terms of our current agreement with them?

Mr. Showe: There are provisions for how they perform those services. There are guidelines. Obviously, when we observe things and we hear what Tim is saying, we're immediately talking to them as well. Alan is reviewing the camera and we are showing the footage to Bill. Now I will note that because of the size of the contract, we have to go through a formal bid process.

Mr. Soukup: Correct.

Mr. Showe: I wouldn't recommend going through that now.

Mr. Mehrlich: One other thing that I want to say on the record. It was admitted in writing that they were not doing their job because they were afraid of the interaction from the bad resident

or tenant, whoever they might be. They actually admitted that in writing. They didn't say it in those exact words, I'm paraphrasing, which tells me that they are not stopping at 114 Westmoreland because they don't want this raving maniac to come out the door and threaten them and I get it. The guy I talked to today, wore body cams and had cameras everywhere. But as a homeowner, resident and taxpayer in this community, if 10% of what you said was actual, it would be great, but I told him today, *"Listen, I don't trust anything that anybody tells me until I see it. I'm sitting here talking to you in a conversational tone, but these guys speak in politically correct very short very decisive words. I know our attorney is not going to agree with half of what you are saying. So, you have to show me."*

Mr. Jaisingh: We used to have Orange Security here and it didn't go well.

Mr. Mehrlich: Well, this is not them. Can we listen to the guy?

Mr. Showe: Absolutely.

Mr. Mehrlich: I told him 15 minutes maximum. Obviously, if you ask questions it will be longer. Are you cool with that, Alan?

Mr. Scheerer: It's your decision.

Mr. Mehrlich: I understand.

Mr. Scheerer: I'm here until somebody says, *"Adjourn."* I will be happy to listen to them.

Mr. Soukup: Keep it brief. He can email a proposal on his services to us in advance.

Mr. Showe: Send us any documentation that he would like to present and we'll circulate it as part of the agenda.

Mr. Soukup: I don't want to hear a 15-to-30-minute spiel on how great he is. Send it to us in advance and if we have questions, we can ask them.

Mr. Clark: It can't be a proposal because we have a process.

Mr. Soukup: Correct.

Mr. Mehrlich: Do you want to make it a 10-minute-long presentation?

Mr. Soukup: I want it as brief as possible because if we have HOA members or residents and they want to start asking questions, it can start getting pretty crazy, especially when we have a strict bid process.

Mr. Mehrlich: We're not here for a speedy meeting. I can say, *"Look, the meeting starts at 6:00 p.m. and we are home by 7:00 p.m."* I get it. I appreciate that and I like that. That is not our

responsibility. Our responsibility is to take care of the 1,800 people that are here and it's not how fast we can get out of here.

Mr. Soukup: I'm not trying to make it fast. I'm trying to make sure that it doesn't get out of control. Because we can get into a yelling match and that's the last thing we need as a Board.

Mr. Mehrlich: Listen, I love getting out of here, but this is a big issue. Maybe I'm the only person, but why are we paying somebody to sleep? They didn't give us a credit. They guy is sleeping. I simply asked a question. I'm not getting mad, but I asked the guy, "*Why didn't you close the gate?*" He didn't answer me. They looked at the camera. I turned around, came back and went to the visitor's side. That's not a good thing because the guy doesn't know me from Adam, which is not a great thing, but I simply wanted to ask him again, "*Why did you not lower the gate when he let the guy through?*" It was somewhere between 5 and 60 seconds, but the guy kept me from going through the gate, which is dead wrong. The problem I have is that he opens the gate, lets the presumed resident drive through and there is a button on there that he can hit that will make the gate go up and come back down, but they throw the gate up and let it stay up. A couple of nights ago, after all of this conversation, the same guy clicked the button up, when four or five cars showed up and left the gate up. I was going to ask the Board tonight if they thought it was okay, but at this point, I don't even want to go there. I'm going to listen to this guy because what he says he can do is far better than them fixing these few things that they are doing. This guy trained the kid that just got fired because he was sleeping in the office. I think the problem is with the guy doing the training. If you have a restaurant and hire new servers and they are bad, you've got something bad further upstream than down here. I think they have somebody doing bad training, personally. I'll be quiet now.

Mr. Showe: He's certainly willing to come out. I think Scott's point is we want to make sure that he's not presenting a proposal.

Mr. Soukup: Yes.

Mr. Showe: It needs to be more general information.

Mr. Mehrlich: Of what he can provide.

Mr. Showe: The reason for that, Scott correct me, but if he's presenting a proposal and then you go out and bid and you have to select them, it could lead to a challenge in the bidding process.

Mr. Clark: We went through this last time. One thing that I noticed in our rules in general, we have more latitude with security than with landscaping. So, if we end up going out for bids, we

can maybe design our process in a way that we think will work. So, if this guy comes in, I don't want him talking about his company. He should discuss what a good security system looks like for your neighborhood.

Mr. Soukup: More generic.

Mr. Brown: We get stuff all the time from people trying to find work and saying, "*Here's what we do.*"

Mr. Mehrlich: I like face to face presentations.

Mr. Soukup: We could ask questions.

Mr. Brown: He could still send us stuff that has his company's information.

Mr. Mehrlich: We have all of the information.

Mr. Clark: It's a little different to send the Board stuff than to send Jason or me stuff. I get stuff a dozen times a week from people who look up CDDs and see that I'm the Registered Agent.

Mr. Mehrlich: He knows what we are paying and what we're doing. He's driven through the place.

Mr. Soukup: Is this something that needs to be communicated through Jason instead of through a Board Member?

Mr. Clark: He can communicate through one Board Member.

Mr. Mehrlich: I don't want to be a point person necessarily. I don't recommend doing it that way as opposed to having them come and sit here. Let's just make sure that he doesn't give us a proposal.

Mr. Showe: That's the key thing.

Mr. Mehrlich: Do you want to reach out to him as opposed to me and say, "*The Board agreed to 10 minutes?*"

Mr. Clark: Yeah. That's probably best.

Mr. Showe: Provide me his contact information and I'll reach out to him.

Mr. Mehrlich: It's on the email. t.

Mr. Showe: I don't recall receiving it.

Mr. Mehrlich: It was emailed to everybody.

Mr. Showe: I didn't receive it.

Mr. Mehrlich: Okay. I'll send it to you when I leave here.

Mr. Showe: Okay.

Mr. Mehrlich: The guy's name was Darrin. Like I said, there will be some confrontation. He said that he can close the gates, which you guys say absolutely cannot happen.

Mr. Showe: His last name might be Friedman.

Mr. Brown: He can't do that. I take that back. He can do that, but he would be in violation if he does. I shouldn't say he can't do it, but there are different ways to do it. I've been to a CDD in Tampa where you have to present your Driver's License. There are different ways to do it.

Mr. Mehrlich: He is familiar with CDDs, but if this doesn't work out, then there are some things that I would like to ask DSI to change that might help.

Mr. Brown: What are the terms if we did want to go out for bid? Is it 60 days?

Mr. Showe: It would probably be a longer process than that because we do have to do a public bid. So, at the point you guys determine that you want to go through the process, we need to bring back a scope, which the Board would and then that scope gets advertised, a minimum of 30 days in the newspaper. Then at your next meeting, you would review those bids. It's typically a 90 plus day process.

Mr. Brown: What is our out clause with them?

Mr. Clark: 30 or 60 days.

Mr. Showe: I'll double check.

Mr. Clark: Not more than 60 days.

Mr. Scheerer: Its typically 30 days, but it may be longer for security.

Mr. Clark: The bigger contracts are 60 days instead of 30 days because of the time that it takes to replace them.

Mr. Mehrlich: One thing that he said is he does video for body cams. So, when there is a confrontation like street parking, he has a record of that. It helps his parking enforcement procedure.

Mr. Soukup: Mr. Brown?

Mr. Brown: I went through all of mine.

Mr. Showe: I found it. It says termination without cause is 30 days.

Mr. Soukup: Good.

Mr. Showe: Typically, what you do with that is you start going through the bidding process, you select a new vendor and that's when we initiate the 30-day termination. We use that time to negotiate the new contract and try to time it out.

July 25, 2023

Remington CDD

TENTH ORDER OF BUSINESS

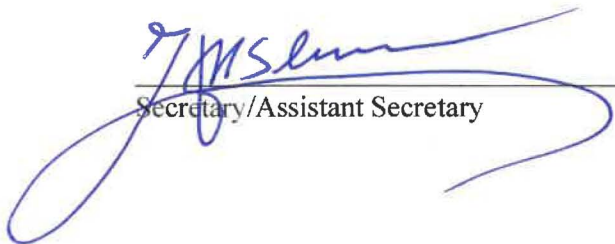
Next Meeting Date – August 29, 2023

Mr. Soukup: Our next meeting is set for Tuesday, August 29, 2023.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman