

**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, **August 29, 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 ( <i>via phone</i> )	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark ( <i>via phone</i> )	District Counsel
Alan Scheerer	Field Manager
William McLeod ( <i>via phone</i> )	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 9,967 residents go through the Partin Settlement Road gate and 1,921 visitors. The E. Lakeshore Boulevard gate had 8,883 residents and 790 visitors. We issued 195 citations. We called for a tow truck seven times this month and physically towed four vehicles. I would like to note that we had two attempted tows; one at 1041 Berkeley

Drive and the other at 2412 Knightsbridge Boulevard, but the tow truck company failed to tow the vehicles. The tow truck driver decided not to tow as the resident came out and promised to move the vehicles. On August 23<sup>rd</sup> at 2712 Corybrooke Lane, we attempted to ticket a silver Lexus. The homeowner came out in an aggressive manner yelling profanities at the officer, saying that he would sue if we towed and threatened the officer. The officer felt that it was in their best interest to move on, but when they came back, the vehicle was moved.

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

Mr. Showe: Okay. You are good to go, Bill.

Mr. McLeod: Have a nice evening.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

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

**FIFTH ORDER OF BUSINESS**

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

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Money Market Account**

Mr. Showe: Based on the last meeting, we reached out and talked to our accountants. There are some money market accounts available. We're looking at about 4.8% interest now, which is a little more than we're collecting in the State Board of Administration (SBA) on average. So, we just need approval from the Board, if you want us to go ahead and open one of these money markets and then we can utilize that as a source for some additional interest funds as well.

Mr. Soukup: Are there any questions?

Ms. Zaresk: No.

Mr. Brown: Does anyone else do that?

Mr. Showe: Yeah. A lot of our Districts are starting to move to this option.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor authorization for staff to open a money market account was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**1. Review of Memo Regarding Bonding Capacity**

Mr. Clark: Alright. A question was posed at the last meeting regarding whether we have any existing bonding capacity. So, I went back and went through the bond validation judgement, which was from 1994. That establishes your cap, sort of speak, of the amount of bonds that you can do. I analyzed the bonds that were issued in 1994, 1997 and 1999. We refunded the bonds in 2008, but since we refinanced the prior bonds, they don't count against certain capacity. So, based on that, we have \$3,755,000 in approved and validated bonds that we have not used, should the Board choose, at some time in the future, to do a project and issue bonds. So, I just wanted to provide that information.

*Mr. Jaisingh joined the meeting.*

Mr. Clark: Apart from that, there is no change in the status of Partin Settlement Road. We made an offer that I talked to the Board about at the last meeting. The county is not respondent to that, so we agreed to reschedule the appraisers deposition while they considered that, but since they have not responded, I asked them to go ahead and give me dates to see if we can juke them a little bit on that. So, we'll continue to monitor that and I'll update the Board as things happen.

Mr. Soukup: Okay.

Mr. Clark: That's all I have, unless you have questions for me.

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

**B. Engineer**

Mr. Soukup: The engineer is absent.

Mr. Showe: We don't have any reports from them.

**C. District Manager's Report**

Mr. Showe: We did invite the other security vendor to the meeting tonight, but he called shortly before the meeting and said that his office was out of Winter Haven and they are focused on those activities, based on the storm. So, we'll invite him to a future meeting.

**1. Approval of Check Register**

Mr. Showe: We have the approval of the Check Register. In your General Fund, we have Checks #7082 through #7111 in the amount of \$136,999.39. Both Alan and I can answer questions or a motion to approve.

Mr. Soukup: Are there any questions on the Check Register?

Mr. Mehrlich: I have a question. They charged \$385 to change the basketball net. Is that one time?

Mr. Scheerer: It wasn't just the basketball net. They did some other maintenance items around there. That is probably just what the accountant grabbed out of the bill. They also did the volleyball net and tightened it up and did the basketball nets as well as the safety check on the outdoor fitness equipment.

Mr. Mehrlich: Safety check?

Mr. Scheerer: Yeah. Just going through and checking all of the equipment to make sure that there were no loose pieces or anything like that.

Mr. Mehrlich: Okay. I also noticed a few times where they charged \$780 to clean the grounds. What are they cleaning?

Mr. Scheerer: Is there a \$780 invoice in here?

Mr. Showe: I see an invoice to reinstall the men's toilet for \$785.

Ms. Zaresk: Cleaning the common area.

Mr. Showe: Cleaning the common area is \$635.

Mr. Soukup: That is Invoice 202307.

Mr. Scheerer: They removed a bunch of trash by the pool. Once a month we come through and re-level all of the brick pavers on the pool deck because it's something that the Health Inspector would be calling out for us. We had a bunch of debris and stuff that needed to be cleaned up. We had a toilet that needed to be replaced.

Mr. Mehrlich: They charged for the toilet.

Mr. Scheerer: I will pull the invoice, Tim and we'll get some answers for you on that. I will get it clarified.

Mr. Mehrlich: I saw REW clean the ground and then I saw the cost to change the basketball net.

Mr. Scheerer: Well, there's more than just the basketball net.

Mr. Showe: Sometimes, Tim our accounting staff will just take one description off of the invoice, even if there are four or five things that he did. So, we'll pull those invoices and send them to you.

Mr. Mehrlich: I'm not looking at them with a microscope, but it just looked like a lot. That's it. I was just curious.

Mr. Brown: We used to get that same question with Leann. It would only say one thing and someone used to be upset, but there were multiple things that she was doing, but it only showed one.

Mr. Showe: Correct.

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

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the July 15, 2023 through August 18, 2023 Check Register in the amount of \$136,999.39 was approved.

**2. Balance Sheet and Income Statement**

Mr. Showe: Next is the Balance Sheet and Income Statement. This requires no action from the Board. We are doing better than budget to actuals, so, we are in great shape there. We are at 100% collected on our assessments.

**3. Presentation of OCSO Reports**

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

**4. Field Manager's Report**

Mr. Showe: We will turn it over to Alan for some proposals.

**i. Consideration of Traffic Signal Maintenance Proposal**

Mr. Showe: The first one is the traffic signal maintenance proposal.

Mr. Scheerer: As part as an ongoing maintenance item, Traffic Control Specialists came out. We had a computer go down on the school flashers down by the Partin Settlement Road gate. They came out and replaced the computer. Then we reset all of the timers. They recommended that we get on a service plan where they would come out each month and test all of this equipment to make sure that the batteries were good and check the computers. In your agenda package is a

proposal from them. It offers a one-, two- or three-year option. The one-year option runs from September of 2023 to August of 2024 for \$149 per visit or \$1,788 per year. Obviously, if you wanted to do two years or three years, you would multiply it by that number, but I think we can go from year to year, if that is something that the Board would like to do or we don't have to do anything with it at all. They are very responsive. They come out and check everything. They have all of the materials that we need. Maybe in the future, we can go to cloud based, so if we have any programming to do, we can do it remotely instead of having to shut it off for the holiday, for the summer, for vacations and stuff like that.

Mr. Soukup: So, it would all be done remotely, then.

Mr. Scheerer: Eventually. We would have to build that in down the road, as we're continuously evolving. I think \$1,788 is not a bad price for one year to come out each month and check all of the school flashers. Since I have been here, we never had a consistent plan other than we go in, check it and turn them on and off. If they don't come on, we call them.

Mr. Brown: Didn't we get approached one time to have that taken over by Kissimmee?

Mr. Scheerer: We didn't get approached. What happened was, we came out here one day and either Kissimmee or Osceola County put in their own remote devices and started taking control of the school flashers. Well, they don't own the school flashers. I guess the history is that the county wouldn't do it, so the CDD paid for them and installed them. So, they removed their remote access and are no longer messing with it.

Mr. Brown: We could always ask, because the City of Kissimmee maintains all of the ones for the county.

Mr. Scheerer: Okay.

Mr. Brown: I think that's why they were out here doing that. They just assumed they were the county's.

Mr. Scheerer: Right.

Mr. Brown: I'm not opposed to doing this, but if we did take it off of our plate, then let them do it.

Ms. Zaresk: If we bought them, do we transfer ownership?

Mr. Scheerer: I don't know.

Mr. Showe: Probably.

Mr. Scheerer: You would have to give it to them somehow, some way. They have been there a long time. They are paid for over and over again.

Ms. Zaresk: I approve that we go with this proposal for one year.

Mr. Soukup: My only question, where it says, "*Number of signals,*" it says one. There are actually two.

Mr. Scheerer: There is one set. They do it by zone. This is one zone. They are not just doing one signal.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Lighting Maintenance Agreement and proposal from Traffic Control Specialists for traffic signal maintenance from September of 2023 to August of 2024 in the amount of \$1,788 per year was approved.

**ii. Consideration of Pool Maintenance Renewal – Robert’s Pool Service**

Mr. Scheerer: What we are looking for today is renewal of the Robert’s Pool contract in the amount of \$750 per month for three days per week service, October through May and five days per week service, June, June, August and September, to be effective on October 1, 2023. We are just looking to extend their agreement for one more year.

Ms. Zaresk: When there is a situation where high winds are expected, is it the pool maintenance people that secure the furniture?

Mr. Scheerer: If there was an actual hurricane, we would have already had the pool furniture removed off of the deck.

Ms. Zaresk: We do that.

Mr. Scheerer: We do that.

Mr. Soukup: They just maintain the pool.

Ms. Zaresk: Okay. I’m just going to play dumb here because I don’t use this pool. Is it well taken care of?

Mr. Scheerer: We never failed an inspection.

Mr. Showe: It hasn’t been closed either.

Mr. Scheerer: We’ve never been closed due to a lack of maintenance.

Mr. Brown: Have them put a couple of lights in it.

Mr. Scheerer: We've had some popoffs and some light fixtures come out.

Ms. Zaresk: Okay.

Mr. Scheerer: We need to clean the pool.

Mr. Soukup: My experience with these guys, you're not going to find anybody else doing it. These guys have been doing this since 1977. I know how they do it, but I'm not going to tell them that. Are there any other questions on it?

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the pool maintenance renewal with Robert's Pool Service in the amount of \$750 per month was approved.
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**iii. Consideration of Assignment to "SSS Down to Earth Opep, LLC., dba Down to Earth Regarding Landscape Maintenance Agreement**

Mr. Scheerer: We presented a letter that we received from Down to Earth. Scott, do you want to cover that?

Mr. Clark: Yeah. The Board received a notice late in 2021 that this transaction had taken place. Since they sent this letter, I went back and looked at the history of it and the transactions and I understand what they are doing. They were required prior to July 1 of this year to do the e-verify on public contracts, but not their general business. So, they put those public contracts including ours into a separate LLC. Effective July 1<sup>st</sup>, all companies with more than 25 employees have to use e-verify, whether they are public contracts or not. They were just undoing that separate corporate entity and putting it back into the original company that bought out the contract from REW. So, this is fine. I've looked at it. I've mentioned to the Board before that because it is a new entity, at the end of the current contract term, which will be September 30, 2024, we'll need to go back out with a Request for Proposals (RFP), just because of the procurement requirements. So, sometime probably in the mid to late Spring next year, we'll bring an RFP to the Board and go out to market to see what the market looks like, but I do recommend that this action be taken tonight. We just need a motion to accept the assignment.



On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Assignment to “SSS Down to Earth Opep, LLC., dba Down to Earth Regarding Landscape Maintenance Agreement was approved.

Mr. Showe: I think that’s all we have.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: I think that I heard you say in the beginning that you are going to reserve 10 minutes for that security company at the next meeting.

Mr. Showe: Yeah. He said that he would like to come to a future meeting.

Mr. Mehrlich: I would just like to look at those invoices from that contractor, if that’s possible.

Mr. Showe: We’ll get them to you.

Mr. Mehrlich: I want to look at this next month.

Mr. Soukup: Is there anything else?

Mr. Mehrlich: That’s it. Thank you.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Have we discussed the issue with Farrington?

Mr. Showe: No, but we can?

Mr. Scheerer: The issue at 200 Farrington Lane. This is regarding the lady, Ms. Irene Patrick, that came to the meeting several months ago about the Cypress knees. We cleaned out the entire area next to her home and re-sodded the entire area. Jason and I drove by there today and I didn’t see anything that was impacting her roof. There is an Oak tree in the middle that kind of canopies out. It is not laying out against the roof.

Ms. Zaresk: Is that one of our trees that we routinely maintain?

Mr. Scheerer: Not when they get that tall. We are not doing any maintenance on that. It’s in a buffer area that separates her house and the cart path. It’s just a green space that’s in between there. The Board approved a lot of work there six months ago. We got all of that cleaned up and it looks good. We were just by there. There were some Palm trees in there. When we do the next Palm trimming, we’ll have to come in and get that cleaned up. I didn’t see anything. Brett’s not

here to give us an explanation. I'm surprised that Ms. Patrick didn't call me because normally she'll call me directly.

Mr. Showe: We just received it today. If you want to, just go by and take a look at it next time you're in the area to see what you think. If you guys disagree with us or want some work done, we'll certainly accommodate whatever the Board wants, but we didn't see anything immediately.

Mr. Scheerer: I didn't see anything. You're going to get a leaf drop in the Fall. She has gutters on that side of the house. It's not like this is anything new. Unfortunately, it's been that way for 30 years.

Mr. Jaisingh: I just want any liabilities.

Mr. Scheerer: The only thing that would happen, I would imagine, and I'm speculating, is if the tree fell onto the house. That's the chance you take.

Ms. Zaresk: That's what I didn't quite understand about the email allegation that it's been 20 years and we haven't done anything. I guess my question would be, what were we supposed to have been doing? It's been 20 years. When did this become an issue? I'm not quite sure that I understand.

Mr. Scheerer: I don't know that it was ever an issue until the Cypress knees started coming up into the yard. That is what kind of triggered it. It's really just a buffer area. If we took that buffer area out, she would no longer have privacy on that side of the home. It's just a buffer area. There's a hodgepodge of different landscaping that's screening her property from the roadway and the noise from the road. I looked beyond the comment on the 20 years. It's just an area that's been left natural until the Cypress knees came in and then we stump grinded them all out, replaced every bit of the sod, fixed some of the irrigation, cleaned out everything else that was overgrown in there and we'll continue to do that. But from a tree standpoint, there's a Palm tree.

Mr. Jaisingh: Okay.

Mr. Brown: No good deed goes unpunished.

Mr. Showe: I would encourage you to take a look at it. Again, if you think there's something that we can do, we'll definitely take a look at it.

Ms. Zaresk: What corner is it on?

Mr. Showe: Remington and Farrington.

Mr. Scheerer: Its Water's Edge, the first house on the right.

Ms. Zaresk: I couldn't remember which one.

Mr. Brown: Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Soukup: Mr. Brown?

Mr. Brown: Nope. Be safe and stay dry.

**NINTH ORDER OF BUSINESS**

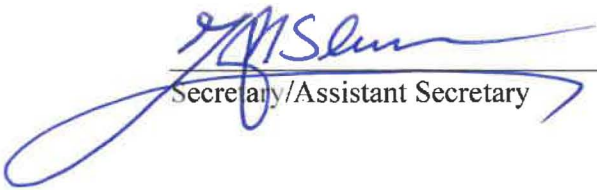
**Next Meeting Date – September 26, 2023**

Mr. Soukup: Our next meeting is set for Tuesday, September 26, 2023.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman