

**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, **October 24, 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
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
Darren Freeman	Freeman Security Services
TPG Representative	
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were 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, at the Partin Settlement Road gate, we had 6,566 residents and 962 visitors. The E. Lakeshore Boulevard gate recorded, 5,512 residents and 588 visitors. We

issued 147 citations, attempted to tow one car and towed one car. The total reports written for the entire month was 676, which is an uptick of about 500.

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

Mr. Mehrlich: I would just like to thank you for what you did at 114 Westmoreland Circle. I know we asked you to check on it, take pictures and document the fact that they were or were not on the street. I think 99.9% of your pictures were off of the street. So, by the combination of multiple things, we've done what we ultimately desired, which was to get people from parking on the street. I had an interesting conversation, like I told you before, with Mr. Daniel Espinoza, who is the CAM of the HOA. He was telling me about this and this and this. So, I proceeded to open my phone and show him portions of 600 pictures, just guesstimating, of 114 Westmoreland Circle with no car on the street. I let him know that my wife calls every time she drives by 114 Westmoreland Circle and just the difficulty in catching someone parking on the street, even though they have greatly reduced their parking on the street, is still difficult. Then your answer to us asking why this car can be on the street before, was that there's a large community and it's very hard to get around.

Mr. McLeod: So, I can only imagine trying to catch them at the house after every round and then not being able to catch them at the house after 10, 15, 20 times a day. It really puts things in perspective. So, I think you guys did an outstanding job by documenting the fact that people were or were not parking in front of 114 Westmoreland Circle. I think that what you guys had to put up with from the officer being attacked by a resident, should not be condoned in any level at any fashion at all. The Sheriff's Department should have been involved. There should be other things involved. You shouldn't have to live in a community of law-abiding citizens doing law abiding tasks and be attacked to the point that you are crying and scared for your well-being.

Mr. McLeod: Yes sir.

Mr. Mehrlich: It just goes against everything in my body.

Mr. McLeod: Yes sir.

Mr. Soukup: Are there any comments?

Ms. Zaresk: Just a question. The incident that you're talking about, was the perpetrator of that from that particular address?

Mr. McLeod: Yes. There were perpetrators.

Mr. Mehrlich: Pam, did you know about that?

Ms. Zaresk: No, I did not.

Mr. Mehrlich: We don't know what's going on. Why does Pam not know a security officer?

Mr. McLeod: Yeah, I'm unaware of that one.

Mr. Mehrlich: Why do we not know?

Mr. Showe: It's included as part of the reports that we send out from security.

Mr. Mehrlich: To who?

Mr. Showe: Those go out to the Board as part of the agenda package. But this month, because of the amount of patrols we did, it was obviously a significant amount.

Mr. McLeod: We send the reports out to everybody, but just so you know, it becomes white noise.

Mr. Mehrlich: There's no fault here.

Mr. McLeod: We sent out 670 reports just this month alone. It's hard to tell which ones are important, because they're very vanilla. You have to open them up in order to understand what's going on.

Mr. Mehrlich: I didn't mean to step on Pam and I apologize.

Ms. Zaresk: No, that's okay.

Mr. Mehrlich: But when somebody breaks into the place here, we don't know. We find out at a meeting. Why? Shouldn't we know when things are happening here? I mean, you guys are the management company. We should know. If the Rec Center is broken into or something, we should be informed, right?

Mr. Showe: We'll make a better effort to send those things out to the Board. Absolutely.

Mr. Mehrlich: I think we should know. Do other members feel like we should know?

Mr. Soukup: I think there's nothing wrong with sending out an email about this. I think any incident that happened as far as with a specific security guard, could be covered in the report.

Mr. Mehrlich: Yeah, but Pam doesn't get the report.

Mr. Soukup: We could send them out here.

Mr. Mehrlich: Pardon me?

Mr. Soukup: If something broke in here, he could send us email.

Mr. Mehrlich: Yeah. I think we should know what's going on in our community. Right? I mean, we're a representative for the community. We're supposed to be the representative for the 1,700 homes that are in this place and we don't know what's happening.

Mr. Brown: We don't generally send out stuff when it happens to this building, at least.

Mr. Showe: The one with the Rec Center was a day or two before.

Mr. Scheerer: It was just a few days before the meeting.

Ms. Zaresk: I guess my question is, and I don't disagree with you as I do read what I get. You're right, it's hard, but I guess that I don't see a role for us, unfortunately, in addressing this very bad situation. I guess I want to go on record of saying, *"Yeah, that's awful, that's terrible,"* but we don't have a role. The only question I can ask, is are there other organizations, either HOA or whatever and what are you doing in terms of following up? I mean, is there some kind of report that needs to be filed with the Police Department? I don't know. I'm at my wits end.

Mr. McLeod: I followed up with the officer.

Ms. Zaresk: Okay.

Mr. McLeod: She did not want to get the police involved after the fact. Now, the night of, I'm sure she would agree to having the police here, but after everything cooled down, she's just of the opinion, *"Let's not stir the pot any worse than it already is and I'd rather not call the police."* We do get threats all the time. We've had people damage our car when it's unattended. We have other residents in the neighborhood that have been extremely difficult when trying to issue a citation for them just trying to do their jobs. I have to delineate to the officers what they should be calling police for and what they shouldn't.

Ms. Zaresk: Okay.

Mr. McLeod: It is addressed.

Mr. Mehrlich: Alan, I have a question. This goes counterintuitive as far as parking and all, but we give a ticket and then we give a second ticket. Then on that second ticket, we get a tow. I personally think there was some misinterpretation somewhere along the line. I think it makes common sense to get a ticket and get a second ticket and on the third ticket, you institute the tow. I know we've talked about this before. Can I ask for a vote? We can't talk because of the Sunshine Law, so I don't know how anybody else feels. But I personally feel like you should get two tickets and then a tow.

Mr. Soukup: Obviously, we need to speak to Scott about it if we're going to change our policy.

Mr. Brown: Yeah, we need to hold a public hearing.

Mr. Mehrlich: Well, I would like to ask for a vote.



Mr. Showe: I think it's a matter of if the Board would be inclined to change the policy. Your rules set a minimum standard. So, your minimum standard right now is one ticket and the second ticket is an automatic tow.

Mr. Mehrlich: Does it say that explicitly?

Mr. Showe: Yes.

Mr. McLeod: Yes sir.

Mr. Showe: Those are the rules of the District. Now, in the past, we've gone to the same system you talked about with the same rule in place. So, the rule set the minimum standard. If this Board, as a policy, chooses to do in excess of that, if you choose to do more warnings, you can certainly do that as a Board, typically.

Mr. Brown: I thought when we changed it, we had to hold a public hearing and change it.

Mr. Showe: You always have that minimum standard. The rules in the past said the same thing. It said one ticket and the second ticket was a tow, but we were doing it by a policy of the Board.

Mr. Brown: I thought the rule said two tickets.

Mr. Mehrlich: Can I ask to see if I stand alone or if Board Members want to change it to where we give two tickets and then tow? This came up because I see the extra tickets on 114 Westmoreland Circle. I see people in the neighborhood getting tickets on their cars that don't purposely park on the street. I actually have to stay on top of my daughter with her friends. I tell my wife, "*Make sure Brittany tells her friends to call when they're there.*" That's just common sense. That's just my position. I think two tickets and then a tow is fair and with y'all's permission, I'd like to ask for a vote, and I would be the first one to say yes. I don't know if anybody else would vote for that.

Mr. Brown: I'm fine with that, because how often do we actually tow off of a second ticket anyway? Not very often.

Mr. McLeod: We try. Now whether they tow it off, that's another thing.

Mr. Brown: I don't think they actually tow on that second one. Usually, they get it moved.

Mr. McLeod: I will tell you this. The majority of times, the car has been ticketed three, maybe four times before we actually get the chance to get it towed. So, do get the chance.

Mr. Mehrlich: I'm mortified with one ticket. I've been towed, so I'll be the first to admit it, but I've been here for a long, long time. So, I have two votes. I mean, is anybody else willing to agree with me?

Mr. Showe: So, you're making a motion, Tim?

Mr. Mehrlich: Yes, I would make a motion.

Mr. Mehrlich MOVED to tow a vehicle after three tickets and Mr. Brown seconded the motion.

Mr. Showe: Is there further discussion?

Mr. Soukup: What are we saying we're in favor of?

Mr. Showe: It would be a Board policy of this stage to not initiate a tow until the third violation.

Mr. Soukup: We've done nothing for months, but preach this man to ticket, ticket, ticket and tow, tow, tow and now we're backing up.

Mr. Mehrlich: Well, we're backing up with a common approach.

Mr. Soukup: Now you want to make it less stringent. That's going to extend that window for potential with the problem ones.

Mr. Mehrlich: Well, I think we're going to scoop up honest people. Trust me, every one of these tickets were sent to my email. I read every one of them. I am a parking guru, just like I'm a tree guru. I'm on top of the parking, but I don't think it's fair to give one ticket the next time you tow them. I think you can make an honest mistake and get notified and then the second one, you're like, "*Jesus Christ, these guys are serious.*" If you can disagree, you just don't have to vote yes. You can vote no.

Mr. Jaisingh: Who decides who an honest parker is? I don't think they have the ability to figure it out.

Mr. Mehrlich: No, that's not their job to figure it out. If the car is on the street twice, they get two tickets. On the third ticket, they get a tow.

Mr. Jaisingh: But currently, it's one ticket and the second ticket, you're towed.

Mr. Mehrlich: Yes.

Mr. Jaisingh: Were we trying to extend from towing after two tickets to towing after three tickets?

Mr. Mehrlich: That is my proposal, yes. I see people getting tickets on the street that aren't normally on the street. So, if you're accidentally on the street, well you say, "*What do you mean accidentally on the street?*" Well, if you're not part of this Board and you're not part of the security, you don't know that there's a problem with people parking on the street necessarily. And you might park on the street not thinking it's a big deal and get a ticket. You don't realize the ramifications. You don't realize with the next ticket, you are towed. That's what happened to me. With my second ticket, I was towed. I'm like, "*What the heck? I just got one ticket. How do I get towed on a second ticket?*" So that's all. If you guys don't agree, it's not going to hurt my feelings. It's just a simple vote, yes or no.

Mr. Jaisingh: I just want to fully understand exactly what we're doing here.

Mr. Mehrlich: I know it sounds counterintuitive.

Mr. Jaisingh: It seems as if we're going a step backwards here.

Mr. Mehrlich: I think you're just allowing people that are making an honest mistake and you're not scooping up honest people with people that are flagrantly violating the rules. That's my only intention.

Mr. Jaisingh: I mean, it's not going to stop the flagrant people, but it will control the people.

Mr. Mehrlich: Absolutely not. But it's going to keep the honest person from getting scooped up in the mayhem of people that are purposely violating the parking.

Ms. Zaresk: Yeah, but if you get a ticket, that to me, would say they're serious about not parking on the street.

Mr. Mehrlich: Yeah.

Mr. Soukup: How often would you say average from the first to the second ticket?

Mr. McLeod: The way it goes, if they get the second ticket within a week or two of the first one, once you get that second ticket, they are on the chopping block at that point. We don't normally see a repeat after that.

Mr. Mehrlich: Well, why aren't you towing when you issue the second ticket?

Mr. McLeod: We do what they do.

Mr. Showe: What they do, is they put the sticker on the car, so they get the second warning and then they initiate the tow.

Mr. Mehrlich: Yeah.

Mr. McLeod: Just because we called doesn't mean that they show up.

Mr. Showe: Or the vehicle is not moved. There are lots of circumstances.

Mr. Mehrlich: Then I would address that, too. I would say, "*Okay, well, why are they not coming?*" Well, there's a place right here in St. Cloud that is 5 miles away, that will tow in a minute. Now, I thought that our towing people were towing. So, if the problem is that we can't get somebody to get her tow, then we need to make phone calls for somebody to come and tow.

Mr. Soukup: Is there a standard for a towing company?

Mr. Showe: They have to be a certain distance from 15 miles in a straight line from here. I know we presented the Board other options for towing in the past and those weren't taken by the Board at that time.

Mr. Brown: I suspect the one that you're thinking of, we didn't want to do business with at the time.

Mr. Mehrlich: Why?

Mr. Brown: They didn't want to do business with us.

Mr. Mehrlich: Really? St. Cloud Towing?

Mr. Brown: I believe that was the ones that didn't want to do business with us.

Mr. Mehrlich: Well, I know they're close. So, again, why are we initiating a tow if we're not towing?

Mr. Brown: For the same reason you're wanting to back it up and do three tickets instead. We also didn't want to just do predatory towing, where they came in whenever they wanted to.

Mr. Mehrlich: Okay, so what's the rule? Are we towing or not? Because I want to give the honest person a chance by having the third tow, but if you're supposed to be towed on the second ticket, then why are they not towing? Well, if the tow company won't come, we will find another tow company that will come, because if that's the rule, that's what should be done.

Mr. Soukup: They will come. But it's a question of when they are coming out.

Mr. Showe: Typically, those tows are coming in overnight. They have one tow truck that they use for their company. If they're out doing something else or they're on some other call, they get here when they can.

Ms. Zaresk: I don't think we're going to have any success in getting another tow company. I've been through this before in my little neighborhood, which is not under this. Getting somebody to come and tow is like calling AAA, see how long it takes them when its legitimate. I hear your point. If it's totally disregard on the part of the towing company, we ought to keep looking.

Mr. Showe: They got one this month, right, Bill, when you called them.?

Mr. McLeod: Yes.

Mr. Brown: Do you call two tow companies?

Mr. McLeod: No, we call one.

Mr. Showe: Is there any further discussion on the motion for the change in policy for the tow violations? We can probably address that unless there is any further discussion on that and then we can come back with a towing company if there is a concern of the Board.

On VOICE VOTE with Mr. Mehrlich and Mr. Brown in favor and Ms. Zaresk, Mr. Jaisingh and Mr. Soukup dissenting, changing the towing policy to initiate a tow after the third violation was not approved. (Motion Failed 2-2)
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Mr. Soukup: Is there further discussion or do you want to proceed to the Public Comment Period?

Mr. Scheerer: We can look at other tow companies and bring back some proposals at the next meeting.

Mr. Soukup: There you go.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Soukup: That brings us to the Public Comment Period. Please state your name and address and keep your comments to three minutes.

Resident (Matthew Psarsky, 184 Westmoreland Circle): Is it possible to get body cameras for the security guards in case another incident like that happens? They're cheap enough to buy on Amazon these days.

Mr. McLeod: I would advise the Board against this. No disrespect, but when you open up that can of worms, you're going to run into a situation where people are going to be requesting them, because again, we're an open forum and people are going to be requesting those body cam images at all times. I can just foresee the complaints coming in saying, "*Why didn't your officer have the body camera on? Why wasn't it engaged?*" It was engaged. But they'll argue over the quality of the video. We are not law enforcement. We are to observe and report. That's all a security officer's job is. We are not to engage. If somebody wants to engage us, our security officer knows

to retreat and call law enforcement. That's basically what they're doing. I would advise against it. I've had that conversation before in other venues and it just doesn't turn out well for the security officer or the company.

Mr. Soukup: Okay.

Resident (Geraldo Fuentes, 255 Strathmore Circle): I'm a resident.

Mr. Soukup: Do you have a comment?

Resident (Geraldo Fuentes, 255 Strathmore Circle): No.

Mr. Soukup: Are there any other public comments?

Mr. Freeman: My name is Mr. Darren Freeman. I own Freeman Security and Investigations. I'm also the Director of the Florida Legal Self Defense. Some of your residents here reached out to my company about three months ago with some concerns. They also reached out to my officers and asked about what we did. I've been in business since 2008 doing security work. I received several phone calls and they asked me to come out and talk to you a little bit about what security can and can't do. There are basic requirements in Florida Statute Chapter 193 and what you pay for, for what you get and also issue with your gate, which I thought was very interesting. So, they asked me to not take a look. I'm basically not being paid to do this. Okay? I do a lot of consulting for free. Some really nice senior citizens called me, so I came here on my own time tonight. Plus, I have a contract two minutes from here that I need to go to when I get out of here. So, you're right in my neighborhood. Basically, a little bit about me. I've been in Florida since 1997. I teach criminal law here and at South Florida State College, Pope State College and Valencia. I'm a published author on nine books on criminal law investigations, profiling, all that good stuff. We do security imprint here between Tampa and Daytona Beach. Now, when they called and reached out, they said that they were being told something from the community was very confusing to them. They said that they don't feel safe where they live. I asked why. They said that they have security and they were supposed to do certain things. One gentleman did touch on something that was true. In Florida State Law, they're obligated to look, observe and report, but that's an obligation, not a duty. Okay? He said, "*We're a little different.*" When they told me that, I was like, "*Well, do you have guardhouses?*" They said, "*Yeah, we have guardhouses.*" I said, "*Okay, what do they do.*" He said, "*Nothing. We're a CDD.*" I said, "*I work with CDDs. Everyone has their own different policies. Everyone's going to ask you something different, what they want on their properties here.*" You have a beautiful property here, but after I did an assessment, you

are not stopped by anyone. You have security cars here and if you're paying for patrol, they should be managed, not parked out in front of your houses. That definitely takes away from the aesthetic look of what you're selling out here. But the biggest thing was, can a security officer handle calls of service in the community? They told me that they were told they are not allowed to do that. That's not true. We dispatch calls all the time. When we get called in our communities, which are gated, non-gated, CDDs, they call the security company. We contact the officer and they respond in a patrol car and make contact in the community. If there is a crime involved, we contact law enforcement and stand by.

Mr. Soukup: Are you proposing your service?

Mr. Freeman: I'm not proposing anything right now.

Mr. Soukup: Is your intention to propose services?

Mr. Freeman: No, I'm not proposing my service right now. I'm just here as basically a favor for a couple of senior citizens that live out here, just to give you my point of view on what the law actually states that we can do. Okay? That means I tend to stop cars. I can be involved with them. Actually, any security company can do that.

Mr. Soukup: Right. So, what I would actually do is to get Jason's email and forward any information to him directly and you can get to the Board from there.

Mr. Freeman: Well, the concern too would be the gates you have here in front. I was told that you were told that the CDD cannot close the gates and I was like, "*Why?*"

Ms. Zaresk: I think you're not getting the true story from people. I mean it's one thing to come in and hear all of the input from people. I was a former law enforcement for 34 years, so when I talk to people and they start with this stuff, I'm like, "*You know what, you don't know what you're talking about.*" You're going to sit here and you're going to make allegations.

Mr. Freeman: I used to be a Police Commander for the City of Haines City.

Mr. Soukup: I understand. This is the Public Comment Period for residents of Remington. So, if you have information for us, send an email to Jason.

Mr. Freeman: I'm providing this to you. That's what I'm here for now. Okay? Like I said, I understand what you're saying and I'm not going to step on anyone's feet.

Mr. Soukup: You're at your three minutes. So, I would say that you have your time. Are there any other public comments?

Resident (Jeanne Kline, 2703 Scarborough Court): I just came to observe and understand how the CDD works. I am concerned about the stormwater as it is not flowing properly.

Mr. Soukup: Any specific location?

Resident (Jeanne Kline, 2703 Scarborough Court): Yeah, on Scarborough Court. There's all this water in front of some of the houses. It appears that it flows up.

Mr. Scheerer: I think she's referring to water that's left over from the rain that's in the gutter in the drain.

Resident (Jeanne Kline, 2703 Scarborough Court): It goes onto the street. It comes out of my backyard.

Mr. Scheerer: Do you have an address?

Resident (Jeanne Kline, 2703 Scarborough Court): Yes. I live at 2703 Scarborough Court.

Mr. Scheerer: I received another request from Ms. Micki Billitteri. Is that your neighbor by chance? She had provided an address. I'll have to check my notes. We sent the engineer out to take a look at it. There were some tree roots and stuff that were starting to lift curbs and the water was not getting into the inlets. I'll take a look at that for you. I'll be happy to do that.

Resident (Jeanne Kline, 2703 Scarborough Court): Wonderful.

Mr. Scheerer: I'll be out on Friday and if I see something that's out of the ordinary, we'll contact Hanson and Walter. That's the engineer for the District and they will come out and make an assessment, whether there's a problem with the road or a small depression there or something that needs to be fixed.

Resident (Jeanne Kline, 2703 Scarborough Court): Okay.

Resident (Not Identified): Ms. Billitteri lives in Water's Edge, which is across from Westmoreland, but Jeanne is in Scarborough.

Mr. Showe: Micki sent that to him.

Mr. Scheerer: Yes. Micki sent that. Her address is 2709 Scarborough Court. I got it.

Mr. Brown: Is she in Scarborough or Strathmore?

Mr. Scheerer: She said Scarborough, which is in Water's Edge. She's right to your left. Okay, I got the address.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the September 26,  
2023, Board of Supervisors Meeting**

Mr. Soukup: That brings us to the approval the minutes from the September meeting.



On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Minutes of the September 26, 2023 Board of Supervisors Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01  
Amending the Fiscal Year 2023 Budget**

Mr. Soukup: That brings us to the consideration of Resolution 2024-01.

Mr. Showe: Sure. This is to amend the budget before we head into the audit season. The reason it's being amended, is if you look at the revenue section, you'll see there was \$55,000 in additional revenue. That was from the sale of a transaction that we did on some of that property. So, really what we're doing is recognizing that revenue and then the offsetting expenses for that, so that we have a balanced budget when it comes time to do our audit for the end of the year. Again, there's no real changes in any expenses. Its just recognizing that additional revenue.

Mr. Brown: So, did we close on the other piece?

Mr. Showe: I haven't received an update.

Mr. Brown: So, if we close now though, that would be revenue for this year.

Mr. Showe: Yes. This is just adjusting it so it's clear when they start the 2023 audit.

Mr. Soukup: We need a motion for approval.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor Resolution 2024-01 Amending the Fiscal Year 2023 Budget was adopted.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Proposed Rate Increase for  
Security Services**

Mr. Showe: Sure. We received a request from DSI that we handed out to you. It was revised. It is actually lower than their initial request. When you compare all of the numbers, it comes out to a little about a 5.5% increase over their current proposed contract. Their current contract was increased in May of 2022. So, it has been over about a year and a half since they requested an increase. It's really up to the Board, if you choose to want to proceed with the rate increase. Obviously, we'll have counsel draft up a front-end document. We probably need to get a new movement agreement in place anyway.

Mr. Soukup: Do you need a motion from the Board?

Mr. Showe: It's really up to the Board. It will certainly have all the termination provisions that we normally put in all of our contracts for comfort level, but it will put them under contract.

Mr. Soukup: Is there any discussion or comments on it?

Ms. Zaresk: Does our overall contract allow for amendment of the contract? I have to go back and look at it.

Mr. Showe: We were waiting for their proposal, but you can amend it. It provides for if the Board wants to add additional services or take away services.

Ms. Zaresk: Right.

Mr. Showe: We can amend it that way. It also allows for additional amendments to extend the contract. So, there is some flexibility from the Board.

Ms. Zaresk: But I mean, as far as rate increases go, when we sign a contract, if they need a rate increase?

Mr. Showe: When they do a rate increase, we have to do an amendment because those are set per the agreement.

Ms. Zaresk: I got you.

Mr. Soukup: Do we have to amend it?

Mr. Showe: Yeah. If the Board is inclined to proceed tonight, we will have counsel draft an agreement.

Mr. Soukup: Do we need a motion?

Mr. Showe: We need a motion for approval of the proposal.

Mr. Mehrlich: Hold on a second. Did you say that it's an increase of 5%?

Mr. Scheerer: 5.5%.

Mr. Mehrlich: It's been a year?

Mr. Showe: Since May of 2022.

Mr. Soukup: A year and a half.

Mr. Mehrlich: I think things have gone up more than that.

Ms. Zaresk: Yeah, I agree.

On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor the DSI Security rate increase for security services as stated above was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of TPG Proposal for Holiday Light Installation**

Mr. Showe: We want to thank Mr. Mehrlich for getting that proposal, which we included as part of your agenda package. They provided pictures as a sample of what the front would look like. Those proposals are in your agenda package. I think the vendor is here, Tim, is that correct?

Mr. Mehrlich: I guess this is him. I reached out to the HOA Board, to see what they thought. Some of them thought that it seemed high, but Matt told me as we walked in the door, he thought it seemed high, but he couldn't offer an alternative.

Mr. Showe: Alan and I have seen several of these for our Districts. I will say this is probably pretty reasonable and in line with what we see for other Districts.

Mr. Mehrlich: Well, from what I heard from Daniel, other neighborhoods are paying more. I knocked on a couple of random neighbors' doors and asked what they thought. I used the term \$5 to \$10 per house and they seemed amenable to it and that we needed to do something here. So, that's my message to you guys.

TPG Representative: I'm happy to answer any questions.

Mr. Jaisingh: This estimate that I'm looking at here, is this what that entails?

TPG Representative: Yes. So, I basically broke it down to two, hardscapes and landscapes. Hardscapes would be all of the greenery, the garland, wreaths and bows. Those are all handmade out of Alabama and everything is commercial grade. The landscape is separate in case you want to split it out. Essentially, we're offering a 2% discount for a three-year contract, because most of our products that we use for running power is custom cut to the property. So, we pass on the savings to you guys. It's a leasing program where we own the lights and we're responsible for installation, maintenance, tear down and storage. So, if there are any outages, Tim has my cell phone number. My operating hours are 7:00 a.m. to 8:00 p.m. I have people on call every night. So, if there's an issue, we'll send someone out that night or worst case, the next morning.

Mr. Mehrlich: One thing, I don't know how his number got on my email, but I called him. However, when he came out, what he's having to put up is bigger than what he thought he would have to put up because of the size of the entrance. So, based on this, it seems like it would be something that looks good for the community.

Mr. Soukup: So, both would be both for E. Lakeshore over here and both sides of the monument over there?

TPG Representative: Yes, sir, exactly. Traditionally we use a 36-inch reef on those columns, but you have very big columns, like 4 feet plus wide, so it would look kind of comical to put the standard 36 inch up. That's why there's a four-foot wreath on there.

Mr. Mehrlich: I assured him, Alan would make sure that the GFIs were all functioning properly.

Mr. Scheerer: I'm hoping to get an answer in the next week or so.

Mr. Brown: Are they doing anything to our sign or is it 4 feet away from the sign in the road.

Mr. Scheerer: Out front?

Mr. Brown: Yeah. Are they affecting the sign?

Mr. Scheerer: Well, the sign is in the median, so they're not going to be affecting us at all.

Mr. Brown: Not from Partin Settlement Road coming in. I know they are taking some of our pavers.

Mr. Scheerer: Yeah, but they are not taking the sign though.

Mr. Brown: I didn't know if they were going to impact it and we had to modify it at all.

Mr. Soukup: No that's something that Pete was working on. He was working with the county on how far in they're coming, because there was an interpretation that they were going to take out some of the brick pavers, but I don't know if that's the case, which was part of the negotiation for allowing them to do the work. Because if they were taking the pavers, there was a lot more money involved than just pulling the pavers and reinstalling them.

Mr. Brown: Yeah.

Mr. Scheerer: I don't think there will be any power issues. We already have power at Partin Settlement Road, so there's no problem there, but E. Lakeshore Boulevard is a whole other problem.

TPG Representative: Yes. Right. We know that.

Mr. Brown: That kind of comes to my point, because there is not a problem now. I would hate to put as much stuff up down there and have it impacted by the construction. Maybe there could be something a little more subdued that wouldn't get potentially destroyed by the construction crews.

Mr. Mehrlich: Right. Yeah. I didn't dive into that mess. I just thought we'd get somebody here. I thought that if we did something, if we got positive public feedback, we could move forward. If we got negative public feedback, we could turn it back over the HOA.

Ms. Zaresk: My sense is that, yeah, its money, but I think that it has a very positive impact on the community to have something that looks nice and basically shows some pride. So, I would be inclined to say that we should do it, but now the question is which proposal.

Mr. Showe: We can discuss what the differences are between the two proposals.

Mr. Mehrlich: Maybe you could let us know.

TPG Representative: Sure. One is for hardscapes, the wreaths.

Mr. Showe: Do you know which one?

TPG Representative: The hardscape is quote #347 in the amount of \$6,261.24. That is going to be for all of the items actually attached to the sign. Then the other quote is #348 and is for all of the landscape items. Partin Settlement Road escapes me, but at the other entrance with the two signs, there are 22 Robellini palms, that look really nice with the lights going up at the front. For the other one, we're focused on the bushes in the front and back.

Ms. Zaresk: I'm still getting confused.

Mr. Jaisingh: He's saying that the invoice that says #347, is the hardscape one. Right?

Mr. Showe: Correct.

Mr. Jaisingh: It says that you have the lights going up around the Robellinis.

Ms. Zaresk: Oh okay.

Mr. Jaisingh: The bottom one?

Ms. Zaresk: Okay. So, the top one is for the wreath and putting lights all over the trees.

TPG Representative: Yes. And then the other one is for landscape items such as the trees, bushes and palms.

Ms. Zaresk: Okay. Now, I understand.

TPG Representative: You don't have to pick both by any means. I just wanted to give you an option.

Mr. Brown: Can you itemize things, like, if we did the first one, could we just pay individually for two wreaths? Rather than buying that whole package, we can maybe pick things out of that package?

TPG Representative: You definitely can. I will say symmetry is one of the most important parts of lighting. So, if we put up two wreaths on one side of the sign and not on the other, it will feel incomplete. So, I try to do things symmetrically, but you definitely could. Whatever you guys want to do. Absolutely.

Ms. Zaresk: Okay. So, Quote #348 is this one. Is that right?

Mr. Showe: No. Quote #348 is just for the landscaping.

TPG Representative: The bushes, trees and palms.

Ms. Zaresk: Like the Robellinis.

Mr. Showe: It is actually a combination of both of them. Correct?

TPG Representative: Yes.

Ms. Zaresk: Okay.

Mr. Showe: So, Quote #348 is just for the main structure of the monument.

Mr. Soukup: Not that bush in front of anything else.

Mr. Showe: Right. Then #348 would be the other stuff, the Ligustrums.

Mr. Scheerer: The Robellini Palms, bushes, wreaths.

Mr. Showe: Obviously, this isn't a budgeted expense right now. We do expect some additional funds coming in from what Scott was discussing with the Board at the last meeting. We would certainly include this in the budget for next year.

TPG Representative: I'm open to the idea of doing it for the one year first. Just do the one-year price and then based on feedback, consider offering discounts.

Mr. Brown: So, this doesn't include the 15%?

TPG Representative: This is the full price for one year. The 15% would be taken off. So, both combined would be \$8,605 with the 15% discount for a service agreement.

Mr. Mehrlich: Yeah. It's \$5 a house if you did them both. When I talked to the neighbors, that's what I said. I said \$5 to \$10 per house.

Mr. Jaisingh: Its less than \$5 per house?

Ms. Zaresk: Yes. Its \$3.68 per house.

Mr. Mehrlich: I'm good with the whole thing and I'm good with part of it. I just think it's nice to have something going up. I don't know how everybody feels.

Mr. Jaisingh: I would like to see the whole thing go up. I know we have some funds coming in, but we don't have a budget for this.

Mr. Showe: It's also not an extraordinary amount.

Mr. Jaisingh: Exactly.

Mr. Showe: We'll build it in your next year's budget.

Mr. Jaisingh: I make a motion to approve.

Mr. Soukup: Are you making a motion to approve both?

Mr. Jaisingh: Yes. I'm thinking that we should go ahead and do both.

On MOTION by Mr. Jaisingh seconded by Mr. Mehrlich with all in favor the proposal with TPG for full holiday lighting in the amount of \$8,605 was approved.

Mr. Showe: We'll get an agreement drafted and get it right over to you.

TPG Representative: Just to clarify this, is this the one-year or three-year service agreement?

Mr. Jaisingh: We're going to do the one year.

Mr. Showe: Typically, that's how we would do it anyway, because our agreements have a termination clause in it. So, it wouldn't be fair if you gave us a discount every year and we could terminate it early. Typically, when we do those, we'll take the discount in future years.

TPG Representative: I'll send Tim all of the information, but just so you're aware, November 1<sup>st</sup> to the 23<sup>rd</sup> is when we put the greenery up and we turn everything on the day or two after Thanksgiving, unless you wanted to turn on earlier.

Mr. Showe: Perfect. We'll get with counsel.

Mr. Soukup: Alan, the GFIs?

Mr. Scheerer: The GFIs are fine. I'll touch base on what's going on down there after this meeting.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report**

**i. Approval of Check Register**

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

Mr. Showe: You have the approval of the Check Register. In your General Fund, we have Checks #7132 through #7143 in the amount of \$121,867.99. Both Alan and I can answer questions that you might have on those invoices or we could take a motion to approve.

Mr. Soukup: Are there any questions on the invoices? Hearing none, we need a motion for approval.

Mr. Soukup: Motion carries.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the September 16, 2023 through October 13, 2023 Check Register in the amount of \$121,867.99 was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Showe: Next is the Balance Sheet and Income Statement. No action is required by the Board. I will just point out that this is through September 30<sup>th</sup> and these are not audited financials, so there may be some slight changes to these. The Board did end up better than budget to actuals. So, we are in great shape there. We are 100% collected on our assessments. So, we're in good shape there.

**iii. Presentation of OCSO Reports**

Mr. Showe: We also presented you with the Osceola County Sheriff's Office Reports that we received.

**D. Field Manager's Report**

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

Mr. Scheerer: Real quick, the Amenity Center is in good shape. Obviously, we expect the new Gym doors to arrive within the next couple of weeks. Again, if any vandalism like that happens in the future, I'll make sure that I notify Jason so he can provide information to the Board. It happened on Friday or Saturday at 4:30 a.m., before the Board meeting. The Fitness Center is in good shape. The pool is in good shape. No issues were reported with the gates this month, as far as I know. We continue to do minor issues. Every Friday we come out and tighten all of the gate



arms and wipe down all of the cameras and clean AC filters. Everything seems to be working well. The ponds are being treated in accordance with our contract with Applied Aquatic. We continue to meet with REW on a weekly basis. The next mulch installation should be the brown cypress mulch. We will no longer be using pine straw. That was a request. It will be done annually instead of three pine straw applications. Then we will get with REW about how we offset that cost, because it should be a reduced expense to the District at some point. But they do have to come out and remove all of the pine straw before they apply the new cypress mulch. So, that's getting ready to happen. The neighborhood tree trimming is completed. They did Crown Ridge, Owenshire and Brookstone. I've driven it last Friday with REW, when they performed a site inspection. There was one or two that they went ahead and came back and tipped, but other than that, I think the trees look really well. As you know, the Board allocated \$25,000 a year for the last three years for the street trees between the sidewalk and curb. Unless directed, we will no longer do that for any of the homes. The remains of the contract work will begin as soon as possible with REW, for all the CDD common area trees, the boulevards, entrances and stuff like that. At the last meeting, we talked about meeting with Mrs. Patrick over at Farrington. I did meet with Mr. and Mrs. Patrick, along with John with REW and we had a nice conversation. She was asked to provide us with a written request of what she wanted. So, she did email me. Basically, her request reflected on what they wanted. They want to keep a majority of the Palm trees and they put yellow paper on the Palm trees that they want and they want everything else gone. However, they do want us to come up with a design similar to the shrubbery that's adjacent to their property for privacy. We had recommended a couple of different things like some Podocarpuses or some big Biburnum, stuff like that that can go in right away. That would provide them with some protection from golfers and carts and traffic. John with REW is working with the concept. He has a couple more questions for Ms. Patrick before we get the design together to see if that's something she's amenable to. Then we'll cost it out and bring it back to this Board for discussion and consideration. But I thought the meeting went well. The big Oak tree that's there, is coming out, unfortunately. Tim talked earlier and it is very close to the home, but it wasn't that way when they put it in. I'm sure it's just like any other Oak tree, sidewalk and curb tree here or whatever is growing. So, I have that from Mrs. Patrick.

Mr. Mehrlich: So, it is coming out?

Mr. Scheerer: She wants that gone.

Mr. Mehrlich: Okay.

Mr. Scheerer: She wants everything out, with the exception of three to four Palm trees that are in there that she flagged. So, she wants to keep the Palms and get rid of everything else, but she wants some annuals. I don't know that we're going to be okay with the annuals, because that's a quarterly ongoing cost that's not accounted for in the budget. The annuals are typically in front of the brick neighborhood monuments and there's no monument there. But REW will come up with a good plan, we hope and we'll see if Mrs. Patrick is okay with it. She has to understand that it's not going to go in at 6 feet tall, unless they want 6 feet tall, but then it's going to cost us 6 feet tall numbers.

Mr. Mehrlich: Right.

Mr. Scheerer: As you know, the bigger the gallons, the more expensive the plant. It's not going to be a three gallon, it probably will be a 15 gallon, probably a little bigger than that. But it will be dressed up and cleaned up. We have to modify some irrigation because there's just a buffer with zero irrigation that's been in there for all these years, which we think we can do. Between the sidewalk curb, we'll pull off a zone that's there, run it under the sidewalk and under the cart path and into that area to provide water. So, that's one of the other things. The Fitness Center playground equipment was inspected. As I said, tree trimming will begin soon. We'll have the pressure washer out probably the first week in November. We'll start at Remington Boulevard, Knightsbridge, the facility here, some of the other common areas that are maintained by the CDD, not all common areas, not all of the cul-de-sacs and stuff like that. The pièce de résistance, when they did the trail at Lakeshore, they terminated our power to the entry wall. So, there is no power. I contacted Terry's Electric. As you know, they relocated the multi-use trail and did a really nice job. They did some before after photos. The street lights were actually on the swale side of where the path is now and they moved them to the backside of where the berm is now. But they did not reconnect our power to the monument. So OUC came out. We went out to test the lights and the meter was gone. There was a note in the meter can from OUC saying, *"No power, meter pulled. Here's the meter number."* So, we got a hold of OUC and they said, *"Yeah, you have no power, so we pulled the meter can."* So, I sent that information to somebody over at the county and they are working diligently to try to reestablish power as soon as possible, knowing that we have the holiday season is coming. If not, I got an estimate of about \$15,000 for the CDD to rerun the power.

Mr. Mehrlich: Wow.

Mr. Scheerer: The transformer is some 300 feet away. There was actually a black box that they put on the other side of the sidewalk on the swale, that they probably ran from the transformer to that box, under the sidewalk and into our meter can. So again, I'm working with somebody closely at the county right now.

Mr. Brown: I'm pretty sure the county took that to the Project Manager.

Mr. Scheerer: Correct?

Mr. Brown: So, they were getting with the CEI for that project, because that's the way the contract was laid out. They said they would know something within a week or so.

Mr. Scheerer: We're hoping in the next couple of weeks.

Ms. Zaresk: Okay, so the bottom line is, we're not putting out money for them screwing us. Right?

Mr. Scheerer: That's the intent.

Mr. Soukup: With our friend from the county.

Ms. Zaresk: I'm just appalled.

Mr. Soukup: Me, too.

Mr. Showe: It's not a happy situation that we are finding ourselves in.

Mr. Mehrlich: Well, is this something that Scott covered?

Mr. Scheerer: No.

Mr. Brown: It happened during construction.

Mr. Soukup: Yeah, it was something that happened during the construction phase of the multi-use trail. Why would they have just moved all of the power to the street lights and not move that little junction box over to the other side and keep us connected? I don't know. When they went to trace the main power from the meter pan towards, it terminated at the trail. So, I don't know if it's just cut off from there all the way 300 feet or if it's just cut off right there and maybe there's a slice that could be done. In order to pull the meter, they have to disconnect the main power and that's at the transformer.

Mr. Brown: But they didn't add another can.

Mr. Scheerer: No, they have zero on the entry side.

Mr. Soukup: Interesting.

Mr. Mehrlich: Back up a little bit. Why was there a request to not do pine straw anymore? Somebody didn't like it.

Mr. Scheerer: We were doing them three times a year. It's built into your budget. We're not paying them al la cart for any of your services. Anything that's contractual, which mulch is contractual, The border is contractual, it was requested that we get away from the pine straw because it fades after a while.

Mr. Mehrlich: Who requested it?

Mr. Scheerer: This Board?

Mr. Mehrlich: Must have been when I wasn't here. I'm just asking.

Mr. Soukup: I think you'll be happy with the darker cocoa mulch. It's really nice. You're one of the few places where we have pine straw.

Mr. Mehrlich: Really?

Mr. Soukup: Yeah.

Mr. Mehrlich: It's probably hard to get pine straw.

Mr. Showe: Oh, no.

Mr. Soukup: If you've ever seen the semi-trailer, the guys come in and throw the mulch in front of every place. They shake it out. They're gone in a day, day and a half. They do an amazing job. Georgia has plenty of it, from what I understand. With that, like I said, we are joining us with the holidays. We are in the winter schedule for mowing. We did get the new annuals at the entrances. Again, we're going to get the pressure washer going soon, get the guardhouses clean, get the building clean and get the sidewalks clean. Just rock and roll for that wonderful holiday.

Mr. Brown: You said you hadn't seen any problems at the gates. When I came through last night, there was a car in front of me and when the gate opened, it maybe went halfway up. I don't even know if it went halfway up. Then it started coming back down on top of the car, and I was like, "*Oh crap!*" Then it went back up again. I was pushing my button.

Mr. Scheerer: Yeah. Honestly, in the last 30 days, I had no report from security of any issues. I'm not saying that it didn't happen. I'm just saying that I received no report.

Mr. Brown: Yeah, I just didn't know if anybody else had said it was acting weird.

Mr. Scheerer: No. Every Friday I come, I have my wrenches and all of my goodies and I tighten the nylon nuts on all the gates to make sure that they are secure, but operationally, we rely on information from the residents and more security if there's an issue. They are usually pretty good.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

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

Mr. Jaisingh: No.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I do have a question. I guess it was the meeting before last, I asked about whether there was going to be a garage sale. I think we checked the records and there hadn't been anything scheduled for this year.

Mr. Showe: Yeah, we did not have a request, but what ended up happening is we got a notice pretty late that they were going to have it.

Ms. Zaresk: I have no objection to it. The only problem is, based on the last meeting, I reported back that we had no approval on record. So, I didn't think that there was going to be one.

Mr. Showe: I think we got an email last weekend that said, "*We forgot to ask you for it.*"

Ms. Zaresk: Okay. Again, I think that if that's done in a timely manner, we might have had a little better turnout.

Mr. Scheerer: Yeah. As soon as he got the request, we talked.

Ms. Zaresk: I have no objection to it being approved, by any means. I'm just saying that the fact that it wasn't put in ahead of time and it didn't get approved, even within this community, the word wasn't going out, because that's their only time. So anyway. Thank you.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: I would like to thank you guys for at least listening to my parking ticket issue, even though I lost. Thanks for considering the Christmas lights. I think the community will like them a lot. It probably came off harder than it meant to, but I think if there are big things that take place between meetings, Jason would send a little note out to us.

Mr. Showe: Absolutely.

Mr. Mehrlich: I think the community is great. It's always nice coming into town and seeing the pretty place. It looks great. I'm looking forward to seeing it with the Christmas lights. Thank you.

Mr. Scheerer: We are going to work a budget together for some landscape replacements with that \$25,000 you gave them for street trees. Now, the HOA is taking that back over again.

Mr. Mehrlich: Well, once you get the trees trimmed, then they're out of the way for the most part.

Mr. Soukup: In a couple of years, you're going to think differently.

Mr. Mehrlich: Yes.

Mr. Soukup: Mr. Brown?

Mr. Brown: The trees that they trimmed look good.

Mr. Scheerer: Awesome.

Mr. Brown: I didn't realize they were going to trim them as much as they did, but they look really good. Just as a Plan B, can you price out a generator?

Mr. Scheerer: Yes.

Mr. Brown: Other than that, the place looks good. Everybody just watch out for the little ones next week on Halloween.

**ELEVENTH ORDER OF BUSINESS**

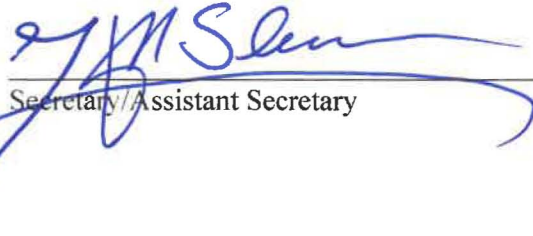
**Next Meeting Date – November 28, 2023**

Mr. Soukup: With that, our next meeting is scheduled for November 28<sup>th</sup>.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman