

**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, **November 28, 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
Pete Glasscock	HWA
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, since our last meeting we had 8,984 residents and 1,951 visitors. The E. Lakeshore Boulevard gate had 7,669 residents



and 1,195 visitors. We issued 149 citations, attempted to make two tows and were successful in towing two. We generated 880 reports in total, 276 for the community and 604 at 114 Westmoreland Circle, which generated the majority of the reports and issued two citations.

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

Mr. Mehrlich: Not on the report, but I have comments.

Mr. Soukup: Okay.

Mr. Mehrlich: Just a couple of things. Our gate was down. You sent me an email on the 17<sup>th</sup> stating that the gate was down. Then Alan told me yesterday morning that one was taken care of and then I guess it went down again.

Mr. Scheerer: It's been fixed. Yes sir.

Mr. Mehrlich: Maybe, if it's possible. I don't know if we all have to agree on it. When the gate goes down, there should be a separate way of notifying us. There should be a report. Something like that in an emergency, that maybe an issue, like what happened with 114 Westmoreland Circle when the girl was chastised by the people there and other things. Maybe there needs to be a separate email that goes out from those reports, because it gets lost in all of this stuff. It's important. It needs to be done. If the gates are down, we need to know.

Mr. McLeod: Jason and I have already spoken about this and we've already come to an agreement on that.

Mr. Mehrlich: Okay.

Mr. McLeod: They will be notified.

Mr. Mehrlich: We don't know anything about it.

Mr. McLeod: Right.

Mr. Mehrlich: We do now.

Mr. McLeod: We just talked about it.

Mr. Mehrlich: My second comment is, there was a guy, Kevin, working the gate and I sent an email out. He was operating this gate, the busy gate. That's a problem gate for everybody to operate. I think this guy might have been new. Maybe he wasn't. I don't know, but he was standing out there and taking notes. He was doing what he was supposed to do. He was very pleasant and very nice. It's too bad we can't have more people like him. The dark-skinned guy working last night at 9:20 p.m. on this gate, I thought he was not going to be working here anymore.

Mr. McLeod: We're still looking for his replacement.

Mr. Mehrlich: If I had all five votes here, I would say, we don't want that individual working this property. He does nothing but hurt our gate system. The gates are supposed to be coned off and they funnel everybody through the resident side when the gates are down. He's not doing that. He never does that. He never is standing at that gate and checking people in. I'm sure there are exceptions. I mean, 114 Westmoreland Circle is a prime example of exceptions. If I had the power, I would not allow that guy to be here. I would certainly not allow that guy to be here.

Mr. McLeod: We were working on his replacement.

Mr. Mehrlich: We have been working on it for a while. I think he is a detriment to this gate system that we have. It has a lot of flaws and he just makes the flaws worse.

Mr. McLeod: Okay.

Ms. Zaresk: May I ask a question? In the interim, what does it do to what we expect of you, if you just get this guy out of here?

Mr. McLeod: You won't have a rover.

Ms. Zaresk: We won't have a rover.

Mr. McLeod: No.

Mr. Soukup: Would it be better if the E. Lakeshore Boulevard gate is less busy?

Mr. McLeod: The problem is that I can't put Leona at that front gate.

Mr. Soukup: Right.

Mr. McLeod: Because of the challenges of that gate, it increases the work.

Ms. Zaresk: I don't know.

Mr. Mehrlich: Is that the lady with the white hair?

Mr. McLeod: Yes.

Ms. Zaresk: What do you guys think? Is a rover more important than having this guy off of the property?

Mr. Mehrlich: I will put a fire under my recruiter's butt and tell them, "*Look, this has become a top priority just because it cycles through so many different posts.*" I will make this a top priority and get somebody in here within the next week or so.

Mr. Mehrlich: In my opinion, I think he damaged the people that you had here before. There has to be a training process or something.

Mr. McLeod: He's never been trained. People stand on their own out here. I have one particular person that trains. Some people take the training better than others. Yeah, we have issues. It's no different from any other post that I have right now. A lot of people don't want to work.

Mr. Showe: Yeah.

Mr. Mehrlich: How did Kevin do at the end of the day? Did he survive?

Mr. McLeod: Oh, yeah, he's great. I've got a few of them out there that are doing fantastic. Some are mediocre, but yeah, Kevin is doing great. We like him.

Mr. Mehrlich: He was a breath of fresh air.

Mr. Jaisingh: Is this the same guy that was working Saturday night, Sunday morning at the Partin Settlement Road?

Mr. McLeod: I'm not sure. I don't know their schedules off of the top of my head.

Mr. Jaisingh: On Sunday morning at 2:00 a.m., I drove in and all gates were up on the Partin Settlement Road side. He was sitting right there playing on his phone. Nothing was coned off. I almost got sideswiped coming through the gate. This is the second time that the same guy was at the gate at 2:00 a.m.

Mr. Mehrlich: Yeah. I don't know the exact dates. The gates were down over this past weekend. The 17<sup>th</sup> was the beginning and then that one was fixed. Then it was the 20<sup>th</sup> or 21<sup>st</sup>, when it was down again.

Mr. Jaisingh: All three gates were in the full up position on Sunday morning at 2:00 a.m.

Mr. Mehrlich: At 9:20 p.m. last night, they were up also and I made some phone calls to see what was going on.

Mr. McLeod: Joe got harassed on Thursday of last week by the owner of 114 Westmoreland Circle. A car pulled up next to her from 114 when she was dealing with another car. He was harassing her again. If he did anything aggressive, I was going to take care of it.

Mr. Soukup: Are there any other comments?

Mr. Mehrlich: No.

Mr. Soukup: Okay. Are there any there other comments at this point? If not, we'll go ahead and open up the public comment period.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Comment Period**

Mr. Soukup: Please state your name, address and keep your brief to three minutes or less.

Resident (Matthew Psarsky, 184 Westmoreland Circle): I am speaking on behalf of Mr. Joe Zarkowski. He has informed me that the sidewalks are extensively off height, especially in his yard.

Mr. Scheerer: I fixed them right in front of his house.

Resident (Matthew Psarsky, 184 Westmoreland Circle): He just told me that.

Mr. Scheerer: When did he tell you?

Resident (Matthew Psarsky, 184 Westmoreland Circle): Two days ago.

Mr. Scheerer: They were fixed. Yeah, trust me. I spotted a couple there and I knew Joe was there.

Resident (Matthew Psarsky, 184 Westmoreland Circle): He told me to bring it up.

Mr. Scheerer: No problem. Tell Joe we took care of it and we're doing some other odds and ends things right now like the doors and stuff in here. We'll get to the sidewalks pretty quick, but those were addressed with. There was another one in Strathmore and then somewhere else that kind of teepeed up about a half inch. So, we had those prioritized and removed and replaced right away.

Resident (Matthew Psarsky, 184 Westmoreland Circle): There were like two or three in the cul-de-sac.

Mr. Scheerer: We took care of all the ones in the cul-de-sac where Jeff lives.

Mr. Soukup: Are there any other comments?

Resident (Jeanne Kline, 2703 Scarborough Court): Yes. I want to talk about the sidewalks, too. The men come through this whole area there and they did about four or five of these areas. They did such a great job. They were very kind. In front of my house, they broke a pipe and we had to get Toho out there twice because it was like somebody put off a fire. There was that much water.

Mr. Scheerer: What's your address?

Resident (Jeanne Kline, 2703 Scarborough Court): 2702 Scarborough Court. But I did want to commend them, because all of them, they had done, except one front one. They had laid the concrete, but they hadn't removed all of the barriers around it.

Mr. Scheerer: Right.

Resident (Jeanne Kline, 2703 Scarborough Court): They came out on Thanksgiving Day and moved that down, which I thought was very nice. I wanted to compliment them.

Mr. Scheerer: Good. Thank you. They do a good job.

Resident (Jeanne Kline, 2703 Scarborough Court): But now I have another issue with the sidewalk at 2710 Scarborough Drive. They took the sidewalk out some time ago. I was talking to the owner there and she said, *"We've been trying to get this fixed."* It was some time ago. It was probably about a month or so.

Mr. Soukup: Right.

Resident (Jeanne Kline, 2703 Scarborough Court): They said that they are waiting for something, but when I was by there this morning, I couldn't go.

Mr. Scheerer: That wasn't us, ma'am. That's the one where Toho or somebody must have taken it out. Because I believe there's a sewer clean out.

Resident (Jeanne Kline, 2703 Scarborough Court): It looks like it.

Mr. Soukup: Yeah, there's a sewer clean out right there. That's not something we would have done. So, there must have been some sort of a plumbing issue with that.

Mr. Soukup: Somebody contracted Toho.

Mr. Scheerer: Somebody was. I can't speak 100% of that, but I know the sidewalk you're referring to. They had caution tape up for quite a while.

Resident (Jeanne Kline, 2703 Scarborough Court): Yeah. Then they had to put it on there.

Mr. Scheerer: Yes ma'am.

Resident (Jeanne Kline, 2703 Scarborough Court): Because people were walking on it.

Mr. Scheerer: Yeah, that wasn't anything that we did.

Resident (Jeanne Kline, 2703 Scarborough Court): Okay. Who do I contact at Toho?

Mr. Scheerer: Probably just customer service, I guess.

Resident (Jeanne Kline, 2703 Scarborough Court): The last time I left a message or my phone number, that was at 2:00 p.m. and nobody got back to me.

Mr. Scheerer: Yes ma'am.

Resident (Jeanne Kline, 2703 Scarborough Court): It's very difficult. So, I should tell the homeowner that you guys have nothing to do with it.

Mr. Scheerer: We did not remove that sidewalk, because it would have been formed up and replaced within a day or two, depending on how many we're doing.

Resident (Jeanne Kline, 2703 Scarborough Court): Well, when they started doing the ones around my area, I thought, *"Oh, my gosh, he's gone for a month or so."* My last point, when I was

here last month, I mentioned that we have a storm drainage problem at 2709 Scarborough Court and you were going to send somebody to look at.

Mr. Scheerer: Yeah. The engineer is looking at another one of those curbs that's raised.

Mr. Soukup: Where is this one at?

Mr. Scheerer: Scarborough Court.

Mr. Glasscock: I looked at one on Thornbury Drive and one on Scarborough off of Water's Edge. I looked at that one, too. I can just go through my report. It's getting to where it's District wide, which happens if your Oak trees are getting too mature. I remember years and years and years ago, I was talking to a landscape architect and said, "*Why are you putting all these trees in front of the street lights?*" They said, "*Oh, they grow to their environment.*" This community was developed in 1997, so we're going on, what, 30 years? Now what I'm seeing more and more, is these roots are lifting the road and the curb, which is restricting the flow. So, you wind up having puddles in certain places and, of course, they're more noticeable in somebody's driveway, which is the one on Thornbury. You can throw Band-Aids at it here and there, probably, I would guess about \$50,000 each or you wait until you're coming up on another round of paving and you do it then, because then you can take care of with the paving operation as well. The downside of that is, it's not going to be just a mere mill and resurface this time, kind of like on Portsmouth, where they did a lot of curb repair. So, you're probably starting to look at getting into a lot more of that. I would even suggest that you have your landscape vendor, have them come by and see what's the best way to tackle it. I'm sure they have an Arborist on board. I think if you pull up the curb and you root cut right there at the curb, you should resolve the problem. Does it make the tree root weaker? Obviously it does.

Mr. Scheerer: There's a root barrier that we put in place now. It's not going to totally eliminate the cause and the problem, but it's a common practice. When you cut the tree root, you put a little barrier down and then you fill everything back in and hopefully that takes care of it.

Mr. Glasscock: But it is becoming much more prevalent. As I'm riding around in my old scooter and my little orange vest, I'm seeing it more and more. This is the second call I've had on this in two months or three months. They're going to keep coming.

Mr. Soukup: Okay. Are there any other public comments?

Resident (Not Identified): I just want to say thank you for the extra security in Westmoreland. And just to tell you that it's not being fixed. There's 115 and I'm not sure of the



other house, 113, is a foreclosure and at 115, the renters left. So, Buddy is parking in those two driveways now, so if it slacks off a bit, that's why, because he's using driveways.

Mr. Soukup: That empty spot there.

Mr. Glasscock: Yeah. We've already closed the roadways. They will be taking care of that tomorrow.

Mr. Soukup: Okay. Anything else?

Resident (Dorothy Ogaz, 2811 Harwood Court): Did we get an issue fixed with the lighting on the entryway into Harwood?

Mr. Scheerer: No. We got the call that there were no lights on the left side as you pull into Harwood. I was going to bring it up under my Manager's Report. We have no power from the breaker panel across the street, so we have to run a new directional bore underneath the road and install new wiring all the way over to the breaker box.

Ms. Zaresk: We have to do that?

Mr. Scheerer: This is Harwood. There are several lights on the right and several lights on the left.

Ms. Zaresk: Gotcha.

Mr. Scheerer: The breaker box and the meter is on the right behind the wall. We had Terry's Electric come out, when they were assessing the problem at E. Lakeshore and had them look at that. They ended up having to use their ground penetrating radar to try to trace the wire and they lost it out by the road and they can't find it on the other side of the road. So, we lost the main feed coming from the breaker panel to across the street, according to Terry's. We're doing a little more research before we pull the trigger. It's not a lot of money. It's \$3,000.

Ms. Zaresk: That's a lot of money.

Mr. Mehrlich: Does anybody not work there?

Mr. Scheerer: I haven't seen anybody. We haven't had a problem up until recently with the lights there. The old lights have been working pretty well.

Mr. Soukup: Yeah. It's in the middle of the road.

Resident (Not Identified): Can anything be done or have you looked at it?

Mr. Glasscock: That's up to these guys.

Mr. Scheerer: They've looked at it. The recommendation is either we do a quick fix for just one, but we're going to be in the process of mowing and resurfacing the roads in the community and then we do it at that time. So, the water is in the curb. Right?

Resident (Not Identified): No, it's in the street.

Mr. Scheerer: Well, I didn't see anything in the street, but I saw it in the curb when I was out there. It will eventually work its way into the curb and then what he's talking about, is tree roots are pushing on the road and it's pushing up the curb. You said it will be \$50,000 per location to try to fix it.

Mr. Glasscock: Roughly.

Mr. Scheerer: That's what Pete said. So probably what's going to happen, is they're going to reevaluate all of the roads. When they mill and resurface, they will pull up the curbs, cut the tree roots and re-level everything.

Mr. Soukup: That curve looks small from the top.

Mr. Scheerer: Yeah.

Resident (Jeanne Kline, 2703 Scarborough Court): When will that be done?

Mr. Scheerer: We don't know. There are no timeframes just yet. Probably the first of next year, they will make a decision on that.

Resident (Jeanne Kline, 2703 Scarborough Court): To me it's a health hazard with all of the water in the road. They talked about malaria. They're always telling you to make sure you don't have any standing water around. It's yucky and full of leaves and debris and stuff, unless we get a hard rain in it to wash it all away. It's kind of a big mess.

Mr. Soukup: We can get a price from you, as far as a temporary Band-Aid on it.

Mr. Glasscock: Yes.

Resident (Jeanne Kline, 2703 Scarborough Court): I don't know anything about construction. I'm not an engineer. But why don't we just put a French drain down there and let that water drain?

Mr. Glasscock: That kind of creates other problems. French drains are for an open area, like a grassy area and a road. Some of the streets in here have an under drain. I'm not sure if Scarborough does. Some of them do have it. That just protects the water underneath the road and doesn't help the water staying in the road. There's really not an easy fix for it. You have to bust out the curb, replace the curb and patch the road.

Mr. Scheerer: It's never easy.

Mr. Glasscock: They're not cheap. We'll get you some prices.

Mr. Soukup: Okay. Give us a couple options.

Resident (Not Identified): The storm drain between Westmoreland and Hardwood on both sides, is filled with debris.

Mr. Soukup: Yeah, it was from the last rain and wind. Okay. With that, we'll go ahead and close public comment period.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the October 24, 2023, Board of Supervisors Meeting**

Mr. Soukup: That brings us to the approval the minutes from the October meeting. Are there any corrections or comments? Hearing none,

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the October 24, 2023 Board of Supervisors Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Discussion of Towing Vendor**

Mr. Soukup: That brings us to the discussion of a towing vendor.

Mr. Showe: Yeah, just by way of background, I know that we talked at the last meeting about maybe trying to find another tow vendor. There is one locally, Towing Orlando. We use them in another property that we just took over. There are some challenges there. Again, we will be happy to coordinate whatever way that the Board would like to go. I know that we talked to Bill earlier. They had two calls this month and two tows that were successful. We can always keep them as a backup. Again, getting a new vendor, requires us to terminate the vendor. There will be some time where the new vendor needs to come in and they need to put signage up. So, I think if the current vendor is performing, it's probably our recommendation, to just go ahead and keep them. But obviously, we can certainly make that switch at any time the Board would like. We're also looking at some different ones at the other property as well, to replace Towing Orlando. So maybe if you let me kind of run that process through a little bit, we might be able to use them in the future.

Mr. Soukup: Sounds good.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County**

Mr. Soukup: That brings us to the ratification of the non valorem assessment agreement with Osceola County.

Mr. Showe: Yes, this is the annual assessment. We've already gone ahead and executed it because the county wanted it back pretty quick. This is just the agreement that allows you to get the Tax Roll from the Property Appraiser at no cost. That's how it gets on the Tax Roll. We'd actually like to ratify it.

Mr. Soukup: We need a motion for ratification.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the Data Sharing and Usage Agreement with Osceola County was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Clark: Alright. A couple things from me. After the last meeting, I sent a memo to all of you, just announcing what we've been able to do with the county on the Partin Settlement Road settlement. We got \$107,000. We got our attorneys and engineers fees covered in full. The final judgment was signed last Monday, directing her to cut the checks to send the money. The District is already holding about \$89,000 of that, which we set aside. That money is free now. Whatever the accountants need to do to change its status, we can do that.

Mr. Showe: Are they sending us the difference?

Mr. Clark: Yeah. There will be another \$19,000 and some change.

Mr. Showe: Okay.

Mr. Clark: It will come to me and then I'll relay it to your office and then by separate check, they will pay the fees. I'll also send you that, because the Districts pay all of those. About \$27,000 or so will be coming to you.

Mr. Showe: Okay, perfect.

Mr. Clark: Then we'll be done with that. The second thing that I wanted to talk about is, I reviewed the minutes of the last meeting and there was significant discussion about the Tow Rule. Although it didn't pass, the issue was whether we could allow an extra notice or whether that

required a change of the rule. It does not, in my opinion. We have a rule and the rule kind of sets the outside of the parameter, if we want it to go easier or to provide an additional notice. I have one District that kind of canceled their enforcement for the holidays because of the problems they were having. Things like that don't require a rule change. The Board has the authority to do that, if it chooses to do that.

Mr. Mehrlich: On that note, I made a comment, which David picked up on it. I said an honest person. I didn't mean to say an honest person. What I meant to say was, a person making an honest mistake. So, I kind of miss both here and I feel like I lost maybe a vote, but I didn't mean an honest person. I meant an honest mistake.

Mr. Soukup: Okay.

Mr. Mehrlich: There's an issue with electricity at one of these gates. With your negotiations with what took place with this, should it be our responsibility to pay Terry's Electric \$15,000 to fix the electric that they cut?

Mr. Clark: Tell me what happened.

Mr. Scheerer: Prior to construction of the multi-use trail at E. Lakeshore, everything was working just fine. At the entrance gate, they started doing the work. They relocated some lights that OUC had on the storm drain side, the swale, to the backside of where the trail was going. They were doing all of this work that was going on out there. We went out there to check the lights and do some work out there and there was a notice in the meter can, basically saying that there was no power. So, they removed the meter. We had Terry's Electric come out and they did an analysis of where the power comes from, which we believe is about 300 feet down the road at the transformer and up to where the trail is. There was a black box where the connections were made that Terry's found discarded in the bushes. We had no power. We lost it at where the trail was. So, it's cut somewhere at the trail where they dug the trail. So, I had Terry's Electric give me a price and I provided that information to Ken. I know he's been talking to folks at the county, but right now we've lost our main feed from the transformer to the meter can behind the wall at the entry site. This happened after any of the negotiations, I believe, on E. Lakeshore Boulevard. It was after Scott's conversation with the county, because you had that well in advance. That's my opinion.

Mr. Clark: I think they're unrelated issues, but if the county destroyed the feed in the process of the trail project...

Mr. Scheerer: Well, their contractor, in my opinion, did.

Mr. Clark: They're responsible for their contractor, so I would expect them to bear the full cost of it. You can continue to talk internally. I would probably get that invoice from Terry's Electric and have it sent to them and say, "*This is what we need.*" If that doesn't work, then I can fire up the hammer.

Mr. Scheerer: You don't want to see what I had to do to get the Christmas lights lit on that side.

Mr. Clark: I've seen what I do to get my own Christmas lights lit. It can't be worse than that.

Mr. Brown: So that quote was sent to the CEI over that project and we're waiting for a response from them.

Mr. Clark: So, what I would ask, is that the Board authorize me what the manager deems is the appropriate time to send them a demand letter. Now may not be the appropriate time, but if tomorrow they say, "*Kiss off,*" then that's the appropriate time. So instead of waiting for another meeting, maybe just go ahead and give me some direction and I'll do that.

Mr. Scheerer: Terry's Electric did a good job with the before and after photos that accompanied the proposal.

On MOTION by Mr. Mehrlich: seconded by Ms. Zaresk with all in favor allowing District Counsel to send demand notice to the county for cutting the power as a result of the trail project was approved.

**B. Engineer**

Mr. Soukup: Pete?

Mr. Glasscock: The only thing I had, we already talked about. The other thing that I was going to talk about, is just the roads in general, mainly Remington Boulevard. A few months ago, I told you that I would be looking at it a little bit sooner. Keeping that in your mind, every time that I drive on Remington Boulevard, it seems to be showing signs of degradation a little bit more each time. I'm not out here all the time, but when I come out here, I notice something else. Not that I didn't notice it the last time, but I'm more sensitive to it now. You just may want to look at your budgets and see where it is. We'll probably have to tackle Remington Boulevard, Knightsbridge, up to the first hump and maybe tackle some of these other ponding issues. I know

there was one over on Westmoreland. There's like a half full sector there where it just kind of lifted up. It's not really affecting a whole lot right now.

Mr. Mehrlich: Yeah, there is a hole in there.

Mr. Glasscock: Those are just the two things. I did some more calculations and it is probably going to be around \$10,000 to \$15,000 for each. That's based on a 50-foot section of curb that you have to replace. You really should go at least 25 feet outside of that. So, you're looking at resurfacing a patch of 25 feet beyond that, so 100 feet. I'm guessing \$10,000 to \$15,000 for each one of those areas. That doesn't count the tree.

Mr. Showe: Do you think you can put together a schedule? I know we had one of those before paving over the next maybe 10 years or so, so we can start looking at the budget and an assessment increase. That would be the time to do it. We need to make sure we're collecting enough for all of that.

Mr. Soukup: Is there anything else?

Mr. Glasscock: That's all I have. If you have any questions, I can answer them.

Mr. Soukup: Okay.

**C. District Manager's Report**

**i. Approval of Check Register**

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

Mr. Showe: Sure. I'll start with the Check Register. We have Checks #7144 through #7182 for the General Fund, as well as Checks #122 and #123 for Capital Projects, for a total of \$187,772.40. We have a summary of those invoices that follow and both Alan and I can answer any questions that you might have on those.

Mr. Soukup: Are there any question 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 October 14, 2023 through November 173, 2023 Check Register in the amount of \$187,772.40 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Showe: The next item is your Balance Sheet and Income Statement. Its only through October. It's hard to draw any real conclusions or trends, but you are doing better than budget to actuals and we received no assessments.

**iii. Presentation of OCSO Reports**

Mr. Showe: Behind that, we have your Osceola County Sheriff's Office Reports.

**D. Field Manager's Report**

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

Mr. Scheerer: Thank you. The Amenity Center is in good shape. They started replacing these doors. I don't know if it's done today, but I'll take a look at it. We also replaced the one going out to the swimming pool because it was in really bad shape. So, we did both doors here. The Fitness Center is in good shape. The swimming pool is in good shape. The gates, Tim touched briefly on the Partin Settlement Road gates that were down right before Thanksgiving. ACT was here on Monday to fix that. I called that in immediately and they got that corrected. There was a relay that was bad and needed to be replaced. All of the circuits run through this relay, so all the gates were open. There was nothing we could do until they fixed the relay. So that was taken care of. The ponds are being treated by Applied Aquatic. We are still meeting with REW. Down to Earth is going to be here next month. Their name is officially changing. I met with them. REW, like I said before, are going to be installing brown Cypress mulch on their next mulching. Just to give you a heads up, we met with Ms. Patrick. She gave us a couple different ideas. I met with REW off and on and I got word this week or last week, that they should have a rendering and some costs associated with modifying that area next to Ms. Patrick's. So, once we get that, we'll circulate that to the Board for your review and comments. The fitness equipment is in good shape on the outdoor fitness equipment. REW will be doing tree trimming. Pressure washing is underway here. I know they were down by Club Villas this morning and working that area down there. They're working on Knightsbridge, too. So that's being done. There is still no power at the E. Lakeshore Boulevard entry. I did get 300 feet of extension cord and tap into the gate box on the entry side, drilled a hole, put a surge protector in there and ran an extension cord 300 feet across the sidewalk. We had Chet come out with a quarter inch of plywood and he tapped onto this.

Mr. Jaisingh: I appreciate that.



Mr. Scheerer: Okay.

Mr. Scheerer: We had painted it orange. This way, during the day, people could see it. I did meet with the Christmas light guy this morning. We took a look at everything. The lights were out on Partin Settlement on the entry side. That's a GFI. If anybody knows anything about GFIs, if they get a little bit of moisture in it, they're going to trip. That's going to happen. So, we're going to get rain and we're going to get irrigation. That's at both sides.

Mr. Mehrlich: Does it have to be GFI?

Mr. Scheerer: Yeah. It has to be GFI, because in talking with the Christmas light guy, he says, "*We've got a place where they just do straight 120 and it just melts everything.*"

Mr. Mehrlich: Yeah.

Mr. Scheerer: It catches on fire, if there's a fault.

Mr. Scheerer: He has a property in Brevard County, where they have a committee of residents that keep an eye on that and they will just reset them. There's two on this end and two on that end. But either way, the lights were out this morning on the exit side at E. Lakeshore Boulevard. We found that one of the connections was bad. So, he fixed that connection today. We checked all of the lights before the meeting and they are all out.

Mr. Mehrlich: Okay.

Mr. Scheerer: That's all I have.

Mr. Soukup: Okay.

## **NINTH 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: Nothing.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: On the towing issue, if the other guy is towing, then it's fine.

Mr. Showe: That was kind of my thought. Again, I'm getting some mixed opinions in another community. I don't want to bring them in here if I'm having concerns. They're looking for another vendor. So, if we find another vendor that's better, we'll certainly bring that back to you.

Mr. Mehrlich: Yeah. I would like to thank Alan for doing what he does. He does a phenomenal job. I know he and I had some conversations.

Mr. Scheerer: It's always good.

Mr. Mehrlich: It's all good. I think everybody else here does a great job. I think the place looks nice. These guys send emails out. They don't respond to them when I reply back to them. It's difficult to do what needs to be done here. 114 Westmoreland Circle is a perfect example. We've been there 600 times and yet I can still drive by and see a car there.

Mr. Showe: He just sent a report. There's a car there now.

Mr. Mehrlich: Then on Fulton Court, there's a white pickup truck being parked. The guy sends an email to us.

Ms. Zaresk: Yeah.

Mr. Mehrlich: I responded to him twice and he's never responded back. So, if I got more information on it, I would try to direct them to be there more. I mostly just want to thank Alan. It's all good.

Mr. Scheerer: You're welcome, sir.

Mr. Mehrlich: Thank you.

Mr. Soukup: Mr. Brown.

Mr. Brown: Did Applied Aquatics change their name or get bought out? I thought you just said they were changing their name.

Mr. Scheerer: No. On December 1, REW will be officially Down to Earth. We will be providing the Board, in the February/March timeframe, a package to review, so we can get up to date landscape numbers for the 2025 budget.

Mr. Mehrlich: Are we still looking at a proposal to add plants?

Mr. Scheerer: Well, right now we have the \$25,000 that the Board has been allocating to do the street trees in front of the homes. I'm working with John at REW right now to start taking a look at what we have. The ones at the two main entrances, aren't in that bad shape. So, maybe we concentrate on some of the interior neighborhood entrances. For me, it's Remington Boulevard. The landscape designer is beyond me. But all of that old Viburnum and Indian Hawthorne is going out. So, we're going to try to come up with some renderings and pricing for the budget

Mr. Mehrlich: Yeah.

Mr. Scheerer: My goal, like we've talked about at this meeting, is to keep the \$25,000, but no longer allocate that street tree trimming in front of the homes, since that's now complete. We will start with the \$25,000. There's usually a \$10,000 or \$15,000 contingency in the budget for landscape, which would give us about \$35,000 to \$40,000. It's not a lot of money when it comes to replacing 35-year-old landscaping at a property of this size. But we need to look at it and depending on what the Board wants to see, if they want to have somebody on a committee to take a look at it and what kind of design we want, what kind of plans we want, those are all an option. We've done some good work in Windsor Park with Dwarf Ixora's and the same thing across at Gleneagles. That plant is a foolproof plant. It's one of my favorites. But I don't know that you want everything looking the same all the way up and down the Boulevard. Then depending on what happens next to Ms. Patrick's...

Ms. Zaresk: If it works, why not.

Mr. Brown: If we have a Landscape Architect living in here ...

Mr. Scheerer: He called me yesterday, by the way. Richard called me. We had a little snafu. When ACT came out to do the gates, they left the switches and the gates went down at 6:00 p.m. with no guard. Jill called me immediately and sent a rover over there. Within five or seven minutes, the rover was there and flipped the gates back up.

Mr. Showe: Tim, I have a running list, anytime we talk about things for next year's budget, that I just keep on my meeting notes. So, it will be there.

Mr. Scheerer: It will all depend on how much you want your increase.

Mr. Mehrlich: Yeah.

Mr. Showe: We can replace everything.

Mr. Mehrlich: I think it is important because these things die off.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – December 19, 2023**

Mr. Soukup: With that, our next meeting is set for December 19<sup>th</sup>.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman