

**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, **January 23, 2024** 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 <i>joined late</i>	Assistant Secretary
Tim Mehrlich	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Alan Scheerer <i>via phone</i>	Field Manager
William McLeod	DSI Security Services
Pete Glasscock	HWA

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 at roll call with the exception of Mr. Brown.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: There was only one item that we added, which was the consideration of Resolution 2024-02, to add one of our staff members as an Assistant Treasurer. We'll cover that as part of the agenda.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. Soukup: That brings us to the Security Report.

Mr. McLeod: The E. Lakeshore Boulevard gate had 6,183 residents, this past month and 2,046 visitors. The Partin Settlement Road gate had a little bit more, 14,964 residents and 3,635 visitors, for a total of 20,000 people through the gates, this past month. We issued 149 citations. We attempted to make three tows on vehicles. We were successful with towing one. The other two actually were dropped by the tow truck company, after they were confronted by the homeowners and the homeowners convinced them to drop the tow. We created 650 reports, this past month, 164 were incident reports regarding Remington in general and 486 were visits to 114 Westmoreland Circle, where we issued two citations this past month. In transparency to the Board, I would say that we've had issues the past few days with our vehicle. It's been towed a couple of times to Tires Plus. So, we haven't had a rover, but I will make sure that you were not billed for those hours that we're not on-site. They're using a rental vehicle right now. The VSI vehicle that you see out there, was one we brought from the office, but there were some roaches in it. So, I put some insecticide in it hoping to eradicate them. I didn't see any in there, but out of abundance of caution for all, we rented a vehicle. It's a Hyundai that you'll see going around. It does not have a light bar on it, but I did bring out DSI security magnets along the side. So, when they're patrolling, you'll see that.

Ms. Zarek: Did you say, there were 486 reports on activity at 114 Westmoreland Circle?

Mr. McLeod: Yes, for the bulk of the visits that we made, 486 visits were reported going to 114 Westmoreland Circle.

Mr. Soukup: It's a logged report then.

Mr. McLeod: Yes.

Mr. Soukup: Got it.

Mr. Showe: I get an email every single time.

Mr. McLeod: There were some cars parked there recently. I know sometimes they're called in for one thing or another. After 440 visits, there is still a problem. That's crazy.

Mr. Mehrlich: Are we tracking cars that are residents?

Mr. McLeod: No, sir. There's no way that I can track it.

Mr. Showe: We can't.

Mr. McLeod: I can't run a tag.

Mr. Mehrlich: So how do we do that? If a car is owned by Ms. Ann Lewis and she's visiting and the car is on the street, how do we tell?

Mr. McLeod: Well, that's where you fall back on your rules, the CDD's rules, that they're only allowed to have a car there six times. It's not the same car. It's any car. They're allowed to have six days in a row, a visitor in front of their home or seven days total for a 30-day period. We're tracking that. Right now, they just hit their six days. So, any cars that are parked out there for over the allotted periods of 30 minutes, we will go ahead and ticket or tow if necessary.

Mr. Mehrlich: Yeah, but as a resident, we're only allowed 30 minutes on the street with our personal car. So, 444 times, is ridiculous.

Ms. Zarek: Is there any way to have that particular resident pay three quarters of our security bill?

Mr. Soukup: At what point does it seem as flagrant that we can send a letter to them again?

Mr. Showe: I think the last time was when it was flagrant. At this stage, they're really not violating the rules that you've set in place. Where it got flagrant before, was that they were repeatedly calling in visitors. They were switching vehicles around. So, they were saying, "*Well, this one's a visitor now.*" They're not really doing that at this point. I think the call-ins have been just a handful of times.

Mr. McLeod: It's just a handful. The unfortunate thing, Tim, is that, like I've said to the Board before, there is only one rover and this is a big community. I don't want to dedicate my rover to that one place, all of his time, when we've got other issues. Unfortunately, by the time he comes back, the cars are gone.

Mr. Mehrlich: It's just a pain. I mean, if somebody wants to be a butt, it's hard to stop them.

Mr. Showe: I think you guys are doing everything within the rules that we can possibly do to keep that.

Mr. Mehrlich: The fortunate thing, is we are seeing a downturn in citations. So, that means more and more people are getting the hint that we will ticket and tow. So, that's the positive here, that through repetition, that's actually gotten better.

Mr. Mehrlich: Yeah, they do. Sometimes you think they gave up and they're going to start abiding by our rules and then....

Mr. McLeod: I know.

Mr. Mehrlich: They park on their apron.

Mr. McLeod: It's as frustrating for us.

Ms. Zaresk: If I was their neighbor, I'd be filing nuisance complaints with the police right and left, with all that video that they send us. I don't know what else to do.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the public comment period. No residents are present.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the December 19, 2023, Board of Supervisors Meeting

Mr. Soukup: That brings us to approval of the minutes from the December 19, 2023 meeting.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor the Minutes of the December 19, 2023 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02
Appointing an Assistant Treasurer**

Mr. Soukup: That brings us to the consideration of Resolution 2024-02.

Mr. Showe: Mr. Darrin Mossing, the President of GMS, moved back into the state of Florida and he's eligible to serve as an officer on the Board. He asked to be appointed as Assistant Treasurer on all of our CDDs, just as an additional backup. If something needs to happen quick or we have a banking issue or something and we need to make some quick changes, he would be authorized to make those changes on behalf of the District. We don't anticipate that to happen. We don't anticipate we'll ever have to use this, but it just gives us some additional flexibility if situations occur.

Ms. Zaresk: Who is currently Treasurer?

Mr. Showe: Right now, it's Ms. Katie Costa in our office. She's the Head Accountant in our local office. So again, this is kind of more just a backup.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor Resolution 2024-02 Appointing Mr. Darrin Mossing as Assistant Treasurer was adopted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Review of Ethics Training Memo

Mr. Soukup: That brings us to Staff Reports.

Mr. Clark: I have some materials in your agenda package, which I discussed somewhat at the last meeting. So, I'm not going to repeat all of that, but you have the more formal memo that deals with your required ethics training. I listed some sources in there. The one that's second, is sponsored by Florida State University (FSU). I actually took that course a couple of weeks ago and it was excellent. It was really good. It was worth the time to do that. That course is the one that's being put out by the Florida Association of Special Districts. They're putting together a course. I have not heard of the pricing. I don't know if you have, but they've specialized that course a little bit, just for Special Districts and not all governments. So, that's one that's going to be good to take. I know that they're putting out bundle pricing. Your office might want to look at pricing on a bundle for your Supervisors. It's online training. You can take it in sections, which is good, because it gets really boring after a while, after four hours, but that's a good resource.

Ms. Zaresk: You said the FSU one was good and the other one?

Mr. Clark: The FSU one, they made an arrangement with the Florida Association of Special Districts.

Ms. Zaresk: Oh, okay.

Mr. Clark: This is our lobbying group. So, they're going to be reaching out and promoting that course.

Ms. Zaresk: Okay.

Mr. Clark: Probably with special pricing and perhaps free to their members.

Mr. Soukup: Right.

Mr. Clark: The other thing and I don't remember whether I talked about this, but your Form 1 Financial Disclosure is changing this year to an online filing. Hopefully that makes it better, although people who interface with the State of Florida through a computer, haven't had really good luck for the past several years.

Mr. Showe: I can attest to that. I went and did mine just so that I could help our Board Members. It's really easy. It's almost like TurboTax®, which walks you through each question and tells you what numbers to put in or what information to put in.

Mr. Soukup: Do you get a printed copy?

Mr. Showe: You get an email that says it's been submitted, but you're no longer turning them into the Supervisor of Elections.

Mr. Clark: Some Supervisors have asked me, well, in fact, I think this was brought up at the last meeting, about Form 6, which is now required for counties and cities. You don't have to do that. It's not the intrusive form. It's still Form 1, but beginning, not this year, but next year, there will be a box to check to indicate that you took the required ethics training. So, all of that is new and that's about it for that. I wanted to update the Board on the electric meter situation with Osceola County. I sent them a letter. They finally responded to me and said, *"We're not going to pay that, we didn't do it."* Their basis for that is that OUC did it. They tasked OUC to relocate the streetlights and their position is, *"We didn't tell OUC to remove the box. That's a decision that they made,"* ironically, using Terry's Electric, which is the company that we were going to have restore it. So, I did write a letter yesterday to OUC, essentially the same claim saying, *"You removed our boxes. We're going to have to relocate them. We want you to pay for it."* So, we'll see how they respond to that. I'll keep you posted.

ii. Consideration of Resolution 2024-03 Authorizing Payment of Required Training

Mr. Showe: We've got your resolution for payment.

Mr. Clark: Yeah, I'm sorry, I skipped over that. So, Resolution 2024-03, authorizes the District to reimburse you for that ethics training. It may not be necessary, if there's a package deal that we can just subscribe to.

Mr. Soukup: Right.

Mr. Clark: But if not or if you're just dying to do that next week and don't want to wait, this will create a means for you to be reimbursed. Therefore, we recommend approval of Resolution 2024-03.

On MOTION by Mr. Mehrlich seconded by Ms. Zaresk with all in favor Resolution 2024-03 Authorizing Payment of Required Training was adopted.

Mr. Soukup: Should we send you a copy of the invoice to let you know that we did it?

Mr. Clark: Yeah.

Mr. Soukup: Should we send you an email stating that we completed the training?

Mr. Showe: No. As Scott indicated, we actually just received notice of this, probably the first week of January, that they had even made this change. So, Stacey in our office, is the administrative person for our organization. I believe that she gets a full listing of everybody and who has turned their forms in. We'll continue to keep track.

Mr. Soukup: So, they will still get their Financial Disclosure Form from the State?

Mr. Showe: Yes. If you look at the very last link on Scott's memo, it's www.ethics.state.fl.us. That's where you go. You click on there, tell it that you need to do your financial disclosure and you'll need to register. You put your email address in and hopefully it will recognize it and send you a link to register for the site. Then you'll go on and fill the form out. If for some reason your email isn't recognized, just email me. That just means Stacey needs to update your email address and make sure that she's got you as a filer.

Mr. Clark: I have been told that they're assembling all of the emails that they can get and they will be sending something to you with a link that you can click.

Mr. Showe: Yeah, we hope that they do that.

Mr. Soukup: By 2027.

Mr. Clark: But it will not be a defense to not filing it.

Ms. Zaresk: Right.

Mr. Showe: I went ahead and did mine, because I have to file one, too, just to kind of go through the process. I think it's easier than the paper form, the way they tell you, "*This is the information that goes here and this is the information that goes there.*" But if you have any questions, we can certainly help you through the process.

Mr. Jaisingh: When is it due by?

Mr. Showe: July 1. So, we'll keep you up to date as we go through the year.

Mr. Soukup: Okay.

Ms. Zaresk: Great.

B. Engineer

Mr. Soukup: That brings us to the District Engineer. Pete?

Mr. Glasscock: The only thing that I had, was price to replace the curb and asphalt over on Thornbury Drive. That did come back in and it was pretty much about where I expected it. It came

back at \$15,560, to remove 50 feet of curb, remove a root from an Oak tree, where it has raised, root prune it, take up the asphalt, taking out the base, recompact the sub grade, put in a base and a half, a little bit thicker base and then repaving.

Mr. Jaisingh: Is that the drain issue?

Mr. Showe: There was standing water in the curb.

Mr. Jaisingh: I have the same issue in front of my house.

Mr. Glasscock: You have it in a lot of places, where trees are starting to mature.

Ms. Zaresk: You said it was \$15,000?

Mr. Glasscock: \$15,560.

Mr. Showe: I think the earlier discussion and you can correct me if I'm wrong, was that we would start trying to address those, as we do the road, because they're already there. It is kind of part of the process.

Mr. Soukup: There are multiple ones there.

Mr. Showe: Yeah. It's amazing when you start looking at those curves, that there's very little slope to them. So, any little bit of intrusion just kills it.

Mr. Glasscock: The longitudinal slope of the road, at a minimum, I think is .28% and now its .2 to the side, so gets it off the road quickly, but then it's not in real big hurry because the volume of the water coming down, adds to the next. It's what makes it go a little bit faster.

Mr. Mehrlich: .2 is more than .28.

Mr. Soukup: Yeah. That wins.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We have the approval of the Check Register. In your General Fund, we have Checks #7200 through #7216 for \$24,552.82, as well as a Capital Project Check #126 for \$21,000, for a total of \$45,552.82. Alan and I can answer any questions that you might have on those invoices.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor the December 12, 2023 through January 9, 2024 Check Register in the amount of \$45,552.82 was approved.
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D. Balance Sheet and Income Statement

Mr. Showe: With that, we'll go to your Balance Sheet and Income Statement. No action is required by the Board. I will point out, that you're doing much better than budget to actuals, as of right now, we are almost 90% collected, as we received a large assessment check of over \$1 million in December. So, we're in great shape.

E. Presentation of OCSO Reports

Mr. Showe: We've also provided you the Osceola County Sheriff's Office Report.

F. Field Manager's Report

Mr. Showe: We will have Alan on the phone to go over his Field Manager's Report.

Mr. Scheerer: Sorry I couldn't be there. I had something come up this evening. The Amenity Center is in good shape. Everything is working good in the Gym, except for the treadmill. We have one treadmill down. The repair guy is requesting a key so he can come at his leisure. We sent that to him. We have to get that taken care of as quickly as possible. We did get a request from a couple of residents that called me in our office, asking for an additional treadmill. In order to accommodate that, we have to designate a piece of equipment that would need to be removed. I don't know if the Board wants to look at that over the next 30 days. We do have funding, I believe, in the budget, for an additional piece of fitness equipment. The swimming pool is in good shape. All of the cameras are working well. As far as the gates go, everything is good. We did have a report that the laser scanner at the Partin Settlement Road gate was not working. I viewed the cameras. I can't tell whether it's working or not. I think it's working. ACT came out a couple of times and reviewed the scanner while cars were coming through. They checked some of the numbers on the Partin Settlement Road side versus the E. Lakeshore Boulevard side. They feel that the scanner is currently working the way it should at this time. I know security has left a note at the Partin Settlement Road gate, for the officers to report any issues with that gate. I have not received any in the last 30 days. Staff continues to meet with REW and Down to Earth on a weekly basis. New annuals were installed. There was a report that somebody took annuals, but I believe that was an arrangement made by probably a resident that was just driving by as they were pulling them out and asking for some annuals. So, the people that were pulling them out, gave them to them. I don't have confirmation of that, but it coincided with the install of the annuals. All of the equipment on Remington Boulevard was checked. We talked about no power at the E. Lakeshore

Boulevard gate. Scott elaborated on that earlier. One of the sign lights is out on Harwood Circle. We had REX Electric out recently. We're just waiting on their review, analysis and proposal. They did confirm that the wire that runs from the meter to the lights across the street, is direct burial. There is no conduit that they could find, so whatever we do, will require directional bore and we'll just see whose numbers are better and we'll go ahead and get that work done. REW is still working on the revised proposal for Ms. Patrick's area on Farrington. We hope to have that by the next meeting. In anticipation of our budget for 2025, I did speak with Jason. We did reach out to SunScape Consulting (SunScape). I know the Board has a desire to start updating all of the landscaping within the neighborhood monuments and roadways. SunScape has a Landscape Architect that we've worked with before in the past and we asked them to take a look at the property and maybe give us a price to take a look at providing some concepts for us for 2025, as well as budget numbers. So, unless the Board has any objection with that, the cost to get that information is free and the cost will be determined on what they see when they come out to the neighborhood. So again, my apologies for not being there this evening, and I'll be able to answer any questions you might have.

Ms. Zaresk: I do have a quick question. Is SunScape local?

Mr. Scheerer: Well, they're not local, but they do a lot of work in and around Osceola, Orange and Lake Counties.

Ms. Zaresk: Oh, okay.

Mr. Scheerer: I think Mark, the owner, is out of Claremont, so he's not that far. We used them before in the past at other CDDs to oversee some things that we have going on. They do a really good job. Mr. Blake Gunnels is actually the employee that was hired by Mark's group. He is a Certified Landscape Architect and designer and I've spoken to him a couple of times and this is right up their alley. So, we'll see what they put together. This way they can provide, if the Board chooses, some concepts based on your input and then present us with the drawings. Then we can take those drawings and go out to bid.

Ms. Zaresk: Great.

Mr. Mehrlich: Cool.

Mr. Soukup: Sounds good.

Mr. Scheerer: We will be doing the RFP for landscape services here in the next 30 days and something will be coming back to you. I'm sure Jason will keep you posted on that. We'll need to bring that RFP back, I'm assuming, for approval.

Mr. Showe: Yeah.

Mr. Scheerer: And we'll get those out. So, we have up to date numbers for the 2025 budget. The current contract expires September 30th. Counsel informed us that we need to go out to bid this year, so we're verifying some last-minute details on the map. Hanson Walters did a really nice maintenance map and I'm already working on the scope to make sure it includes some of the changes that we've had over the past five to six years and incorporate those, keeping the porter and doing one time a year molds, things like that.

Ms. Zaresk: That was great. Thanks for being so proactive on that.

Mr. Scheerer: Yes, ma'am. My pleasure.

Mr. Soukup: Are there any other questions for Alan?

Mr. Mehrlich: When you talk to the street sweeper guy, just remind him they're supposed to do the cul-de-sacs. Yeah, I waited all day for him to come back, but he never came back and did it.

Mr. Scheerer: My apologies. I'll get a hold of their supervisor again. I know they were just recently out, according to an email I received.

Mr. Mehrlich: Yeah, they were sweeping today. I drove by some of the other cul-de-sacs to see if it was just mine or all of them. It's really kind of hard to tell. I know they didn't do mine, but I didn't want to make a stir.

Mr. Scheerer: They're supposed to do them all. Yes, sir.

Mr. Brown joined the meeting.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Soukup: That brings us to Supervisor's Requests. Ms. Zaresk.

Ms. Zaresk: I have none.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: No.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: I was just going to talk about the SunScape stuff, but Alan beat me to it.

Mr. Soukup: Mr. Brown?

Mr. Brown: Did those plans work for you, Alan?

Mr. Scheerer: Yes, sir.

Mr. Brown: Cool. Other than that, I don't have anything.

NINTH ORDER OF BUSINESS

Next Meeting Date – February 27, 2024

Mr. Soukup: With that, our next meeting is scheduled for Tuesday, February 27th.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman