

***Remington
Community Development District***

Agenda

March 26, 2024

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 19, 2024

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, March 26, 2024, at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

1. Roll Call
2. Modifications to Agenda
3. Security Report from DSI Security Services
4. Public Comment Period
5. Approval of Minutes of the February 27, 2024, Board of Supervisors Meeting
6. Consideration of Three-Year Holiday Lighting Agreement with TPG Lighting, LLC
7. Consideration of Renewal with Sharks and Minnows Swim School
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of OCSO Reports
 - D. Field Manager's Report
 - i. Consideration of Farrington Landscape Proposal
9. Supervisor's Requests
10. Next Meeting Date- April 30, 2024
11. Adjournment

MINUTES

**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, **February 27, 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	Assistant Secretary
Tim Mehrlich <i>by phone</i>	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. Soukup: Are there any modifications to the 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: In the last 30 days, at the Partin Settlement Road gate, we had 12,925 residents and 3,630 visitors and the E. Lakeshore Boulevard gate, had 6,581 residents and 1,709 visitors. We issued 203 citations. We attempted two tows and were successful with the two tows on Owenshire Circle and Amanda Kay Way. We generated 835 total reports; 358 of those were for the community and 477 were for 114 Westmoreland Circle. We issued one citation for 114 Westmoreland Circle.

Mr. Soukup: Okay. Are there any questions regarding the Security Report?

Ms. Zaresk: I don't know if I should do it now. I'm sure you'll cover it, but at the Lakeshore Boulevard gate, somebody, I guess, knocked the gate arm off.

Mr. Scheerer: Yeah. I was notified by security that the gate arms were hit. I haven't gotten through all of the footage yet.

Ms. Zaresk: Okay.

Mr. Scheerer: But we did place a service call, because one of the gates was run over. I tried to put them up, but I couldn't. So, we called in for a service call. We'll continue to investigate that.

Ms. Zaresk: Thanks.

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

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the Public Comment Period. Please state your name, address and keep your comments brief, if possible.

Resident (Matt Psarsky, Westmoreland Circle): Is security responsible for fishing around the lakes or fishing activity?

Mr. Scheerer: No, but I'll speak to that. I get the reports. I have noticed that a lot of the officers, if they do see them, they ask them to leave and they are reporting that they're doing that and most everybody that they asked to leave, have done so.

Resident (Matt Psarsky, Westmoreland Circle): This is the second animal that's been hung by a tree by one fisherman. The last one was a gator.

Mr. Brown: Where is that?

Resident (Matt Psarsky, Westmoreland Circle): Behind Waters Edge. That is a bird. It's the second one in the last month that's been hanging from a tree.

Mr. Jaisingh: It's called a fish line?

Resident (Matt Psarsky, Westmoreland Circle): Yeah.

Mr. Scheerer: It's not what they're doing here, but they do report that when they see them, they ask them to leave.

Resident (Matt Psarsky, Westmoreland Circle): Do we know when the sign is going to be fixed?

Mr. Scheerer: Oh, yeah, I just got that. It will be done this week.

Resident (Matt Psarsky, Westmoreland Circle): The other question was the state of the roads at the entryways.

Mr. Soukup: At the entrance?

Resident (Matt Psarsky, Westmoreland Circle): They are making massive potholes that are starting to form.

Mr. Scheerer: I know we were just talking about the engineer trying to find somebody that could facilitate that. But if not, we'll block off the lane and see if we can't just saw cut a few of them out, if we can't find anybody to do it, because it's a whole section, not small pothole. I don't have a time period for that.

Resident (Matt Patrick, Farrington Lane): Golfers have been using the area as a restroom. This is just a heads up. I saw two of them the other week. I did not need to see it.

Mr. Soukup: Yeah, right. Are there any other public comments?

Ms. Zaresk: Could I ask a question, since I know that you're involved with the Master HOA?

Mr. Jaisingh: Yes.

Ms. Zaresk: The yard sale?

Mr. Showe: It's coming. He just sent me an email. I was going to bring it up.

Ms. Zaresk: Well, I was going to wait, since you were here. My apologies, David.

Mr. Showe: We just received it as I was driving over here. It will be on April 27th and October 19th. They would like to put signage up and they would also use the parking lot for National Night Out. So, again, I'm assuming there's probably no opposition from the Board on either of those. So, I'll grant them permission, but we wanted to make sure to bring it up.

Mr. Soukup: Right.

Mr. Showe: I know you guys always grant those permissions.

Ms. Zaresk: Yeah.

Mr. Brown: It's better to do all three at once.

Mr. Showe: No, I got it.

Ms. Zaresk: So, its April 27th?

Mr. Showe: April 27th and October 19th.

Ms. Zaresk: Okay. Thank you.

Mr. Soukup: Are there any other comments? Then we'll go ahead and close the Public Comment Period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the January 23, 2024, Board of Supervisors Meeting

Mr. Soukup: That brings us to approval of minutes from the January 23rd meeting.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the January 23, 2024 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Relating to the General Election and Qualifying Period Procedures

Mr. Soukup: That brings us to the consideration of Resolution 2024-03, relating to the General Election and qualifying period procedures.

Mr. Showe: Yeah, so this is more of a kind of a housekeeping issue. We currently have two seats that will be up for election in November of 2024, Seat 1, which is currently held by Mr. Soukup and Seat 5, which is held by Mr. Jaisingh. We notified the Supervisor of Elections that those seats are up for election this year. This resolution goes into the qualifying process, which is that all candidates must be at least 18 years of age, a citizen of the United States, a legal resident of the State of Florida and of the District and registered to vote within Osceola County, lays out the compensation in accordance with Florida Statutes, as well as the term of the office, which is four years. It's again, important to note, that the Supervisor of Elections coordinates this entire process. It's nothing that our office does or handles. So, anyone interested in qualifying for those seats, should go to the Supervisor of Elections and go through that qualification process, which typically is filling out a piece of paper. I think you either need to get 25 signatures or pay a \$25 fee to qualify. That qualification period is Noon on June 10th through Noon on June 14th. We

provide you the address there, which is 2509 E. Irlo Bronson Memorial Highway and the Supervisor of Elections name and office. So again, it's more of just a housekeeping item and we would just like to make it clear and put in the public record what the process is.

Mr. Soukup: Is there a motion for approval?

Mr. Brown: So, they haven't monkeyed around with the fees or anything this year?

Mr. Showe: No.

Mr. Brown: Because they have a tendency to do that sometimes.

Mr. Showe: Not that I'm aware of.

Mr. Brown: I remember one year; it went up to \$159 or something like that.

Mr. Showe: Things have been rapidly changing. They might not change before you qualify, but as of now, we're not aware of any changes.

Mr. Soukup: What about through the education?

Mr. Clark: Whatever exists today, can be different tomorrow.

Mr. Showe: Correct.

Mr. Soukup: What about the education requirements?

Mr. Showe: Anyone elected to the Board, would have to complete that within 2024.

Mr. Soukup: Got it.

Mr. Brown: Okay.

Mr. Soukup: So, it's not before that point, not before June. Okay. Got it. Is there a motion for approval?

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor Resolution 2024-03 Relating to the General Election and Qualifying Period Procedures was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of TPG Lighting Proposal

Mr. Soukup: That brings us to the consideration of the TPG Lighting proposal.

Mr. Showe: Sure. So, this is kind of a continuation of the holiday lighting that we did last year. I believe it's largely in same kind of scope and service as we had last year. This would just be for the following year. If the Board wanted to, we could go ahead and enter into this contract now and then make sure it's in the budget or we can take any questions or comments from the Board. I think it's always better, if you want to do these things, to get them lined up now.

Mr. Soukup: Right.

Mr. Showe: Just so we can all be aware and make sure we get the electric repaired and get all of the GFIs checked.

Mr. Soukup: Are there any questions regarding that proposal or what we've gone through with them? I think overall, it went fairly well.

Mr. Jaisingh: Yeah. I have a question. Is this a continuation of a single year or is this a three year? I don't see it.

Mr. Showe: I believe it's a single year. There are discounts available if you sign up for a three-year agreement. I think the challenge we see with doing those, typically with CDDs, is that we always have an option to get out of the contract.

Mr. Soukup: Right.

Mr. Showe: So, it's hard for them to offer that discount if we can get out of it.

Mr. Soukup: Its annually.

Mr. Showe: But it's something we can certainly ask them about. Sometimes what we've done, if we enter into a three-year contract and try to get that discount, we have them add the discount in the third year, so that you have to go through the entire agreement to get there. Sometimes that's something they're amenable to. If you want us to proceed that way, we can certainly look at that.

Ms. Zaresk: I guess the only question I have is, our Partin Settlement Road entrance.

Mr. Scheerer: Lakeshore?

Ms. Zaresk: No, Partin Settlement Road.

Mr. Soukup: For road construction.

Mr. Scheerer: Oh, I'm sorry.

Ms. Zaresk: Is our Partin Settlement Road entrance going to be compromised? I'm all for the decorations, but if we get construction trucks or things, do we have any sense from anywhere where that might be?

Mr. Scheerer: I'm not aware of the road impacting Remington Boulevard up to the monumentation where the lights were last year.

Ms. Zaresk: Okay.

Mr. Scheerer: I'm not aware of any.

Ms. Zaresk: Okay.

Mr. Scheerer: Pete, I know you and I walked that, looking for the setback that they had. As far as we know, all of our assets are going to remain the same.

Mr. Clark: Yeah. None of the vertical assets are impacted.

Mr. Soukup: Good.

Ms. Zaresk: Okay.

Mr. Jaisingh: The question is, are we continuing with a single year or should we opt and go for a three year? Did everybody like the lights that they put up?

Mr. Brown: I liked them, but. I don't know that I liked them as much as it is for the price. I thought that was a little expensive.

Mr. Showe: I will say and I think Alan was the same way. We see a lot of these quotes and this is probably a very reasonable quote for the service that they're providing. That doesn't give you a lot of comfort.

Mr. Brown: Right.

Mr. Scheerer: The guy was very responsive.

Mr. Showe: Correct.

Mr. Scheerer: Any problems we had, he was in constant communication with me. He showed up, did random checks of the system to make sure it was working, in between my normal checks during the course of the week. But I thought he was really good to work with.

Ms. Zaresk: Well, I think from my perspective, the fact that they maintain them, that they take them away.

Mr. Soukup: Sure.

Ms. Zaresk: That they pack them.

Mr. Soukup: I mean, the HOA did a great job with what they had, but it was all like, "*Hey, I'll donate this. I got this.*"

Mr. Jaisingh: Unfortunately, I didn't show up in time to deal with the real ones.

Mr. Soukup: That's the other option. You get people to volunteer and you get what you get.

Ms. Zaresk: Yes, exactly.

Mr. Jaisingh: Then there's a liability on electrical, liability on tear down.

Mr. Soukup: Right.

Ms. Zaresk: Well, not to mention, then there is your storage. I know it's a lot of money, but I'm going to propose that we accept it. And I'm going to propose for a year, the reason being is budget-wise. David, that's a good point.

Mr. Jaisingh: I would like to see what the discount would be for the three-year service. Just simply ask and they will provide it for us. I suggest that we table this and try to see what the three-year price is.

Mr. Showe: Sure.

Mr. Jaisingh: And see if we can save instead of going year over year.

Mr. Showe: Perfect. So, I'll reach back out to the vendor, ask him to provide that discount for a three-year term and then we can bring that back to the Board for your next meeting.

Mr. Soukup: Do you have any issues on a three-year deal like that?

Mr. Clark: Ordinarily we don't like to do that. We like to do things that are within the budget year or else have a termination clause. If it's significant and the Board wants to do it, then I would just try to add some language that gives us a little leeway. If we don't feel like they've performed or we're not satisfied, we can cancel anytime, if we want to. So, let's see what the number looks like. The other option would be taking your discount, do a three-year contract and have a cancellation provision. That's one way to approach it.

Mr. Showe: I know in some cases we've done these, where whatever the discount would have been in year one and year two, you just stack it into year three. So, the third year is minus \$500 or \$600, as opposed to \$150 a year or something like that.

Mr. Clark: That's one way to do it.

Mr. Showe: We'll talk to him and see what he can do.

Mr. Soukup: Okay.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to Staff Reports.

Mr. Clark: The only follow up item I had, I told you at the last meeting that I was getting the county run around about the electric at the E. Lakeshore Boulevard gate. They received the letter and they have not responded to it, which is not unusual. I'll start banging on them again here pretty quickly.

Mr. Soukup: Right. Okay. Is that it?

Mr. Clark: That's it.

B. Engineer

Mr. Soukup: Pete, what do you have?

Mr. Glasscock: I have nothing, but I can answer any questions.

Mr. Soukup: Okay, are there any questions?

Mr. Jaisingh: Are we shopping for somebody to fix the asphalt? We don't have anybody on staff.

Mr. Scheerer: We don't just do asphalt.

Mr. Showe: It's a little more complicated than that.

Mr. Scheerer: Yes, I have somebody that can do that work, but we were looking for somebody that could come and do an entire stretch. Chet, who does a lot of work here, we're getting ready to do sidewalks. He will come out here, saw cut it, roll it and tamp it, but the top portion of that asphalt, from what I can see, is just starting to crumble. So, if I do one here and I do one there and nothing happens in between...

Mr. Soukup: Yeah, do a patchwork.

Mr. Scheerer: We will lose more. I think we're just chasing our tails.

Mr. Jaisingh: I just don't want it to be too extensive, because we are trying to kick the bucket down the road.

Mr. Scheerer: Yes. I understand.

Mr. Jaisingh: So, we can do all of the roads next year. What I notice is that the secondary streets are starting to raise on the sides, where the water is going down. It's starting to come apart and the cracks are getting wider in the road.

Mr. Glasscock: When you see those, if you could send that to Jason, so I can take a look at it and make sure I add it to the list and when I'm out here, I can take a look at it.

Mr. Jaisingh: You'll see it on the road.

Mr. Scheerer: It's the tree roots that are lifting up the curbing in Thornbury and Waters Edge.

Mr. Glasscock: I would just say, too, that talk to as many residents as you can and see the places that they are concerned with the curb lifting from the trees. So, when we do go through here, we don't miss anything.

Mr. Jaisingh: Well, Alan has mine.

Mr. Scheerer: Yeah. I have yours, I have Waters Edge and a couple of others.

Mr. Glasscock: Then as far as the patchwork goes, we did get a price for that last time.

Mr. Scheerer: I wasn't here last time.

Mr. Glasscock: It came out to \$15,000 to do basically a half section of the neighborhood roads along with, I think it was 50 foot of concrete curb. That's where it's lifting on the main Boulevard. So, if you wanted me to, I could get some numbers for patchwork on that.

Mr. Scheerer: I think we need to look at the damage, because it's just moving from one spot to another. If we come out and saw cut an 18 x 24 section, then the next thing you know, it's falling apart further down the road. I think we need to address the entrance on the resident side, where a lot of that is happening, if we can, as one piece. You can't miss it. If not, then I'll have Chet come out and we'll saw cut to our hearts content, but it won't be \$15,000.

Mr. Jaisingh: I spoke about this before with the models and the rocks coming up and then the cars are running it over, creates more.

Mr. Soukup: Right.

Mr. Jaisingh: So, we don't want that to get out of hand. That's why we're saying that we should actually try to temporarily put a band-aid on what we have right now, until we get to that point where we're doing the roads.

Mr. Scheerer: I got that.

Mr. Glasscock: We can do that. Like I said, that's a 50-foot lane width or half lane width.

Mr. Jaisingh: Its 12 foot by 50 foot wide. You can probably extend it out to 100 feet if you don't have the concrete in there or 75 feet for a lane width, if you don't do any of the curbing work. So, if it's just a patch, it's pretty safe to say that you can do a 75-foot lane width for that amount of money.

Mr. Brown: Do these streets have under drains or no?

Mr. Glasscock: Some do.

Mr. Brown: Are we getting any water down?

Mr. Glasscock: Do you remember when we did Waters Edge? There was a section there that actually did have it and that was falling apart bad, but when we fixed that, we wound up with no drainage. Some have them, but some don't. I think most of them does. Remember when I went through and did the road system the first time? It was trickling pretty much everywhere.

Mr. Brown: Okay.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: The first item we have is the approval of the Check Register. In your General Fund, we have Checks #7217 through #7241 for \$169,169.38. We have the Summary of Invoices that follow. Both Alan and I can answer any questions on those, should the Board have any.

Mr. Soukup: Okay. Are there any questions on any invoices? If not, we need a motion to approve.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the January 10, 2024 through February 16, 2024 Check Register in the amount of \$45,552.82 was approved.
--

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. We are performing better than budget to actuals. So, we're in good shape there. We are 91% collected on our assessments. So, again, we're in good shape on everything.

Mr. Soukup: Good.

iii. Presentation of OCSO Reports

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

D. Field Manager's Report

i. Discussion of Landscape Plan for Resident

Mr. Showe: We can have Alan proceed with the Field Manager's Report.

Mr. Scheerer: Okay. The Amenity Center is in good shape. All of the A/C filters have been replaced. We've been having some issues in the Fitness Center with the treadmill. I reached out to our fitness guy. He's sending me a quote to replace the treadmill. We have, I think, \$10,000 in the budget for that. So, I'll work with Jason. We'll get the new one ordered as soon as possible. He is also recommending that we take a look at some of the older equipment. He wants to put in a multi-station in there, but I just have to get with him to make sure wherever it's going to go, that we have the proper amount of room, because you're going to look to pull two or three different pieces of

equipment out for one gigantic piece of equipment. It's not uncommon to have a multi-station like that. But the way the room's set up, I just want to make sure we have the space. If not, we'll just have to do the individual equipment as before. The pool's in good shape. All of the cameras are working. The gates are in pretty good shape. As Pam mentioned, we received a report from security that somebody hit the E. Lakeshore Boulevard gate. We're still looking to figure that one out. We did call for service and I think Jason sent you a report about a garbage pail guy who got upset and decided he was going to take his violation sticker off, stick it on the guard window and then proceed to the back of his truck and pick up a small white garbage bag and put trash all over the Viburnum hedge in front of the guard house. We have all the video. It's even better on video, but we can't locate the truck. It wasn't a truck that was cited by security. One of his other vehicles may have been cited by security. But we're still looking and we'll find them eventually, but we do have the video. I can see him as plain as I'm seeing you, because he walked right up to the camera at the gatehouse.

Ms. Zaresk: The cameras will also tell us who ran through the gate.

Mr. Scheerer: Yeah, as long as they're not doing like 4,800 miles an hour. The difference between the E. Lakeshore Boulevard and the Partin Settlement Road gates, the E. Lakeshore Boulevard gate has one camera that faces the entire gate lane. So, we see them coming in and going out. However, the Partin Settlement Road gate at the exit gate, where this guy came through, we have a camera looking into the community on the exit side and a camera looking for license plates as you're leaving the community. So, it's a little bit different setup. We do have two license plate cameras on the exit going out. So, if we can find them when we get the plate and we can note the damage, then I'll work with Jason and we'll get the information over to the Sheriff's Office and we'll pursue it that way. But in the interim, for the E. Lakeshore Boulevard gate, we went ahead and called for service. They're going to replace both of those gatehouses in probably the next 24 hours. Everything is in pretty good shape landscaping-wise. We're getting the first application of the new mulch. As you know, the Board elected not to go with pine straw. So, moving forward, we're going to go with the brown cocoa mulch. So, that should be going in within the next 14 to 30 days, according to REW. It still has no power, which Scott touched about on the entry side of the E. Lakeshore Boulevard gate. But whatever happens will happen, but we can still have the ability to run power like we did this last year. As you know, the Harwood sign on the left side, as you're facing the entrance, has been out. I told the Board that we received a quote from Terry's

Electric for about \$3,000. We called out Rex Electric. They were almost \$4,000. So, we went ahead and authorized the work with Terry's Electric to do a new jack and bore under the road and run all new wires. So, we will get that done. We are still waiting on the proposal from Sunscapes, which I told you about, when I wasn't here last meeting. Sidewalk grinding and replacement will begin soon. So, you'll be seeing the concrete guys out here. They're going to start with all the grinding and we'll do that first and then we'll identify all of the ones for replacement. I know that Mr. Mehrlich had asked me to talk to the street sweepers. They were hitting those little bump outs. So, every time they send me a notification that they're going to sweep, I send a reply of, "*Thanks, make sure you hit the bump outs.*" I haven't heard from Mr. Mehrlich or anybody else. So, hopefully that's taken care of.

Ms. Zaresk: Well, the next reminder when it comes is, again, not doing both directions.

Mr. Scheerer: Got it. I'll let them know. Something that's just come up recently, we' have four dead Washingtonian Palms. There's two of them on the entry side coming in off of Partin Settlement Road and they are side by side. Then I believe the other two are by the utilities by Harwood. I think that is where it's at. There are two there. The tree crew should be out in the next couple of weeks to do some more contract grooming. Then I've asked REW to go ahead and flush cut those. Those trees are 30 years old, so they probably got the Fuserium and they're not doing well. I received an email today regarding 200 Farrington. As you know, a couple of months ago we brought you a proposal. The Board requested some changes. We hope the changes are going to be satisfactory, but I received an email today, basically stating that I should have a new rendering and proposal for 200 Farrington by the end of the week. So, we'll get that to everybody, so you can look at it. I'll run that through Jason, so he can handle the distribution of that and if everybody's okay with it, then we'll show it to Ms. Patrick and hopefully that will put this to bed. As you know, the last price was \$19,600 with \$4,500 of it just to remove the hardwoods.

Ms. Zaresk: Right.

Mr. Scheerer: So, I don't think we'll be close to that \$19,000. We may be in the \$10,000 to \$15,000 range, but as you know, we didn't agree to take the trees out and maintain them. So, everything was to stay in place until the plan was approved and then we would move it, because one of the concerns was people would drive by. As Matt indicated earlier, apparently there's a new portalet on Remington and Farrington. If we remove those trees, she's going to be able to have

people see directly into her home. So, hopefully we'll have that and we can get this approved and moving forward.

Resident (Matt Patrick, Farrington Lane): I saw one coming out of the woods. It was pretty amusing.

Mr. Brown: I'm glad that I'm not the only person that's seen it.

Resident (Matt Patrick, Farrington Lane): She was running down the guy with a broom. It was pretty funny.

Mr. Scheerer: Mrs. Patrick?

Resident (Matt Patrick, Farrington Lane): Yes.

Mr. Brown: Now when I've seen them come out of there, though, it was still pretty thick. Maybe it's because it was in the Summer. They were able to hide back in there.

Mr. Scheerer: Wow.

Resident (Matt Patrick, Farrington Lane): This was literally in the last month.

Mr. Scheerer: With that said, I can answer any questions the Board might have. We are getting ready to go into budget season, so Jason and I will be working hard with the vendors and staff to try to come up with realistic budget expectations for 2025.

Mr. Showe: Certainly. If you have any specific projects or things you'd like to see added, just let me know. We'll add it in. We'll probably bring you something with a high assessment and then you guys can work down from there. We'd like to include all of those priorities and let you guys make those decisions.

Mr. Jaisingh: I have one thing, the replanting of the shrubs, filling in the voided areas in front of the communities.

Mr. Scheerer: That will be part of the 2025 budget as we discussed.

Mr. Soukup: Sounds good.

Mr. Jaisingh: I was wondering, the funds that we've acquired from the two parcels, those monies were released into the General Fund?

Mr. Showe: Yes.

Mr. Jaisingh: Is there a possibility that we can take 80% of that and set it aside for the rejuvenation of the landscaping around the community?

Mr. Showe: Yes, if that's the Board's wishes. We can certainly do that.

Mr. Jaisingh MOVED to use 80% of the carry forward surplus from the sale of the two parcels for the rejuvenation of the landscaping around the community and Mr. Brown seconded the motion.

Mr. Scheerer: That is a good suggestion.

Mr. Jaisingh: I also think we should set aside the remaining amount for the roads. Those are the two most important things for me in this community right now, because I see it falling apart.

Ms. Zaresk: So, the motion is 80% and 20%; 20% for the roads and 80% for landscaping.

On VOICE VOTE with all in favor using 80% of the carry forward from the sale of the two parcels for rejuvenation of the landscaping around the community and 20% for the roads was approved.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Jaisingh: I have nothing.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I have nothing. Thank you.

Mr. Soukup: Mr. Brown?

Mr. Brown: I just want to thank the golf course for trimming that bush.

Mr. Scheerer: You're welcome.

Mr. Brown: It's much easier to walk past now.

Mr. Scheerer: I can't take credit for it, because I don't know if John's guys were going through there. I told him about it. He may have cut it, but he didn't say anything to me.

Mr. Jaisingh: But who's responsible for that? Is that the golf course?

Mr. Scheerer: That's the golf course. The sidewalks are ours. So, when the request came in, I sent it to our landscaping staff.

Mr. Jaisingh: So, yeah. I think it was our guys, because they literally just cleared the sidewalk.

Mr. Scheerer: Yeah.

Mr. Jaisingh: And just left it.

Mr. Scheerer: Honestly, it should be removed, because it serves no purpose, if you ask me.

Mr. Jaisingh: It's like almost a third out of the ground.

Mr. Scheerer: Well, the good news is, Down to Earth is a landscape company for the golf course and they're also the CDD landscape company.

Ms. Zaresk: I did have one thing.

Mr. Soukup: Go ahead.

Ms. Zaresk: Could we just remind the golf course again, of the need to close those gates on their surface road? That's getting a lot more traffic as it's a multi-use trail.

Mr. Scheerer: Disconnect your lights.

Ms. Zaresk: There are more and more people using that little access road or checking it out. They were pretty good about it for a while, but I think it's time for a reminder.

Mr. Scheerer: We will give them a shout out.

Ms. Zaresk: Thank you.

Mr. Soukup: Mr. Mehrlich, anything?

Mr. Mehrlich: I'm good.

TENTH ORDER OF BUSINESS

Next Meeting Date – March 26, 2024

Mr. Soukup: Our next meeting is scheduled for March 26th.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into on _____, 2024, by and between:

REMINGTON COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Ch. 190, Fl. Stat., whose address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801 (“District”), and

TPG LIGHTING, LLC, a Florida Limited Liability Company, whose address is 4150 Incubator Court, Sanford, FL 32771 (“Contractor”)

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, Contractor submitted its Estimate #687 dated February 28, 2024, which is attached hereto as Exhibit “A” and incorporated herein by reference (the “Proposal”), for holiday lighting described therein (the “Scope of Work”) within property owned by the District (the “Project”); and

WHEREAS, Contractor represents that it is qualified to provide those services outlined in the Proposal and necessary to complete the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

2. Duties.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in the Scope of Work. To the extent there is any conflict between Scope of Work and the terms and conditions set forth in this Agreement, this Agreement shall control.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, and other accessories and services necessary to complete the Project in accordance with the conditions and prices as stated herein and in the Proposal.

E. Contractor shall furnish all tools, equipment, materials and supplies and to do all the work associated with the Project in a first-class, substantial and workmanlike manner.

F. If a permit is required, District shall pay for same in accordance with the Proposal.

G. Contractor shall perform all the work and labor pursuant to this Agreement.

H. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

I. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

3. Compensation. District agrees to compensate the Contractor in the amount of **NINE THOUSAND ONE HUNDRED ELEVEN AND 64/100 DOLLARS (\$9,111.64 USD)** (the "Contract Sum") to be paid as follows: 50% (\$4,555.82) upon the execution of this Agreement with the remaining balance to be paid upon completion and acceptance of the Scope of Work. An invoice shall be generated from the Contractor and delivered to the District so that Final Payment can be made. Final Payment will not be made until Contractor produces a final contractor's affidavit and final lien waivers as required by Florida Statutes Chapter 713. By executing this Agreement, Contractor covenants, represents and warrants that it has had ample opportunity to, and by careful examination has, satisfied itself as to the nature and location of the Project, the conditions of the site, the character, quality and quantity of the materials to be encountered, the soil, subsoil and subsurface condition of the site, the equipment and facilities needed preliminary to and during the prosecution and completion of the Project, the general and local conditions, including weather, and all other matters whatsoever which can or could in any way affect the Project, and has, as necessary, consulted with the District or District's consultants as Contractor, in its expertise, deemed necessary to obtain any and all clarifications necessary to establish the Contract Sum and the time for performance of the Project.

4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

5. Term. This Agreement shall commence upon signature and shall continue for three (3) years (the "Term"). The District agrees to compensate the Contractor at an annual rate of:

Year 1: \$9,111.64 USD

Year 2: \$9,111.64 USD

Year 3: \$9,111.64 USD

6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the District, its agents, servants or employees arising from this contract or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract Sum payable by the District to the Contractor, specific additional consideration in the amount of Ten and no/100 Dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the Agreement shall in no event be less than One Million and no/100 Dollars (\$1,000,000.00) per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the full intention of District and Contractor that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statute.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in paragraph 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

7. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees (and paralegal fees) and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

9. Termination or Cancellation. Either party may terminate or cancel this Agreement upon 30 days written notice to the other party. In the event Contractor breaches this Agreement, fails to commence the work within a reasonable time or abandons the work for a period of ten (10) days or more, District shall be entitled to terminate this Agreement upon seven (7) days' written notice. Such written notice may be mailed to the address set forth above. In the event District terminates this Agreement for convenience prior to the end of the Term described in paragraph 5 of this Agreement, District shall pay to Contractor the "Annual Service Agreement Discount" of \$1,012.40.

10. Warranty. The Contractor warrants its work against defects in materials or workmanship during the term of this Agreement. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within 24 hours of receipt of the written notice from District.

11. Insurance. The Contractor shall maintain the following insurance coverage's during the execution of this Project:

A. Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of One Million and no/100 Dollars (\$1,000,000.00) combined single limit occurrence; and

B. Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all policies of liability insurance.

12. Changes in the Work.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the Scope of Work, the Contract Price being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the Scope of Work is complete.

D. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by the act or omission of any other party other than the Contractor, his agents, employees or subcontractors, or delay caused by weather conditions or

unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

E. NO MONETARY DAMAGES SHALL BE CLAIMED OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY DELAY IN THE PROJECT CAUSED BY AN ACT OR OMISSION OF THE DISTRICT, ITS OFFICERS, AGENTS OR EMPLOYEES. CONTRACTOR ACKNOWLEDGES THIS LIMITATION ON RECOVERY AND ASSUMES ALL MONETARY RISK ASSOCIATED WITH THIS LIMITATION.

F. Failure on the part of Contractor to timely process a request for an extension of time to complete the Scope of Work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

G. All requests for extension of time to complete the Scope of Work shall be made in writing to the District.

13. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

15. Assignment. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

16. Applicable Law; Waiver of Jury Trial. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. DISTRICT AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY DISTRICT.

17. Conflicts. In the event of a conflict between any provision of this Agreement and the terms and conditions of the Proposal, then this Agreement shall control.

18. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Osceola County, Florida.

19. Public Records. The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply Chapter 119, Florida Statutes, as follows:

A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.

B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the District.

D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the District's information technology systems.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.

20. E-Verify Requirement.

A. The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021. By signing this Agreement Contractor acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Contractor further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Contractor the affidavit described in section 448.095(5)(b). Contractor must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that Contractor has knowingly violated section 448.09(1), District shall terminate this Agreement. Such termination shall not constitute a breach by the District. In addition, Contractor may not thereafter be awarded a public contract for at

least 1 year after the date on which this Agreement was terminated and shall be liable to District for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of Contractor's subcontractors have knowingly violated section 448.09(1), but the Contractor otherwise complied with this subsection, District shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement between Remington Community Development District and TPG Lighting, LLC, a Florida Limited Liability Company, on the day and year first written above.

**REMINGTON COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

Attest: _____
Name: _____
Title: _____

**TPG LIGHTING, LLC, a Florida Limited
Liability Company**

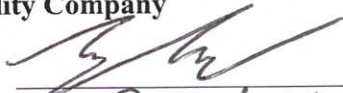
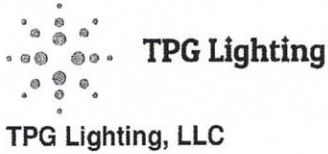
By:  _____
Name: Richard Ellis
Title: owner

EXHIBIT "A"

PROPOSAL



ESTIMATE	#687
ESTIMATE DATE	Feb 28, 2024
TOTAL	\$9,111.64

Remington CDD
 2651 Remington Blvd
 Kissimmee, FL 34744

CONTACT US
 P.O. Box 471126
 Lake Monroe, FL 32747

(321) 624-9017
 tmehrlichcdd@gmail.com

(407) 413-0442
 tpglighting@gmail.com

ESTIMATE

Services	Qty	Amount
Lighting - Holidays - 1007 Oregon Pre-Lit Garland (9 ft. Section) Partin Settlement Entrance: Lining the top of both sides of the entrance sign between the pillars in warm white lit garland. Lakeshore Entrance: Lining the top of both entrance signs over the verblage in warm white lit garland.	12.0	\$2,064.72
Lighting - Holidays - 4004 18"W x 24"L Outdura Red 3D Bow At both entrances, placing a large commercial-grade red bow centered on the garland (One on each side of the Partin Settlement Sign and one on each sign of the Lakeshore entrance).	4.0	\$333.00
Lighting - Holidays - 1003 48" Oregon Wreath (With 18"W x 24"L Red Outdura 3D Commercial-Grade Bow) Partin Settlement Entrance: Placing one 48" warm white lit wreath with large commercial-grade bow on both columns on both sides of the entrance sign. Lakeshore entrance: Placing one 48" warm white lit wreath with large commercial-grade bow on either side of the verblage of both entrance signs.	8.0	\$3,863.52
Lighting - Holidays - 3001 Mini Lights (Per Strand) Partin Settlement Entrance:	10.0	\$333.00

Wrapping the canopy of the Ligustrum behind the sign in warm white mini lights.

Lighting - Holidays - 3001 Mini Lights (Per Strand)	40.0	\$1,332.00
---	------	------------

Partin Settlement Entrance:

Wrapping the bushes on either side of the sign as shown in the rendering in warm white mini lights.

Lighting - Holidays - 3001 Mini Lights (Per Strand)	66.0	\$2,197.80
---	------	------------

Lakeshore Entrance:

Wrapping the trunks of the 22 Robellini palms at both entrance signs in warm white mini lights.

Lighting - Holiday Lighting Disclaimers	1.0	\$0.00
---	-----	--------

By Approving this Quote, the Client Agrees to the Following Holiday Lighting Disclaimers:

- A non-refundable 50% deposit and the completion and return of the information packet questionnaire after approval is required before product is ordered and the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).
- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the questionnaire prior to the agreed-upon installation date above. If the landscaping is not trimmed when we arrive after the earliest date on page 1 of the questionnaire, there will be a \$250 fee to come back after the landscape trimming has been completed.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.

- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.

- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.

- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.

- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.

- Lighting installations, maintenance, and take-down will be scheduled in accordance with the property questionnaire that is required to be filled out by the client before the job is scheduled. We will diligently strive to meet the requirements based on the answers of the questionnaire.

Services subtotal: \$10,124.04

Subtotal	\$10,124.04
----------	-------------

Annual Service Agreement Discount	- \$1,012.40
-----------------------------------	--------------

Total	\$9,111.64
--------------	-------------------

Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime.

Welcome to the TPG Lighting family!

SECTION VII

**AMENDMENT TO THE AGREEMENT BETWEEN THE REMINGTON
COMMUNITY DEVELOPMENT DISTRICT AND SHARKS AND MINNOWS SWIM
SCHOOL, INC. REGARDING THE SWIM PROGRAM LICENSE**

This Amendment is made and entered into as of this 26th day of March, 2024, by and between:

Remington Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Osceola County, Florida, whose address is 219 East Livingston Street, Orlando, FL 32801 ("District") and

Sharks and Minnows Swim School, Inc., a Florida corporation, whose address is 4201 Roanne Drive, Orlando, Florida 32817, (the "Licensee").

RECITALS

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in Osceola County in the development known as "Remington", including a swimming pool; and

WHEREAS, the District and the Licensee entered into a Swim Program License Agreement on February 23, 2021 ("Agreement"); and

WHEREAS, the District desires to continue to provide its residents and fee payers with access to recreational swimming programs that include swimming lessons; and

WHEREAS, Section 2 of the Agreement provides for the renewal of the Agreement for up to two additional swim seasons at terms and conditions agreed to by the parties.

Now, THEREFORE, in consideration of the mutual covenants contained in this Amendment, it is agreed that:

1. **Grant of License.** The District hereby extends to Licensee the non-exclusive license to teach swimming lessons at the Pool Facilities in accordance with the terms and condition set forth herein (the "Extended License")

2. **Term.** The term of the Extended License shall be from April 1, 2024 to September 30, 2024.

3. **Effect of Amendment.** Except as modified in this Amendment, there are no changes to the License Agreement as herein modified remains in full force and effect throughout the extended term and is hereby ratified by the Parties in all respects. The execution, delivery and effectiveness of this Amendment shall not operate as a waiver of any provision of the License Agreement. In the event of a conflict, between the License Agreement and this Amendment, the terms of his Amendment shall control.

4. **COUNTERPARTS.** This Amendment may be executed in any number of counterparts,

each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this agreement the day and year First written above.

Attest:

REMINGTON COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Print Name

Print Name

SHARKS AND MINNOWS SWIM
SCHOOL, INC., a Florida corporation

Signature of Witness _____

By: _____

Its: _____

Print Name of Witness _____

Print Name: _____

SECTION VIII

SECTION C

SECTION 1

Remington Community Development District

Summary of Check Register

February 17, 2024 to March 15, 2024

Bank	Date	Check No.'s	Amount
General Fund	2/22/24	7242-7244	\$ 2,128.10
	2/29/24	7245-7252	\$ 10,636.93
	3/7/24	7253-7256	\$ 461,563.50
	3/15/24	7257-7264	\$ 71,942.84
Total Amount			\$ 546,271.37

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/22/24	00125	2/18/24	20358	202402	300	15500	10000		CHEMICAL CONTROLLER-MAR24 SPIES POOL LLC	*	125.00	125.00	007242
2/22/24	00292	10/31/23	2310-039	202310	320	53800	47300		RPR-TIME CLOCK	*	205.10		
		10/31/23	2311-012	202311	320	53800	53300		SCHOOL ZONE LIGHT MAINT	*	149.00		
		2/01/24	2402-005	202402	320	53800	53300		SCHOOL ZONE LIGHT MAINT TRAFFIC ENGINEERING & MGMT LLC	*	149.00	503.10	007243
2/22/24	00128	2/17/24	USA12318	202402	320	53800	53000		MECHANICAL SWEEPING-02/07 USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00	007244
2/29/24	00038	2/21/24	S107822	202402	320	53800	34800		GATE REPAIR/EXIT BARRIER ACCESS CONTROL TECHNOLOGIES	*	622.72	622.72	007245
2/29/24	00093	2/15/24	217536	202402	320	53800	47100		LAKE MAINTENANCE-FEB24 APPLIED AQUATIC MANAGEMENT, INC.	*	1,265.00	1,265.00	007246
2/29/24	00290	2/22/24	5468	202402	320	53800	57200		RPLD DOOR LATCH COMMON CT BERRY CONSTRUCTION INC.	*	235.00	235.00	007247
2/29/24	00213	2/01/24	55412	202402	320	53800	34500		SECURITY SVCS-01/31-02/09 OSCEOLA COUNTY SHERIFF'S OFFICE	*	957.24	957.24	007248
2/29/24	00125	2/16/24	303202	202402	320	53800	46500		RPLD MISSING FASTENER	*	304.95		
		2/16/24	303229	202402	320	53800	46500		BLEACH/ACID/SODIUM-FEB24 SPIES POOL LLC	*	1,747.50	2,052.45	007249
2/29/24	00335	2/22/24	INV18335	202402	320	53800	46300		RPR LEAK VALVE SSS DOWN TO EARTH OPCO LLC DBA	*	486.48	486.48	007250
2/29/24	00195	2/23/24	00927130	202402	320	53800	43300		TOHO WATER-FEB24 TOHO WATER AUTHORITY	*	3,668.04	3,668.04	007251

REMI -REMINGTON - AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/29/24	00282	2/20/24	24-1350	202401	320	53800	46700		CLUBHOUSE CLEAN-JAN24	*	1,150.00		
		2/20/24	24-1350	202401	320	53800	35000		GUARDHOUSE CLEAN-JAN24	*	200.00		
WESTWOOD INTERIOR CLEANING INC.												1,350.00	007252
3/07/24	00082	3/01/24	18684	202402	310	51300	31500		ATTORNEY SVCS-FEB24	*	1,867.50		
		3/07/24	03072024	202403	300	15100	10200		GEN FUNDS TO INVEST SBA	*	400,000.00		
		3/01/24	18684	202402	310	51300	31500		ATTORNEY SVCS-FEB24	V	1,867.50-		
		3/07/24	03072024	202403	300	15100	10200		GEN FUNDS TO INVEST SBA	V	400,000.00-		
REMINGTON CDD C/O SBA												.00	007253
3/07/24	00205	3/07/24	03072024	202403	300	58100	10000		GEN FUNDS TO PAVEMENT RES	*	59,696.00		
REMINGTON CDD C/O SBA												59,696.00	007254
3/07/24	00082	3/01/24	18684	202402	310	51300	31500		ATTORNEY SVCS-FEB24	*	1,867.50		
CLARK & ALBAUGH, LLP												1,867.50	007255
3/07/24	00205	3/07/24	03072024	202403	300	15100	10200		GEN FUNDS TO INVEST SBA	*	400,000.00		
REMINGTON CDD C/O SBA												400,000.00	007256
3/15/24	00038	2/28/24	13676B	202403	320	53800	34900		SPS PROGRAMMING AGREEMENT	*	408.00		
		2/28/24	13676B	202403	300	15500	10000		10.01.24-03.01.25	*	292.00		
		2/29/24	S108502	202402	320	53800	34800		GATE BARRIER REPAIR	*	513.00		
ACCESS CONTROL TECHNOLOGIES												1,213.00	007257
3/15/24	00321	2/29/24	1805407	202402	320	53800	34500		SECURITY SVCS-FEB24	*	31,666.57		
		2/29/24	1805408	202402	320	53800	34500		TRACK TIK-FEB24	*	150.00		
DSI SECURITY SERVICES												31,816.57	007258
3/15/24	00168	3/01/24	516	202403	310	51300	34000		MANAGEMENT FEES-MAR24	*	6,551.58		
		3/01/24	516	202403	310	51300	35200		WEBSITE MANAGEMENT-MAR24	*	88.33		

REMI -REMINGTON - AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24		516		202403	310	51300	34100		INFORMATION TECH-MAR24	*	132.50		
3/01/24		516		202403	310	51300	51000		OFFICE SUPPLIES	*	1.26		
3/01/24		516		202403	310	51300	42000		POSTAGE	*	44.93		
3/01/24		516		202403	310	51300	42500		COPIES	*	3.60		
3/01/24		517		202403	320	53800	12000		FIELD MANAGEMENT-MAR24	*	2,624.33		
-----												9,446.53	007259

3/15/24	00213	2/12/24	55455	202402	320	53800	34500		SECURITY SVCS-02/12-02/22	*	957.24		
-----												957.24	007260

3/15/24	00291	2/29/24	10145	202403	320	53800	46400		POOL MAINTENANCE-MAR24	*	750.00		
-----												750.00	007261

3/15/24	00335	3/01/24	94159	202403	320	53800	46200		LANDSCAPE MAINT-MAR24	*	25,680.00		
		3/05/24	94744	202402	320	53800	46300		IRRIGATION REPAIRS-02/27	*	430.50		
-----												26,110.50	007262

3/15/24	00292	3/01/24	2403-006	202403	320	53800	53300		SCHOOL ZONE LIGHT MAINT	*	149.00		
-----												149.00	007263

3/15/24	00128	2/28/24	USA12319	202402	320	53800	53000		MECHANICAL SWEEPING-02/21	*	1,500.00		
-----												1,500.00	007264

TOTAL FOR BANK A											546,271.37		
TOTAL FOR REGISTER											546,271.37		

REMI -REMINGTON - AGUZMAN

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Pavement Management Fund
5	<hr/>	Capital Projects Fund
6-7	<hr/>	Month to Month
8	<hr/>	Assessment Receipt Schedule

Remington
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 1,013,544	\$ -	\$ 1,013,544
Pavement Management	\$ -	\$ 247,985	\$ 247,985
Capital Projects Fund	\$ -	\$ 36,608	\$ 36,608
Investments:			
State Board Administration	\$ 261,559	\$ 440,132	\$ 701,691
Prepaid Expenses	\$ 125	\$ -	\$ 125
Total Assets	\$ 1,275,227	\$ 724,725	\$ 1,999,953
Liabilities:			
Accounts Payable	\$ 37,085	\$ -	\$ 37,085
Total Liabilities	\$ 37,085	\$ -	\$ 37,085
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 36,608	\$ 36,608
Pavement Management	\$ -	\$ 688,117	\$ 688,117
Nonspendable:			
Deposits and Prepaid Items	\$ 125	\$ -	\$ 125
Unassigned	\$ 1,238,018	\$ -	\$ 1,238,018
Total Fund Balances	\$ 1,238,143	\$ 724,725	\$ 1,962,868
Total Liabilities & Fund Equity	\$ 1,275,227	\$ 724,725	\$ 1,999,953

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,348,643	\$ 1,348,643	\$ -
Miscellaneous Income	\$ 5,000	\$ 5,000	\$ 118,612	\$ 113,612
Interest Income	\$ 1,000	\$ 1,000	\$ 6,007	\$ 5,007
Total Revenues	\$ 1,474,418	\$ 1,354,643	\$ 1,473,263	\$ 118,619

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 5,000	\$ 4,000	\$ 1,000
FICA	\$ 918	\$ 383	\$ 306	\$ 77
Engineer	\$ 15,000	\$ 6,250	\$ 1,840	\$ 4,410
Attorney	\$ 27,500	\$ 11,458	\$ 8,851	\$ 2,607
Annual Audit	\$ 3,250	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Property Appraiser Fee	\$ 1,000	\$ 715	\$ 715	\$ -
Management Fees	\$ 78,619	\$ 32,758	\$ 32,758	\$ -
Information Technology	\$ 1,590	\$ 663	\$ 662	\$ -
Website Maintenance	\$ 1,060	\$ 442	\$ 442	\$ -
Telephone	\$ 80	\$ 33	\$ -	\$ 33
Postage	\$ 900	\$ 375	\$ 482	\$ (107)
Insurance	\$ 58,125	\$ 58,125	\$ 55,202	\$ 2,923
Printing and Binding	\$ 1,000	\$ 417	\$ 26	\$ 391
Newsletter	\$ 3,500	\$ 1,458	\$ 428	\$ 1,030
Legal Advertising	\$ 2,300	\$ 958	\$ -	\$ 958
Office Supplies	\$ 200	\$ 83	\$ 7	\$ 77
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 625	\$ 391	\$ 234
Total General & Administrative	\$ 214,017	\$ 125,218	\$ 111,586	\$ 13,632

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 7,583	\$ 6,325	\$ 1,258
------------------	-----------	----------	----------	----------

Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 4,400	\$ 2,966	\$ 1,434
Toho Water Authority	\$ 45,000	\$ 18,750	\$ 15,793	\$ 2,957
Orlando Utilities Commission	\$ 21,120	\$ 8,800	\$ 8,479	\$ 321
Centurylink	\$ 8,030	\$ 3,346	\$ 2,635	\$ 711
Bright House Network	\$ 5,775	\$ 2,406	\$ 2,066	\$ 341

Roadways

Street Sweeping	\$ 36,000	\$ 15,000	\$ 12,000	\$ 3,000
Drainage	\$ 7,000	\$ 2,917	\$ 1,421	\$ 1,496
Signage	\$ 5,000	\$ 2,083	\$ 1,620	\$ 463

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Common Area				
Landscaping	\$ 314,118	\$ 130,883	\$ 128,400	\$ 2,483
Feature Lighting	\$ 6,000	\$ 2,500	\$ 240	\$ 2,260
Irrigation	\$ 10,500	\$ 4,375	\$ 3,913	\$ 462
Trash Receptacles & Benches	\$ 1,000	\$ 417	\$ -	\$ 417
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 3,958	\$ 675	\$ 3,283
Miscellaneous Common Area Services	\$ 10,500	\$ 4,375	\$ 1,660	\$ 2,715
Soccer/Ball Field Maintenance	\$ 4,000	\$ 1,667	\$ -	\$ 1,667
Recreation Center				
Pool Maintenance	\$ 20,000	\$ 8,333	\$ 8,138	\$ 195
Pool Cleaning	\$ 8,400	\$ 3,500	\$ 3,750	\$ (250)
Pool Permits	\$ 550	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 16,695	\$ 6,956	\$ 3,705	\$ 3,251
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 3,333	\$ 1,715	\$ 1,618
Pest Control	\$ 900	\$ 375	\$ 288	\$ 87
Security				
Recreation Center Access	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Security Guard	\$ 412,714	\$ 171,964	\$ 177,006	\$ (5,042)
Gate Repairs	\$ 15,050	\$ 6,271	\$ 4,411	\$ 1,860
Guard House Cleaning	\$ 3,600	\$ 1,500	\$ 650	\$ 850
Guard House Repairs and Maintenance	\$ 3,500	\$ 1,458	\$ 285	\$ 1,173
Gate Maintenance Agreement	\$ 2,500	\$ 1,042	\$ 180	\$ 862
Other				
Contingency	\$ 10,000	\$ 4,167	\$ 10,784	\$ (6,617)
Field Management Services	\$ 31,492	\$ 13,122	\$ 13,122	\$ -
Total O&M Expenditures	\$ 1,050,705	\$ 437,564	\$ 412,227	\$ 25,338
Total Expenditures	\$ 1,264,722	\$ 562,783	\$ 523,812	\$ 38,970
<i>Other Financing Uses</i>				
Transfer Out - Pavement Management	\$ 59,696	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Total Other Financing Uses	\$ 209,696	\$ 150,000	\$ 150,000	\$ -
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 712,783	\$ 673,812	\$ 38,970
Net Change in Fund Balance	\$ -	\$ -	\$ 799,450	
Fund Balance - Beginning	\$ -	\$ -	\$ 438,692	
Fund Balance - Ending	\$ -	\$ -	\$ 1,238,143	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest Income	\$ 500	\$ 500	\$ 10,119	\$ 9,619
Total Revenues	\$ 500	\$ 500	\$ 10,119	\$ 9,619
Expenditures:				
Contingency	\$ 600	\$ 250	\$ 192	\$ 58
Total Expenditures	\$ 600	\$ 250	\$ 192	\$ 58
Excess Revenues/Expenditures	\$ (100)		\$ 9,927	
Other Financing Sources:				
Transfer In	\$ 59,696	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 59,696	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 59,596		\$ 9,927	
Fund Balance - Beginning	\$ 676,664		\$ 678,190	
Fund Balance - Ending	\$ 736,260		\$ 688,117	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest Income	\$ 50	\$ 21	\$ 1	(19)
Total Revenues	\$ 50	\$ 21	\$ 1	(19)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	-
Capital Outlay - Pressure Washing	\$ 20,000	\$ 20,000	\$ 21,000	(1,000)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ -	\$ -	-
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 63,700	\$ 63,700	-
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 3,660	\$ 3,660	-
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 25,000	\$ 25,410	(410)
Contingency	\$ 600	\$ 192	\$ 192	-
Total Expenditures	\$ 176,600	\$ 112,552	\$ 113,962	(1,410)
Excess Revenues/Expenditures	\$ (176,550)		\$ (113,961)	
Other Financing Sources:				
Transfer In	\$ 150,000	\$ 150,000	\$ 150,000	-
Total Other Financing Sources	\$ 150,000	\$ 150,000	\$ 150,000	-
Net Change in Fund Balance	\$ (26,550)		\$ 36,039	
Fund Balance - Beginning	\$ 26,550		\$ 569	
Fund Balance - Ending	\$ -		\$ 36,608	

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessment	\$ -	\$ 174,221	\$ 1,133,683	\$ 24,690	\$ 16,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,348,643
Miscellaneous Income	\$ 89,260	\$ 1,645	\$ 26,917	\$ 490	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,612
Interest Income	\$ 1,216	\$ 1,190	\$ 1,227	\$ 1,226	\$ 1,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,007
Total Revenues	\$ 90,476	\$ 177,057	\$ 1,161,827	\$ 26,406	\$ 17,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,473,263
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
FICA	\$ 77	\$ -	\$ 153	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Engineer	\$ 753	\$ 563	\$ 150	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,840
Attorney	\$ 1,889	\$ 1,470	\$ 1,696	\$ 1,928	\$ 1,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,851
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715
Management Fees	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,758
Information Technology	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Website Maintenance	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 442
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 44	\$ 106	\$ 128	\$ 70	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482
Insurance	\$ 55,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,202
Printing and Binding	\$ 3	\$ 8	\$ 3	\$ 5	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Newsletter	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 70	\$ 104	\$ 181	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391
Total General & Administrative	\$ 71,285	\$ 9,452	\$ 11,086	\$ 9,152	\$ 10,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,586
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,325
Utilities													
Kissimmee Utility Authority	\$ 509	\$ 624	\$ 575	\$ 643	\$ 615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,966
Toho Water Authority	\$ 261	\$ 289	\$ 3,591	\$ 7,605	\$ 4,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,793
Orlando Utilities Commission	\$ 1,899	\$ 1,652	\$ 1,593	\$ 1,633	\$ 1,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,479
Centurylink	\$ 266	\$ 581	\$ 581	\$ 581	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,635
Bright House Network	\$ 418	\$ 418	\$ 410	\$ 410	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,066
Roadways													
Street Sweeping	\$ 3,000	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Drainage	\$ -	\$ -	\$ 1,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,421
Signage	\$ 1,024	\$ 149	\$ 149	\$ 149	\$ 149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,620

Remington
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Common Area													
Landscaping	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,400
Feature Lighting	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Irrigation	\$ 307	\$ 1,226	\$ 910	\$ 554	\$ 917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,913
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Miscellaneous Common Area Services	\$ 455	\$ 635	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,660
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center													
Pool Maintenance	\$ 1,811	\$ 1,070	\$ 2,335	\$ 745	\$ 2,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,138
Pool Cleaning	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Center Cleaning	\$ 1,455	\$ 1,100	\$ -	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,705
Recreation Center Repairs & Maintenance	\$ 730	\$ 565	\$ 185	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,715
Pest Control	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Guard	\$ 33,313	\$ 36,244	\$ 37,682	\$ 36,036	\$ 33,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,006
Gate Repairs	\$ 487	\$ 627	\$ 486	\$ 1,435	\$ 1,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,411
Guard House Cleaning	\$ 250	\$ 200	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650
Guard House Repairs and Maintenance	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Gate Maintenance Agreement	\$ 60	\$ 30	\$ 30	\$ 30	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Other													
Contingency	\$ -	\$ -	\$ 10,749	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,784
Field Management Services	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,122
Total O&M Expenditures	\$ 76,876	\$ 77,977	\$ 93,443	\$ 84,561	\$ 79,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,227
Total Expenditures	\$ 148,161	\$ 87,429	\$ 104,529	\$ 93,713	\$ 89,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 523,812
Other Financing Uses													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Other Financing Uses	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Expenditures & Other Financing Uses	\$ 163,161	\$ 113,429	\$ 213,529	\$ 93,713	\$ 89,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 673,812
Net Change in Fund Balance	\$ (72,684)	\$ 63,628	\$ 948,298	\$ (67,307)	\$ (72,484)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 799,450

Remington
Community Development District
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 1,562,139.79 \$ 1,562,139.79
 Net Assessments \$ 1,468,411.40 \$ 1,468,411.40

ON ROLL ASSESSMENTS

100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/10/23	ACH	\$14,475.04	(\$289.49)	(\$695.54)	\$0.00	\$13,490.01	\$13,490.01	\$13,490.01
11/24/23	ACH	\$170,845.35	(\$3,280.22)	(\$6,833.66)	\$0.00	\$160,731.47	\$160,731.47	\$160,731.47
12/11/23	ACH	\$1,163,500.64	(\$22,339.23)	(\$46,539.41)	\$0.00	\$1,094,622.00	\$1,094,622.00	\$1,094,622.00
12/11/23	ACH	\$195.68	(\$3.92)	\$0.00	\$0.00	\$191.76	\$191.76	\$191.76
12/22/23	ACH	\$41,178.11	(\$793.24)	(\$1,515.68)	\$0.00	\$38,869.19	\$38,869.19	\$38,869.19
01/10/24	ACH	\$7,992.56	(\$155.59)	(\$214.46)	\$0.00	\$7,622.51	\$7,622.51	\$7,622.51
01/10/24	ACH	\$16,646.47	(\$322.93)	(\$499.35)	\$0.00	\$15,824.19	\$15,824.19	\$15,824.19
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$1,243.10	\$1,243.10	\$1,243.10	\$1,243.10
02/08/24	ACH	\$944.47	(\$18.61)	(\$13.92)	\$0.00	\$911.94	\$911.94	\$911.94
02/08/24	ACH	\$15,770.34	(\$308.92)	(\$324.12)	\$0.00	\$15,137.30	\$15,137.30	\$15,137.30
TOTAL		\$ 1,431,548.66	\$ (27,512.15)	\$ (56,636.14)	\$ 1,243.10	\$ 1,348,643.47	\$ 1,348,643.47	\$ 1,348,643.47

92%	Net Percent Collected
\$119,767.93	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
2/28/2024	1252	Remington	Begin detail	24C035532
2/28/2024	1254	Community Center	Area checked. All appears to be	In order.
2/28/2024	1258	253 Owenshire Circle	Parking violation / left wheels to	Curb. Citation issued.
2/28/2024	1411	148 Harwood Circle	Parking violation / parked on the	Sidewalk. Citation issued.
2/28/2024	1421	Corybrooke Lane / Remington Boulevard	Parking violation / parked in the	No parking zone. Citation
			Issued.	
2/28/2024	1436	800 Leeshore Court	Parking violation / parked on the	Sidewalk. Citation issued.
2/28/2024	1445	620 Chadbury Lane	Parking violation / left wheels to	Curb. I initially issued a
Parking citation	And the	Resident came out before I finished and advised me the	Vehicle broke down (would not	Shift out of reverse). I
Voided the	Citation and	Issued a written warning.		
2/28/2024	1510	1059 Berkely Drive	Parking violation / left wheels to	Curb. Citation issued.
2/28/2024	1524	Remington Mart	Parking violation / parked in the	Handicapped spot. Citation
			Issued.	
2/28/2024	1531	Remington Mart	Parking violation / parked in the	Handicapped spot. Citation
			Issued.	
2/28/2024	1441	Partin Settlement Road / Remington Boulevard	Traffic stop / passing in a no	Passing zone. Citation issued
2/28/2024	1605	Somerset Place / Remington Boulevard	Parking violation / parked in the	No parking zone. Citation
			Issued.	
2/28/2024	1615	Corybrooke Lane / Remington Boulevard	Traffic stop / expired tag, no	Parking. License plate
Expired in	2019, no	Insurance, parked in a no parking zone. Two citations,	And written warning issued.	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations	10	Parks	1
Back-up		Felony		Written Warning	1	Written Warning	1	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 2/28/2024 p.1



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
2/28/2024	1635	Remington Mart	Parking violation / parked in the	Handicapped spot without
A handicapped	Placard. Citation	Issued.		
2/28/2024	1701	Remington	End detail	24C035532

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	3	Citations	10	Parks	1
Back-up		Felony		Written Warning	1	Written Warning	1	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 2/28/2024, p. 2



**Osceola County
Sheriff's Office**

Detail Activity Sheet

Job Site: REMINGTON

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
03/05/24	1315-1322	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	WRITTEN WARNING
	1332-1340	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	CITATION/WRITTEN WARNING
	1413-1416	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	VERBAL WARNING
	1451-1456	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	WRITTEN WARNING
	1501-1510	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	CITATION
	1610-1614	REMMINGTON BLVD/ KNIGHTSBRIDGE BLVD	TRAFFIC STOP	VERBAL WARNING

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	2	Citations		Parks	
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S J. WYBIRAL

ID #: 2787

Date: 03/05/24

SECTION D

SECTION 1



REW Lawn and Irrigation

921 Old Deland Rd. Debarry
Florida 32713

Estimate: #69232

Customer Address

Governmental Management Services (GMS)
Alan Scheerer
219 E Livingston St
Orlando, Florida 327801
ascheerer@gmscfl.com
407-841-5524

Billing Address

GMS AP
Governmental Management
Services (GMS)
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

Physical Job Address

Remington (GMS)
2995 Remington Blvd
Kissimmee, FL 34744

Job

Enhancements on Cart Path at
200 Farrington

Estimated Job Start Date

January 15, 2024

Proposed By

John Cerabino

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Ligustrum (8 x 8)	65 Gallon	2	\$650.00	\$1,300.00
Viburnum	15 Gallon	13	\$125.00	\$1,625.00
Formosa Azalea	7 Gallon	35	\$45.00	\$1,575.00
Muhly Grass	3 Gallon	50	\$15.50	\$775.00
Brown Mulch	3 Cubic Foot Bag	50	\$10.00	\$500.00
Site Preparation / Equipment (Enhancement Crew)				\$2,500.00
Subcontractor - Tree Work	Each	1	\$4,500.00	\$4,500.00
Trash Disposal Fee				\$500.00
			Subtotal	\$13,275.00
Irrigation Upgrade to Ensure Coverage				
Irrigation Labor				\$750.00
Miscellaneous Irrigation Parts	Each	1	\$750.00	\$750.00
			Subtotal	\$1,500.00
			Job Total	\$14,775.00

Landscape Enhancements at 200 Farrington - Buffer on Cart Path. Remove Existing Trees/Shrubs (excluding Palm Trees as requested). Design Drawings included in price.

Proposed By:

Agreed & Accepted By:

John Cerabino
Down to Earth
Landscape & Irrigation

02/28/2024
Date

Governmental Management
Services (GMS)

Date

Remington CDD

Remington CDD







Landscape Design Suggestions

Keep: Palms

Add: Ligustrum
Muhly Grass
Azalea, 'Formosa'





Landscape Design Suggestions

Keep: Palms

Add: Ligustrum
Viburnum
Azalea
Muhly Grass



2701 Maitland Center Parkway, # 200, Maitland, FL 32751 321-263-2700