

**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, **July 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	Assistant Secretary
Tim Mehrlich	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod	DSI Security Services
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 constituting a quorum.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: 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: Good evening. In the past month, The Partin Settlement Road gate had 6,833 residents and 2,241 visitors. The E. Lakeshore Boulevard gate had 5,853 residents and 1,390 visitors, for a grand total of 16,250 visitors. We issued 217 citations this past month and attempted six tows, four that were successful. We generated 831 reports in total, 372 of which were for the community at large and 459 for 114 Westmoreland Circle, where we only issued one citation in that 30-day period.

Mr. Soukup: Are there any questions for the Board members?

Mr. Brown: Before we move on, did you have an agenda modification, Jason?

Mr. Showe: It's more of an update on the electric connection and other easements that the county needs, which would be discussed under the District Manager's Report.

Mr. Brown: Okay.

Mr. Showe: I think we've gotten them to a good spot for the Board, but we'll bring that up under the District Manager's Report.

Mr. Brown: Okay.

Mr. Soukup: Are there any questions from Board members on the Security Report?

Ms. Zaresk: No.

Mr. Mehrlich: No.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the Public Comment Period. Please provide you name and address and keep your comments brief for others to comment as well.

Mr. Showe: We will note that there is a special section under the public hearing for just the budget. So, we'll open it up again for public comments. If your comments pertain to the budget, it's more appropriate to hold it until then, but we can open it at this time for anyone who has comments.

Resident (Joseph Betancourt, 2745 Portchester Court): You said you have tow trucks that go around. I have neighbors that have 40,000 vehicles parked on the street, especially on the weekend, when they turn their house into an Airbnb. I've called the guards and nobody wants to come out.

Mr. Showe: Do you have the address, Bill?

Mr. McLeod: Yes.

Resident (Joseph Betancourt, 2745 Portchester Court): When HOA Board Members go by, I have cars right by my lawn, on both sides of my house, because they park in the streets. I only have one car, but yet around my house, I have 40,000 cars. Now people down the block, think it's okay to park in the street. It's getting ridiculous. I feel like I'm in the hood.

Mr. Showe: Bill is in charge of all the rovers that drive around. We have your address and we'll have to keep an eye on it.

Resident (Joseph Betancourt, 2745 Portchester Court): Okay, because I see the rovers go around. They don't do anything. They don't even stop. They just drive right by and continue on their way.

Resident (Not Identified): That's true.

Resident (Joseph Betancourt, 2745 Portchester Court): I have a Ring camera. Like I said, I feel like I'm in the hood.

Mr. Brown: Which neighborhood is this?

Resident (Joseph Betancourt, 2745 Portchester Court): Somerset.

Mr. Soukup: If you think they're doing Airbnb, you can report them to Code Enforcement also.

Mr. Brown: I think Somerset is legal for that.

Mr. Soukup: Oh, okay. I'm sorry. Are there any other general comments? At this point, we'll go ahead and close the Public Comment Period.

FIFTH ORDER OF BUSINESS

**Approval of Minutes of the May 28, 2024,
Board of Supervisors Meeting**

Mr. Soukup: That brings us to the approval of minutes from the May 28^h meeting. Are there any corrections?

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the May 28, 2024 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. Soukup: That brings us to the public hearing.

Mr. Showe: We will just go ahead and take a motion from the Board to open the public hearing on the budget.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the public hearing on adoption of the budget for Fiscal Year 2025 was opened.

A. Consideration of Resolution 2024-06 Adopting the Fiscal Year 2025 Budget and Appropriating Funds

Mr. Showe: I'll just do a kind of a quick overview of the budget. So, for those folks that haven't been involved a whole lot in the CDD, these are the key things that the CDD maintains. It's mostly common area landscaping, almost all the roads in the community, the lakes and stormwater system, recreation areas, wetlands and conservation areas, gates and security, as well as administration. What makes up the Remington CDD, is there are 1,712 homes, commercial property and this golf course. Our website is the official record keeping place of all of our records. On there, you'll find the minutes, all of the agendas and a lot of other information about the District. Some of the things the Board has done in this current fiscal year, we've completed over \$70,000 worth of sidewalk repairs throughout the entire community. We've done a street tree project, where we did three years' worth of trimming of street trees. This was the final rotation of that. This Board added holiday lighting during the Christmas season. Then we also had some sales from properties for an I-4 project, as well as the county. Those funds were able to be allocated to some future landscaping and road projects for the District. The proposed 2025 assessment rate is the amount that you would see on your Property Tax Bill. At the bottom, under non ad valorem, it will say, "*Remington CDD.*" The amount that's in the proposed budget now, is \$1,119.52, which is a \$243 increase over the current fiscal year and a \$20 a month increase in your CDD assessments. There is a breakdown of how that money gets spent. There's about \$200,000 that goes to administration or 12%. The vast majority of it, \$1.1 million, goes to operations and maintenance (O&M). Then this budget allocates some additional funding, almost \$500,000 to reserves and capital projects. The chart shows a comparison between what we're projecting to spend this year in the budget. Again, you'll see the big variance is in that capital reserve. That's where the increase really is, in terms of how the Board is allocating its funding. The two big items that we have in our Capital Reserve Fund this year, is a reserve for pavement management. This District owns almost all of

the roads throughout the community and they are expensive to pave and rework every few years when they're needed. Based on our engineer's review, he estimates that we need about \$1.5 million in three years to do most of Remington Boulevard, as well as some of Kingswood. This is to start that contribution towards that funding. It also puts money into general reserves, which covers landscape improvements, all of the sidewalks that need to be repaired, as well as any fitness and recreation equipment. There is a historical chart showing that this would be the second assessment increase since 2008. Previous to that, the assessment was \$678.53 and in 2022, it was raised to \$876 and then this budget is \$1,119. If you annualize that increase since 2008, it comes to about a 3.5% increase per year.

Resident (Not Identified): Does that include the bond?

Mr. Showe: The debt has been completely paid off, so that's been taken out of that altogether.

Resident (Not Identified): But we paid that.

Mr. Showe: That was on your assessments. This is just O&M. A portion is applied to operations. So, some of the reasons we have for the increase, which we've been talking to the Board about for the last several months, the first thing is an increase in projected contract costs. Your two big contracts are security and landscaping. That takes up almost 70% of your Field Budget. Again, we've just had contractual increases year after year. When they don't raise your assessments and those contracts go up, we're taking money away from those reserves. This is really kind of a catch up on that. We have also increased account lines in reserves to avoid future annual increases. We've tried to build this budget, so that we don't have to come back to you next year and ask for more money. That's why we're looking at that \$1.5 million for roadway projects. Again, we're building back roadway reserves for projects. The next phase is expected in three years at \$1.5 million, which is Remington Boulevard, as well as Knightsbridge Boulevard to Brookstone Drive. Then we're continuing our general reserves for increased landscape improvements, as well as sidewalk and recreation repairs. If the Board's amenable, we can go ahead and open this up for public comments.

Mr. Brown: Before we do that, do you have the sheet that shows how much we've paid in sidewalk repairs for the last four years?

Mr. Showe: I don't have it off hand, but, in prior years, it's been upwards of \$90,000 or \$100,000 in some years.

Mr. Brown: One year, it was over \$200,000 when we had to replace a bunch of sidewalks.

Mr. Showe: Yeah, that's a huge expense that wasn't fully funded in prior budgets. So, for public comments, we'd ask that only one resident speak at the time. Please speak clearly and state your name and address. We're going to keep comments to three minutes. This is not a question-and-answer session, so if you ask questions, they may or may not be answered. This is more just a time for you to give your comments and general feedback on the budget. The Board can consider answering questions during their time.

Resident (Rendon Miller, 1018 Berkeley Drive): I have several concerns. We just had an increase in 2022 and this is a sizable increase. If it keeps going like that, it's going to affect the value of our homes. I think there is a lot of spending that shouldn't be going on. It was nice that you guys trimmed trees for \$75,000, but that was the responsibility of homeowners. So now, as you trimmed the trees, those homeowners are sitting there, waiting for you to come and trim them again, because they don't know that you're not going to trim them. So, I don't know why you took on that responsibility. Instead of trimming the top, you should have been trimming the bottom. Another concern is security. I think you guys really need to look at security and if it's really benefiting us. The amount that we're paying, considering that we can't stop people from coming in and out of this subdivision, seems crazy and the increase is a lot. So, if you did not have security from 2:00 a.m. until 7:00 a.m., there would be a savings of \$50,000. Because, I mean, let's face it, those guys are sleeping from 2:00 a.m. until 7:00 a.m. So, you really need to start to treat it like it's your own place. You guys live here.

Mr. Soukup: Of course.

Resident (Rendon Miller, 1018 Berkeley Drive): When I see some of the stuff that you guys do, especially with security, I don't think they're giving us the value that we're putting out.

Mr. Soukup: Okay, well, we appreciate your comments.

Resident (Elias DelValle, 1005 Berkeley Drive): If you cannot stop anybody from going through the gates, give me a reason why we shut gates when anybody can go through?

Mr. Brown: So, when we did this 15 to 16 years ago, when I moved in here, we had gates that had punch codes. I don't know if you were here then or not, but it was like a private community, except that it wasn't supposed to be. People wanted the gates, but we were kind of into it with the county, because we weren't supposed to have private gates. So, what we finally agreed to, was

having these gates that are sometimes manned at night, to at least have a semblance of knowing who's coming in and out, but during the day, keeping them open because it's a public road.

Resident (Elias DelValle, 1005 Berkeley Drive): You need to put cameras there and do the same thing.

Mr. Soukup: We have cameras there.

Resident (Elias DelValle, 1005 Berkeley Drive): Okay.

Mr. Soukup: And they stop them long enough, at least, so they can get their license plate and a picture of them.

Resident (Elias DelValle, 1005 Berkeley Drive): Then get better cameras.

Ms. Zaresk: So, if I could understand what you're saying, you're advocating that we do away with security completely?

Resident (Elias DelValle, 1005 Berkeley Drive): No, the roving patrols can stay. The roving patrols are okay, but the gates are costing us too much money. The roving patrols are great because they can give tickets and stuff, but the gates, that's a couple of hundred thousand dollars there.

Mr. Soukup: Thank you for commenting.

Resident (Joseph Betancourt, 2745 Portchester Court): Talking about the gates. The gates are never working. We have stickers on the side of our cars. It's always up or down and I have to wait for the security guard to finish what he's doing with someone else, before they let me in. That makes no sense. The gates are always constantly broken. That's always the comment you get.

Resident (Rendon Miller, 1018 Berkeley Drive): It's \$10,000 more in the budget for the gates. That's a lot.

Mr. Brown: So, your sticker doesn't work when you go through?

Resident (Joseph Betancourt, 2745 Portchester Court): No, they have to press the button to let me in. That makes no sense. I pay for those stickers.

Ms. Zaresk: Is that at the Partin Settlement Road gate?

Resident (Joseph Betancourt, 2745 Portchester Court): The Partin Settlement Road gate.

Ms. Zaresk: The E. Lakeshore Boulevard gate is never like that.

Mr. Soukup: Mine wouldn't work over there, but it works here. So, I got a replacement from the office. They sent me a replacement for free and it works on both gates now.

Resident (Joseph Betancourt, 2745 Portchester Court): It works when the gates are working, but the gates are constantly broken. So, they have to push the button to let me in. They have a line of cars trying to get in, because they have to take the number down and I have to wait until he decides to look up mine and then let me in.

Resident (Michael Carpenter, 1011 Berkeley Drive): I would like to add to that. When the gates go up, whether they're residents or visitors, they seem to race off like it's a starting line. The cars race down almost to the ramp where they jam on their brakes and then they seem to slow up. So, that's quite dangerous and really quite noisy at times as well, especially with the younger drivers.

Mr. Soukup: Right.

Resident (Michael Carpenter, 1011 Berkeley Drive): One of the things I'd like to ask the Board, is with the contractors, do you invite other people to bid for these contracts and are we getting the best price? Because the irrigation people did the same, as long as I can remember. I believe that the security people have been here for quite a while. So, are we actually getting the best price as opposed to just accepting an increase in our taxes?

Mr. Brown: So, if you stay until item number seven, we're doing landscaping bids again tonight. These are all the contractors that have applied.

Resident (Michael Carpenter, 1011 Berkeley Drive): Okay.

Mr. Brown: So, you get a feel for what the bids came in at.

Ms. Zaresk: When we enter into a contract, there has to be a public notice and contractors respond to that. Based upon the proposals, we go through a process with a ranking sheet to figure out the cost and all the things that we're concerned about. It gets ranked and that's how we come up with who we're going to award a contract with.

Resident (Michael Carpenter, 1011 Berkeley Drive): Okay. So, I'm sure that you are quite aware, because I emailed the Board about the brick wall that is coming apart with water damage around where I live. If you follow the wall around Somerset, parts of it have fallen off by the lake. It's been like this for at least two years, nothing's been done and it's getting worse. This wall could be repaired as it is, but are we waiting for the wall to fall down, so it's going to be more expensive and therefore a waste of money? Why are we not moving on this now?

Mr. Brown: Where's the wall?

Mr. Scheerer: This is the wall that parallels Partin Settlement Road.

Resident (Michael Carpenter, 1011 Berkeley Drive): Right where the security hut is, the wall is actually coming apart and lifting.

Mr. Scheerer: Yeah, we do those periodically, interior, but the wall that's damaged the worst is where they're doing all of the roadway widening along Parton Settlement Road, right now. We didn't want to fix it and end up with a problem later. I have no problems getting it done, but I think in an abundance of caution, we don't want to repair a damaged wall knowing that they're going to be bringing all of their heavy equipment, their compactors, their rollers, their vibrators. So, I'd rather we just come back through after they're all done, get the road done and then we can reassess the wall and do the project at one time.

Resident (Michael Carpenter, 1011 Berkeley Drive): So, are you going to start assessing from Partin Settlement Road and follow it all the way around?

Mr. Scheerer: We're going to start in Somerset and all the way around that entire wall. We're going to look at everything on that wall, because there are more roadway modifications coming on both sides of the entrance to Remington, off of Partin Settlement Road. So, we're just holding off right now. I have a solid number to make those repairs. It will fit within this budget, if it gets adopted this evening. But it just didn't make any sense to go ahead and spend \$15,000 to \$20,000 and then knowing something happens with this roadway project, we may or may not get it fixed by the county or whoever's doing the roadwork. So, hopefully all of you understand that and if the Board has a different direction, I'll be happy to take that as well.

Resident (Elias DelValle, 1005 Berkeley Drive): We have a wall between Michael and I, that has damage.

Mr. Scheerer: I'll come and take a look at it.

Resident (Elias DelValle, 1005 Berkeley Drive): If you go by the gate and look at that wall on the right, as you are going out, it has gaps.

Mr. Scheerer: I got you. That's probably just the mortar joints coming out. We look more for vertical and horizontal stress cracking. That can be a problem, but if it's just the mortar or grout joint, we can pull those out and re-grout it at some point. But if it's leaning due to the tree, we're going to have to take a section of it.

Resident (Elias DelValle, 1005 Berkeley Drive): That's what I think is happening.

Mr. Scheerer: Well, you're going to have that. Not to belabor the point, but if you look at all of the trees we have in Remington, if we've got concrete and brick, like you mentioned, we're

not done repairing sidewalks in Remington. I still have a lot more work to do on the sidewalks, a lot of grinding and some replacements. The projects are ongoing.

Resident (Elias DelValle, 1005 Berkeley Drive): You'll never be done with the sidewalks.

Mr. Showe: Absolutely not.

Mr. Brown: No.

Resident (Elias DelValle, 1005 Berkeley Drive): It's because of the trees.

Mr. Scheerer: Yes, sir.

Resident (Elias DelValle, 1005 Berkeley Drive): Somebody made a mistake and put in those trees.

Mr. Scheerer: You have to go back to about 1995.

Mr. Soukup: Does anyone else have a comment?

Resident (Alex Tirado, 189 Thornbury Drive): I just have a couple of questions. I don't know if you'll be able to give me some answers. The first one that I have, is for the maintenance that you do on the roads. Do you keep records and how much do you spend for each time that there is a road that is broken or something happens?

Mr. Showe: Yes. Everything the CDD does is a public record. I can give you my business card, if you send me an email and just ask me for whatever you want. We can pull those old contracts for you. All of that roadwork is done by contract, because of the dollar value. So, we can certainly provide that to you.

Resident (Alex Tirado, 189 Thornbury Drive): Okay. Thank you. The other question that I have is related to the administrative expenditure. I noticed that there are some increases in management fees, information technology, postage and insurance. Do you have anywhere where you can itemize the justification for those increases in those areas?

Mr. Showe: Sure. The management fee is our company's cost. That is what our managers and owners believe it's going to cost for us to provide the services for this District for this year. As far as insurance, that's the actual quote for this year. We're seeing 15% to 20% increases on all of our insurance policies, just like you're getting on your homeowners' insurance. It's the same process for us. When you consider all of the property that we have to insure, that's what that insurance costs. As far as IT, the District has to maintain a website. They also have to host records in accordance with Florida Statutes. So that's what it costs us as a management company to provide those services to the District.

Mr. Soukup: And maintain ADA compliance.

Mr. Showe: Your websites have to be ADA compliant as well.

Resident (Alex Tirado, 189 Thornbury Drive): Yeah, I can understand that's what you charge for the management fee, but what is the justification for that increase. Are you raising the salary of the manager? What's going on with that? Because the experiences that I have with management here, whenever there is an issue, is not the greatest. So, if there's going to be an increase, I want value to be added to the services that you provide. For example, right now, I reported an issue with my neighbors for four to five months.

Mr. Showe: If you're reporting an issue with your neighbor, that's the HOA. That's not the CDD side.

Resident (Alex Tirado, 189 Thornbury Drive): Okay. So, what it is that you handle?

Mr. Showe: Our company manages all of the common areas. So, anything that happens on an individual home lot, typically will fall to the HOA and the CDD handles everything else. So, we do the security, gates, roadways and stormwater for the common areas, maintain the Rec Center and the Clubhouse.

(Resident Alex Tirado, 189 Thornbury Drive): Administration is what you're charging. You're proposing to charge \$82,000 for that.

Mr. Showe: Yes.

Resident (Alex Tirado, 189 Thornbury Drive): Do your duties also include the administration of the guards?

Mr. Showe: Our company oversees it, but the guards are a separate contract. Both myself and Alan, as your managers, oversee the guards.

Resident (Alex Tirado, 189 Thornbury Drive): Okay.

Resident (Michael Carpenter, 1011 Berkeley Drive): Is there another budget that you would have considered to be less? Because one of the problems with looking at this proposed increase, which you pointed out yourself, we're all paying extra for insurance over the last couple of years, since this pandemic came about. My insurance practically doubled. So, we're all hurting here. We really don't want to be paying more. Is there any chance that there could be a lesser budget? Perhaps we do less.

Mr. Soukup: Well, I think the idea that was brought up before and mentioned by going through this, was that we're trying to avoid any increases as soon as possible down the road. We

don't know what's going to happen, but we have to set aside money for these road projects that are coming out. The main road in Remington is getting bad.

Mr. Brown: Two years ago, we did lower the assessment.

Mr. Showe: Correct.

Mr. Brown: I guess your advice is, we are going to have to do it again another couple of years. No, we won't, but here we are.

Mr. Soukup: Here we are. Are there any other comments? At this point, we'll go ahead and close the public comment.

Mr. Showe: We have one more section of public comment, but we can close the public comment for the budget and we can send it back to the Board for discussions or approval.

Mr. Soukup: Alright. Are there any questions regarding the budget?

Ms. Zaresk: For the budget as it stands, as we propose it?

Mr. Showe: Yeah.

Ms. Zaresk: Okay. I do have a question before we vote. Knowing that we have a contract and listening to the concerns of residents about the security, which we hear all the time, by the way, this is not the first time. If we choose to modify the contract at some point down the road with security, the money that might be saved from that, can it go into the projects that we know we have to do?

Mr. Showe: Yeah. Another thing that's important to note, is that for some of these account lines, we do try to budget very conservatively.

Ms. Zaresk: Right.

Mr. Showe: We don't want you guys to get to September next year, at the beginning of the month saying, "*Oh, crap, we have got no money. So, we can't pay the security, we can't pay these companies.*" So, you do have some contingencies in here, which I think is important because things do come up. If you have a hurricane, for an example, you're going to have a tremendous amount of yard cleanup.

Mr. Soukup: Right.

Mr. Showe: These things are not anticipated in the budget, but, to the extent that you don't spend certain lines, there are not a commitment of the Board to spend all of this money. This is a financial plan that you guys built based on your priorities for the upcoming year. But they can always change. So, to the extent that you modify the contract and reduce expenses, any extra will

roll into your Capital Projects Fund at the end of the year. Then you can readjust your budget next year to account for any ongoing changes that you would like.

Mr. Brown: Yeah, which I would rather do. When we did this in 2009, our intent was all of that extra money went into the roads, because we found ourselves with \$3.5 million, at the time, as we had to do this and refinance the bonds.

Mr. Showe: Yes.

Mr. Brown: So, it's important to keep that in there, because you never know when we're going to have another hole open up in the middle of the road and it's our responsibility and not Toho's, to fix it.

Mr. Soukup: Right.

Resident (Michael Carpenter, 1011 Berkeley Drive): Can I ask a question?

Mr. Showe: It's up to the Board.

Mr. Soukup: If its quick.

Resident (Michael Carpenter, 1011 Berkeley Drive): So, we talked about the roads and maintenance. If there was no CDD, the City Council would have to take care of us, right?

Mr. Brown: Yes.

Resident (Michael Carpenter, 1011 Berkeley Drive): So, would we be seeing the same costs from them?

Ms. Zaresk: Probably more.

Mr. Brown: I doubt that you would see the same costs from them, but you'd see your roads improved a lot less often.

Mr. Soukup: Yeah. Are there any other questions? If not, we need a motion to approve the Proposed Budget.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor Resolution 2024-06 Adopting the Fiscal Year 2025 Budget and Appropriating Funds was adopted.

B. Consideration of Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll

Mr. Showe: The next part of your budget process is Resolution 2024-07. This is the mechanism that actually levies those assessments onto your individual property tax bills. What

you'll see behind this resolution, is a large Excel spreadsheet, that has every property listed in the District, along with that assessment that ties to it. Also attached to this, is Exhibit A, which is the budget that you just approved. Again, we can open it up for public comments, but this is strictly just on the imposition of those assessments in accordance with that budget.

Ms. Zaresk: Just for clarification, that assessment is what will show up on each residents Property Tax Bill.

Mr. Showe: Correct.

Ms. Zaresk: I just wanted to make sure that everybody understood that. Right now, it's \$800.

Mr. Showe: \$876. This is kind of a mechanical step after the budget is approved.

Mr. Brown: So, we have to send to the county, a Tax Roll, that the county puts on your Tax Bill.

Resident (Elias DelValle, 1005 Berkeley Drive): You guys will approve and disapprove it?

Mr. Showe: Correct.

Resident (Elias DelValle, 1005 Berkeley Drive): Who is up for re-election this year?

Mr. Showe: The qualification period is closed.

Mr. Brown: We're not early enough to be on the trim notice, right?

Mr. Showe: No.

Resident (Elias DelValle, 1005 Berkeley Drive): I didn't know that the qualification period was closed. When was it posted?

Mr. Brown: The second week of June.

Mr. Showe: It is all through the Supervisor of Elections. We had an announcement at one of our Board meetings. It was on the agenda.

Mr. Soukup: The agenda is on the website.

Ms. Zaresk: They are public meetings.

Resident (Elias DelValle, 1005 Berkeley Drive): Okay.

Ms. Zaresk: We encourage people to come

Resident (Rendon Miller, 1018 Berkeley Drive): It is just a formality. When people come here, they tell you what they think. Like Pam said, this security thing has been going on forever. People come here, we say what we need to say and you just approve it. Then it is swept under the rug. You guys don't hear anything and it's just ignored. How long has it been going on and how

many hundreds of thousands of dollars are we going to flush down the toilet for nothing? It's so frustrating for people to come here and say what they need to say. You say, "*Thanks for your comment*" and then it is approved. I don't know what to say and how to make you understand that people are pissed.

Ms. Zaresk: Mr. Chair, may I offer a comment?

Mr. Soukup: Absolutely.

Ms. Zaresk: Okay. I understand that. You come to meetings, Red. You have made those things clear. We sit at meeting after meeting and we take every single thing that you all bring to us and go back and try to find a resolution for it. I understand what you're saying about the security and I'm very glad to hear tonight, that some of you at least feel, that you don't want the gates manned any more. Because, quite honestly, in most of the meetings that we have, we hear the complaints, but we're not getting any input as to what you want out of it. What we've heard across the board for many years, is we recognize that we can't stop people from coming in here. But what we've heard across the board, is that is somewhat of a deterrent. There are other people that have made the comment that by having somebody there, there's some cooperation with law enforcement, if we have an issue. But now what you're telling us, which is why I ask the question again, because this is something we can continually look at. If we want to go back and modify a contract, there's a process. Again, I'm hearing this from you and as you said, there are four or five of you that I don't know if you're in agreement or not. I just asked the question. A few of you said, "*Oh, we don't need the gates.*" That's five of you out of 1,700. Okay?

Resident (Elias DeValle, 1005 Berkeley Drive): We are the ones that are here.

Ms. Zaresk: I understand that. Let me just say this to you and then I will be quiet. I want all of you to understand, that everyone sitting up here, put in a lot of time and effort. I'm not campaigning, by the way, because you can vote me off anytime you want. I have some other things that I can be doing, but my point is, we meet every single month, at the same time and in the same place. Red has been there. A few others come once in a while, but quite honestly, nobody comes to those meetings. When they do come to those meetings and they bring up situations, as Alan did tonight, asking where the problem is, by the next meeting, we're getting reports that the problem has been fixed. So, I'm hearing your frustration, but I'm going to share with you a little bit of my frustration sitting here. If you're not going to be actively coming to the meetings and/or go on the

websites and reading the minutes of the meeting, I don't know, to your point, Red, what else we can do?

Resident (Rendon Miller, 1018 Berkeley Drive): I don't know. The reason you haven't seen me, is because I'm so frustrated when I come to your meeting and I ask you about that parking on Westmoreland. Mr. Ken Brown seems to never want to do anything. I go to a meeting and sometimes I just want to flip all of your chairs upside down.

Ms. Zaresk: Okay. Point taken.

Resident (Rendon Miller, 1018 Berkeley Drive): Because I say stuff and I can't say there's not enough evidence and then it just gets swept under the rug. The guy that lives on Westmoreland is a monster. He goes out at 11:30 p.m. at night when cars pull up and park and they start partying at 11:30 p.m.

Ms. Zaresk: How many stops did we make?

Mr. McLeod: We visited 114 Westmoreland Circle, 450 times. Those visits, as you know, you get a report with pictures and what's on the road at that time.

Resident (Rendon Miller, 1018 Berkeley Drive): That's not even accurate, because every time there's a house in foreclosure or for sale, he parks all of his cars at those houses. They're parked there right now, at the house that's for sale. Do you know what I'm saying? We do a lot of work, too, for the community, so I understand what you're saying, but you need to do better.

Resident (Alex Tirado, 189 Thornbury Drive): I just have one comment.

Mr. Soukup: You need to be quick, because we need to move on.

Resident (Alex Tirado, 189 Thornbury Drive): By any chance, every time that a concern is brought up, as far as the minutes, do you put in your minutes, that the complaint was solved?

Ms. Zaresk: I think if you review the minutes, you're going to see that everything is reflected in there.

Mr. Showe: Yes.

Mr. Soukup: Yup. I know it's difficult to read them. That's why I encourage people to come to the meetings, because if you can hear the ongoing discussions back and forth and the questions that are asked of our contractors, I think you might have a little better understanding. Not that I'm discounting anything you said, so please don't take it that way, but it is an ongoing process.

Resident (Alex Tirado, 189 Thornbury Drive): I do understand. I'm just saying if you keep hearing the same comments.

Ms. Zaresk: Well, as you just demonstrated there, some folks have a lack of understanding of what the CDD does and what they can do versus an HOA. So, that's important too. I'm done. Thank you, Mr. Chairman.

Mr. Soukup: Okay. So, at this point, are there any other questions from Board Members on Resolution 2024-07? If not, we need a motion for approval

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll was adopted.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the public hearing on adoption of the budget for Fiscal Year 2025 was closed.

SEVENTH ORDER OF BUSINESS

Review of Proposals for Landscaping and Selection of Vendor

- A. Down to Earth Landscape & Irrigation**
- B. Helping Hand Lawn Care**
- C. OmegaScapes**
- D. Weber Environmental Services**
- E. Yellowstone Landscape**

Mr. Showe: We tried to hand these out at the last meeting, but did not have them, so we really appreciate the Board's work, over the last month, of going through those proposals and ranking them. I have all of your scores. I did present the combined ranking sheet. All five Board Members ranked Down to Earth as their number one ranked vendor. It would be our recommendation, based on those proposals and the rankings that we received, for the Board to rank Down to Earth number one and also ask staff to enter into contract negotiations. The one part of that motion we'd like to include, is to exclude Floralawn, because they submitted their proposal four minutes late. Therefore, if the Board is amenable, the motion would be to rank Down to Earth as the number one ranked vendor and ratify the decision to exclude Floralawn from that bid process due to submitting their proposal late.

Mr. Clark: The Board should approve the second and third ranking.

Mr. Showe: So, it would be Down to Earth number one, Weber number two and OmegaScapes number three.

Mr. Clark: The motion would be to rank the number one, number two and number three vendors, in case, for whatever reason, we can't contract with the first one and then to make a finding that the Floralawn proposal was untimely and therefore rejected.

Mr. Brown: Before we do that, do you have the numbers, since people are asking if we're picking the lowest?

Mr. Showe: You actually are picking the lowest price proposal. Down to Earth bid \$308,000, the next lowest was OmegaScapes at \$329,000, Weber was \$357,000, Yellowstone was \$366,000 and Helping Hands was \$522,000.

Mr. Brown: There was a big difference between Helping Hands and Down to Earth.

Mr. Soukup: Yeah.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor ranking Down to Earth Landscape & Irrigation as the number one ranked firm for landscaping and irrigation services, Weber Environmental Services number two and OmegaScapes number three and rejecting the proposal from Floralawn, due to it being untimely was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Financial Audit Report

Mr. Showe: Behind that, we have your 2023 audit report, which is included as part of your agenda package. On the last page, is the Report to Management, which includes all of the things that they're legally required to review as part of their audit process under the Florida Statutes. There were no prior year conditions, no current year conditions and we met all of the requirements. We don't have any financial condition requirements, which is a good thing. Therefore, it's a clean audit and we need a motion to accept the audit as presented.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor the Fiscal Year 2023 Financial Audit was accepted.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to Staff Reports.

Mr. Clark: Just really quick. I talked to the Board at the May meeting about the parking situation. I've been spending a good deal of time looking at reports, thinking about them. At your August meeting, I'm going to have specific discussion about that. I didn't want to bring it tonight, due to the length of the agenda, but I will have some things for the Board to think about, some recommendations that we need to look at that, that would help us to make it work better. So, that will be at the next meeting. I also have some comments, but I'm going to hold them because Jason had conversations with the county about having a signal here. I'll just hold my comments until he brings that up.

Mr. Soukup: Okay. Is there anything else?

Mr. Clark: I have nothing further.

B. Engineer

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

Mr. Glasscock: I don't have anything, unless you have anything for me.

C. District Manager's Report

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

Mr. Showe: Sure. We will start with the item Scott was referencing. As the Board's been aware, since before Christmas, we found out on the E. Lakeshore Boulevard side, that the electrical was disconnected as part of the Osceola County Project with the multi-use trail. We have been going back and forth with the county, trying to get them to cover that cost. The county approached us in the last about two weeks, because they need an easement to put a signal here on E. Lakeshore Boulevard. The second they asked, I immediately brought up the issue of our lights and when they going to fix them. So, they do need an easement and I think we got them to the point, where they are considering giving us enough money to fix the lights, in exchange for the easement. I think Alan got a new quote today that was around \$16,700, which we presented to the county. We are still waiting to get kind of official confirmation. What they would like to do, if the Board is amenable and Scott could jump in to help craft the motion if it needs it, is once staff negotiated that easement with the county, if staff's okay with it, we would present it to the Chair for execution and then ratify it at a future meeting. But it would include the exchange of the funds to cover the repair of the light.

Mr. Brown: So, if I may, Mr. Attorney, I don't believe the county can pay for the lights, for the electric, but they can pay for an easement?

Mr. Clark: Yes. From our standpoint, at least as I look at it, they can call it whatever they want. This is something we've been chasing for a while. They've been difficult.

Mr. Soukup: So, they needed something.

Mr. Clark: Now they need it. So, I think we should strike.

Mr. Showe: That's kind of where I'm at. Part of me wants to make them sweat a little bit because I know they need it, but we got them to the point where I think that they're going to try to get us whole again. So, I don't want to miss that opportunity as well.

Ms. Zaresk: If we didn't agree to that, they want our property, right?

Mr. Showe: Correct.

Ms. Zaresk: They screwed up our property and now they're going to tell us, "*We'll pay you for property, but we won't pay the screw up.*" Is that correct?

Mr. Brown: Well, they're paying for an easement.

Mr. Showe: They are going to pay for the easement in an amount equivalent to the light repair.

Mr. Clark: If we don't do it, then they will take an easement.

Mr. Showe: They will probably find a way to work it without us.

Ms. Zaresk: That was going to be my next comment.

Mr. Soukup: Eminent domain.

Mr. Clark: They will come to us with an appraisal for \$800 for the easement and then we'll be fighting them.

Ms. Zaresk: Okay. Do you need a motion?

Mr. Showe: Yeah, I think the motion would be to direct staff to continue working with the county on an easement that would include a payment of sufficient funds to fix the lighting issue and delegating authority to the Chair to execute it when it's ready.

On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor directing staff to continue working with Osceola County on an easement that would include a payment of sufficient funds to fix the lighting issue and delegating authority to the Chair to execute the same was approved.

i. Approval of Check Register

Mr. Showe: The first item we have is the approval of your Check Register. In your General Fund, we have Checks #7301 through #7331 in the amount of \$137,167.35 and Checks #130 and #131 for the Capital Reserve Fund in the amount of \$11,250, for a total of \$148,417.35. Alan and I can answer any of questions on those invoices or we can have a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the May 1, 2024 through May 31, 2024 Check Register in the amount of \$148,417.35 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. So far, year to date, you're performing \$50,000 better in your General Fund than projected and are 99% collected on your assessments. So, you're in great shape there.

iii. Presentation of OCSO Reports

Mr. Showe: We have all of the Osceola County Sheriff's Office Reports.

D. Field Manager's Report

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

Mr. Scheerer: I don't have a lot to report. Just some highlights. We had the Brownies out to take care of a couple of stormwater inlets on Remington Boulevard. They keep moving further and further up the Boulevard, to try to get those cleared during the rainy season. You will see a change in the Gym. We went ahead and ordered the multi-use fitness equipment. We have three standalone pieces of equipment that were from the time this place was built that can no longer be repaired. So, we ordered a multi-use station, that will replace the three pieces of equipment. I'm not sure how it happened, but we had a service line break at the E. Lakeshore guardhouse. Security notified us right away and we got somebody out as quick as we could and got that fixed. As I alluded to earlier, I know there was a comment on the sidewalks. We're not done with the sidewalks. We're still moving through the community. The contractor that we've been using is on a well-deserved vacation, but when he gets back next week, we'll continue to move forward with the sidewalk restoration project. I have a complete list of everything that I've seen. We started mainly with all of the replacements first. Please understand, that we're going to shave it if we can,

because it's a lot cheaper if we can do it that way, as opposed to pulling it and having to cut the roots out. It becomes very costly and that's the only way that we can do it appropriately, but it's not going to keep the roots from coming back. We put a small root barrier in there, but those Oak trees are old. If any of the residents have a concern and you want to talk to me after the meeting, I'll stick around and try to answer whatever questions you might have related to field. That's all I have.

TENTH 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: I have none.

Mr. Soukup: Mr. Mehrlich.

Mr. Mehrlich: I have none.

Mr. Soukup: Mr. Brown?

Mr. Brown: No. The place looks good. Down to Earth seems to be keeping up pretty well with the Summer weather.

Mr. Soukup: Yeah.

Mr. Scheerer: Yeah. We'll see a lot of improvements, once the budget kicks in starting October 1st. Just so you know, that's when the budget starts. We'll start working on some of the neighborhood entrances and on some landscape up upgrades to get some sod replaced.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – August 27, 2024

Mr. Soukup: Our next meeting is scheduled for August 27, 2024.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.


Secretary Assistant Secretary


Chairman/Vice-Chairman