

***Remington
Community Development District***

Agenda

September 24, 2024

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801
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September 17, 2024

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, September 24, 2024, at 6:00 p.m. at the Remington Rec 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 August 27, 2024, Board of Supervisors Meeting
6. Staff Reports
 - A. Attorney
 - i. Discussion of Parking
 - 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 2024/2025 Applied Aquatic Renewal
7. Supervisor's Requests
8. Next Meeting Date- October 22, 2024
9. 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, **August 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	Assistant Secretary
David Jaisingh <i>by phone</i>	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
William McLeod <i>by phone</i>	DSI Security Services
Rodney	POA

FIRST ORDER OF BUSINESS

Roll Call

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. Mr. Soukup, Ms. Zaresk and Mr. Mehrlich were present in person and Mr. Jaisingh was present by phone. Mr. Brown was not present at roll call.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: That brings us to 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: Yes, sir. The Partin Settlement Road gate, last month, had 8,674 residents and 2,984 guests. The E. Lakeshore Boulevard gate had 7,858 residents and 1,751 guests. We issued 213 citations, but I don't know how many reports we generated, as I could not access the computer before the meeting.

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

Ms. Zaresk: I have one question of security in general. Is there a plan for the new cars to ever get green lights on top of the car?

Mr. McLeod: Yes, ma'am. I will order those today. I didn't realize that it didn't have a light bar. I was just out there and I didn't notice that. I'm sorry. But I will make sure that they have a light bar that we can hook up. I believe that there is a light bar on it, but it's one of those that attaches to the visor and it's really weird. So, I'd rather them stick with what they know and attach one on top, because it's more noticeable.

Ms. Zaresk: Well, that's the point, Bill. I think you've heard us say before, that we really want those lights on. Certainly, in Club Villas, we're not asking a whole lot of you, other than to patrol. But without the lights, some of the benefit of you just driving through, is totally gone without those lights. So, yeah, my sense is to have one.

Mr. McLeod: I'll have those up by the end of the week, ma'am.

Ms. Zaresk: Okay.

Mr. Soukup: If there's a vehicle swap, it needs to be on there.

Mr. Showe: Yeah.

Ms. Zaresk: Thank you.

Mr. Mehrlich: As a big critic of yours, you're doing a pretty good job with the parking situation, with not having a lot of tools to work with, just through perseverance and whatever you're doing. You're doing a pretty good job, I have to say. So, I'll throw that out there.

Mr. McLeod: Thank you, Tim. I appreciate that.

Mr. Mehrlich: Enjoy it while it lasts. It might not be for long and get a light for that car, will you? We need a light.

Mr. Soukup: Are there any other questions on Security Report?

Ms. Zaresk: No.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: No.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the public comment period. There are no guests here, so we'll close the public comment period.

FIFTH ORDER OF BUSINESS

**Approval of Minutes of the July 23, 2024,
Board of Supervisors Meeting**

Mr. Soukup: That brings us to the approval of minutes from the July 23, 2024 meeting. Are there any corrections? Hearing none, we need a motion to approve them.

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

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08
Declaring Seats No. 1 and 5 Vacant**

Mr. Soukup: That brings us to the consideration of Resolution 2024-08, declaring seats one and five vacant.

Mr. Showe: Sure. We actually had three seats up for General Election this year and only one seat had a qualified elector. No one qualified for Seat 1, which is currently held by Mr. Soukup and Seat 5, currently held by Mr. Jaisingh. So, what this resolution does, is it declares those seats vacant after November, which is when the term starts. The people currently in those seats continue in those seats, until somebody is reappointed. Certainly, the Board could reappoint the same people back into those seats, should they choose. This is more of just a housekeeping item to clean those terms up, because there were no qualified electors.

Mr. Soukup: Okay. Are there any questions?

Ms. Zaresk: No.

On MOTION by Mr. Mehrlich seconded by Ms. Zaresk with all in favor Resolution 2024-08 Declaring Seats No. 1 and 5 Vacant was adopted.

SEVENTH ORDER OF BUSINESS

Approval of Osceola County ROW Purchase Agreement and Easement

Mr. Soukup: That brings us to the approval of Osceola County right-of-way (ROW) Purchase Agreement and Easement.

Mr. Clark: I'll take that. If you recall at your July meeting, we reported that there had been some negotiations. The county suddenly needed us after stiffing us on the electric cost that they cut. So, the Board gave conceptual authorization, to go ahead and grant an easement to them for the E. Lakeshore Boulevard gate, which they want really badly, if we could get \$17,000 from them, which covers the cost of the electric. So, they sent some documents. I have been through them and made the edits to these documents, the contract and the attached perpetual easement. I'm satisfied with them. They have not responded back and said, *"These are okay" or "No, they can't agree."* But I think if we can go ahead and approve these in substantial form, I doubt that they're going to be any really serious issues to keep us from getting this done.

Mr. Soukup: Are there any questions regarding this ROW Purchase Agreement? Hearing none, we need a motion to approve.

On MOTION by Ms. Mehrlich seconded by Ms. Zaresk with all in favor the Osceola County ROW Purchase Agreement and Easement was approved.

Mr. Showe: We appreciate it. It's been a few months of effort to try to get them to the table on this. Although it's not the exact answer we wanted, I think we got to the end point.

EIGHTH ORDER OF BUSINESS

Discussion of Proposal for Holiday Lights

Mr. Showe: We just wanted to bring back the holiday lights. The vendor would need to know soon, if we want to add those additional lights. I know based on a past decision; it didn't seem like the Board was inclined to add the 14,000 of extra lights. But in case there was any inclination from the Board, we just wanted to bring it back and communicate that to the vendor. We'll certainly renew the contract that we did last year.

Mr. Clark: Last year we actually did a three-year contract with a termination. We received a discount and we lost the discount, if we opted out. So, if the Board wants to just continue with the same vendor, I don't think the Board needs to take action.

Mr. Rodney: Forgive me for being so late. The traffic was ridiculous. I'm Rodney the Property Manager of Windsor Park. I just wanted to introduce myself and meet all of you.

Mr. Soukup: Thank you. Sorry, Scott, go ahead. This was the additional cost that we were looking at, right?

Mr. Showe: Yeah. The original agreement remains intact and I think we'll go ahead and renew that, pursuant to prior Board action. This was just for additional lights and bows on the streetlights. Again, there didn't seem to be a lot of desire from the Board, the last time we presented it, but we wanted to make sure one more time before we renew it.

Mr. Mehrlich: I asked him if he'd give us a price just for putting bows and lights up, to see what it cost, what it didn't cost and if there was interest. If we didn't that's fine.

Ms. Zaresk: It's a lot.

Mr. Soukup: It is a lot.

Ms. Zaresk: I also think once all of this construction and stuff is over, it might be time to be a little fancier.

Mr. Showe: Perfect. No worries.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: We'll proceed to Staff Reports and start with District Counsel.

Mr. Clark: At the main meeting, we had a fairly spirited discussion about the parking situation and the enforcement. Tim was prominent in that and since he's so mellow tonight, I shuddered to bring this up.

Mr. Mehrlich: Trust me. That's why you're there.

Mr. Clark: So, what I said I would do at that time, is I would pay closer attention to it. Jason has been sending me the security logs since that time. I've been looking at them, because I wanted to get a sense, other than by sitting in this meeting listening to griping about how it was working and whether it was working. I'll give you my general impressions. I think it works pretty well. There are problem people and you can see them on the reports, but I think the problem people, as I see it, are not what they've been in the past, because they're constantly being watched and being reported on. But I had some thoughts and I read the rules and put some things down, just to stimulate conversation and get you to think about it. I'm not looking for action today. I would just like to begin a conversation about whether there are some procedural changes or rule amendments

that we should make. One thing that I saw right away, is with some of these problem addresses, the log notes that a resident called in. That's there all the time. I think what that means, is that they called and they left a message on the machine at the guardhouse, but we don't know what they said. So, I'm going to have a guess that it's about a car on the street. That's obviously not a good way to monitor whether we're enforcing the rule. We don't know who it is. We don't know if it is a guest. So, one thing might be to change that system. Now, Jason and I talked about this before and there is the system that you have, by going onto the website, which is much superior because you have to give very specific information and it can be tracked a lot better. I don't know how difficult that will be and how much disruption it would be if we said, *"Well, you can't have a guest by just leaving a message on the phone at the game. We need to track and enforce it a little bit more."* I think the Board needs to decide whether that's worthwhile.

Mr. Showe: Yeah.

Mr. Clarke: Another thing I ask, as I looked through it, there were a lot of situations where there was a car parked on the street and the rover just drove on and noted, *"There was a car parked on such and such a road,"* without any follow up. What I believe, is that is a car that they're seeing for the first time, it hasn't been 30 minutes and they can't really do anything about it. But I don't know if we're tracking that. I don't know if there's follow up. The reports don't really say, *"Yeah, we came back in 30 minutes and the car was gone"* or *"We came back and it's still there."* So, that's an area that maybe is just kind of lacking there. There are other situations where they go by, stop and put a sticker on it or issue a parking violation. So, I have to assume that's a car that they've now seen twice in their rounds and they're putting a sticker on it. But I don't know if there's a way to track on a spreadsheet, the license numbers of those cars, because we have provisions in our rules about repeat vendors, but I don't know how we tell who they are. So, I don't know whether we have the same cars over and over again, that are getting tickets and nothing ever happens. Jason and I communicated through an email with Security and asked, *"What kind of information can you put into a spreadsheet, how much are we able to track who are calling in guests, what is the name of those guests and whose car has been ticketed a number of times and keeps coming back?"* So, I think there are ways to improve on the enforcement; by getting more information and that information will probably lead me to suggest some changes in the rules, along the lines of what I've noted here.

Mr. Soukup: Right.

Mr. Clark: During the course of these, I noticed a couple times, that there were semi-trucks parked and there seemed to be a lot of difficulty getting anything done about that. I think we can and should clarify in the rules, that a truck like that doesn't need to get a sticker, as it's a definite violation.

Mr. Showe: Yeah.

Mr. Soukup: Yeah.

Mr. Clark: It seems like maybe there's confusion about what the procedure should be. I think the procedure should be that they just get towed. The rules are clear that semi-trucks are not allowed to be here and we just go ahead and jump on that right away.

Ms. Zaresk: Can I ask a quick question?

Mr. Clark: Sure. That's why we're doing it.

Ms. Zaresk: The highly touted changes in the law that affect HOAs, is that in play here at all?

Mr. Clark: Those things don't affect our streets.

Ms. Zaresk: Okay.

Mr. Mehrlich: Because it's a CDD.

Ms. Zaresk: Yeah. I didn't think so. I just wanted to confirm that. Thank you.

Mr. Clark: I've been asked that question before.

Ms. Zaresk: Yeah. I'm sure.

Mr. Clark: For social gatherings, there are a lot of cars. I noticed on Monday or over the weekend, there was one house, that had a lot of cars, for what it seemed, like many, many hours. The only notation was a resident called in all of these cars. It seems for maybe a gathering like that, with a lot of cars, we would make the online process mandatory, so we understand a little bit more, what was going on and the frequency of these gatherings, because there are provisions in our rules about frequent gatherings, such as a football game or something of that nature, but as we go into football season, we'll probably see that being a big problem.

Mr. Showe: Yeah.

Mr. Clark: That's probably my comment. So, tell me what you're thinking.

Mr. Mehrlich: I think the way things are around here, with them doing what they're doing, for the most part used to work, because there are lots of exceptions that are okay, like somebody having a party. Even if they have a party once a month and they have six or seven or eight cars,

they come and go. It was “*against the rules,*” but they're not people, Like 114 Westmoreland Circle, where it was a really bad, constant thing. I have a daughter who just started school and I'm constantly on her about calling Security, because I don't want to get a sticker or get a car towed and I don't necessarily want to have one of her friend's cars towed. So, when we're going over this, it's for our own kids, too and for our own gatherings. We have football games at our place, too, so, it kind of sucks that a few bad apples create an issue for all of us. I know there are other cars other than 114, but I can see 114 more. Like, when she calls in 114, a lot of times, I might be going by and the cars are not there. It pops in and out, so they've gotten a whole lot smarter and more wary of Security. They are not as blatant violators as they were. Yeah, they park for a period of time here and there and do this and that, but they are kind of in and out now. They are not there all night long.

Mr. Clark: They have very few cars and I don't think a single violation.

Mr. Mehrlich: They are moving their cars.

Mr. Clark: We do get the Ring camera and the log that says, “*No cars.*” So, you are going to have that. There were probably two other addresses that I saw, where maybe similar things were going on.

Mr. Mehrlich: Yeah. I really think, we could have some sort of an App that goes to the website or something, where we could call the cars in.

Mr. Showe: The way the website works now, is you go on there and put in all of your information. You have to put in either the registration or the driver's license of the visitor. So, there is an extra layer of verification. The challenge that we have with that, is it shows up as an attachment to an email. The security guard has to be savvy enough to go in and actually look at the attachment. So, typically I try to do that when I get them. Of course, they come in overnight and I'm not looking until the next day.

Mr. Mehrlich: How many call-ins are at night?

Mr. Showe: So, right now, not a lot of people are using the online form, but I'll check those attachments. In some cases, I had to say, “*Sorry, if this is your car and it belongs here, you do not have permission to park on the road.*”

Mr. Soukup: Right.

Mr. Mehrlich: Have they received a lot of call-ins?

Mr. Showe: Bill said they get probably 30 to 40 a day.

Mr. Mehrlich: So, that's 30 or 40 email attachments that you have to open.

Mr. Showe: That's going to be the challenge. You have to verify those things by hand. You also have to consider, from an outreach and community perspective, that there are going to be people that have been so used to just parking there, that no matter how good we communicate with them, they're going to miss it and their car is probably going to get violated or get towed, because they don't know the process.

Mr. Mehrlich: Yeah.

Mr. Showe: That's going to happen. If we change to this new process, that's likely an outcome.

Mr. Brown joined the meeting.

Mr. Clark: There's probably better technology out there, when it comes to the cost.

Mr. Showe: We can certainly look into that, too. We don't want to increase the cost of the community, because the degree to which you increase the cost, obviously is for all of your residents, not just the ones that are the problem folks.

Mr. Mehrlich: Yeah, but that's such an important thing.

Mr. Showe: I agree.

Mr. Mehrlich: Then if you get technology involved, you don't have to open 30 email attachments a day. I think that would become an issue.

Mr. Showe: Well, what we can also do and this is what we've talked to Security about, is if you guys decide at some point to go to only online, everybody who wants parking passes, has to submit a form online. Security can take that information and put it onto a Google spreadsheet, that both Security and I can access. That way, you can use it and say, "*Okay, this property called in four times this month and this property called in six times.*" It does provide for more tracking and a little more reliability on those items. That way, we can provide more reports to you.

Mr. Mehrlich: I think there needs to be something that flows pretty good. Like you're saying, there was a period of time back where I was asking for legal pad notes, because I just knew in my heart that they weren't tracking these things. So, I said, "*Let me see your notes.*" They couldn't provide the notes, because after a couple days, they're all wrinkled up and go into the trash. They are not tracking them for a period of time. I don't like the idea of opening a bunch of PDF's, but I like the idea of some sort of technology that we can track through a phone App, where you can take a picture of your license plate and registration, something that is 2024-ish.

Mr. Soukup: What can the security guards do, if they're pulling around to it and see a car parked on the street and it's the first time that they're seeing it there, can enter the license plate number, so they can keep track of it.

Mr. Showe: It's our understanding and again, I'm still trying to get a lot of clarity from Security on the process and I don't know if it's always handled the same with all of them, but there there are several guards and the process is supposed to be, that they take out a sheet of paper for tracking cars as they drive around the road. If there is a car in the road, they would write down the license plate and the time and the next time that they make a loop around that community, if the car is gone, they just move on.

Mr. Soukup: Right.

Mr. Showe: If it's still in the road, that's when they flag it.

Mr. Mehrlich: Should we task them for providing this technology? I mean, that's what they do, right?

Mr. Showe: They might have something. We can ask them what they have, but I'll also start looking to see if there's a program.

Mr. Mehrlich: They take pictures and have all of this data. They have all of this information.

Mr. Showe: They might have something, but it's not going to be free. So, we'll find out.

Mr. Mehrlich: We pay them a lot of money now.

Ms. Zaresk: Yeah. We see the pictures with the license plates.

Mr. Soukup: Well, it could be a time saver. You never know.

Mr. Showe: Yeah.

Mr. Clark: There has to be a solution out there. It's just a question of how much money it would cost and how much trouble.

Mr. Showe: Yeah.

Mr. Clark: But I think it bears investigation and you may get it, look at it and say, "*Well, we don't think it's worth it,*" but it may surprise you.

Mr. Mehrlich: I think we need clarity from you, on exactly what we can and can't do. I think we do have pretty good clarity, but I think we need even more.

Ms. Zaresk: For what?

Mr. Mehrlich: For enforcing the No Parking rule.

Ms. Zaresk: It's pretty clear what the rules say.

Mr. Showe: I think part of the challenge is, your rules give the residents that 30-minute window and that's kind of where we run into a lot of challenges with it.

Ms. Zaresk: Yes.

Mr. Soukup: Right.

Mr. Showe: It would be a lot simpler if the rules were, "*No street parking*" and then they just tag everybody that's on the street.

Mr. Mehrlich: That's what I'm getting at, that they need to enforce that letter of the law.

Mr. Showe: That 30 minutes window, I'm not saying it's right or wrong, but it provides a window for people to park.

Mr. Clark: I represent a District where we wrestled with that and got rid of the 30-minute window. They have narrower streets than you do here. What made it happen, is that some man died while he was waiting for an EMT to get to him. They couldn't get through because of the parking. So, they said, "*Everyone's going to hate it and it's going to be inconvenient, but we can't have that happen again.*" That does make the enforcement easier, but there are good reasons why someone might need to be in the street for 30 minutes.

Mr. Mehrlich: Yeah.

Mr. Soukup: Okay. Is there anything else, Scott?

Mr. Clark: No, that's it.

A. Engineer

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

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

B. District Manager's Report

i. Approval of Check Register

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

Mr. Showe: Sure. The first item we have, is the approval of your Check Register. In your General Fund, we have Checks #7332 through #7395 and June and July payroll, for a total Check Register of \$260,929.93. Alan and I can answer any of questions on those invoices or we can have a motion to approve.

Mr. Soukup: Are there any questions regarding the invoices? If not, we need a motion for approval.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the June 1, 2024 through August 16 2024 Check Register in the amount of \$260,929.93 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Next is your Balance Sheet and Income Statement. It's there for your information and no action is required by the Board. We are performing better, budget to actuals in the General Fund. So, that is in good shape and we are 100% collected on our assessments. So, we're also in great shape there, also.

iii. Presentation of OCSO Reports

Mr. Showe: We have all of the reports from the off-duty officers.

iv. Adoption of District Goals & Objectives

Mr. Showe: We touched on this item before, which is the adoption of District performance measures and goals. We provided you with a memo of House Bill 7013, which is a new requirement that came out in July. To help comply, we drafted a generic set of goals and objectives, for all of our Districts, that meet the qualifications found in the Statutes, but are also things that we are doing already. We will note, the current Statutes provide no penalties for either achieving or not achieving them. These don't go to the State at all. They essentially just get posted to your website, when they're adopted by the Board and next December, we're required to do a report showing whether or not you've met these goals and objectives.

Mr. Soukup: Do we need a vote on this?

Mr. Showe: Yes. So, it's our recommendation, that you go with the set that you have in front of you for now, for timeliness, so we have it by October. If the Board were to incline next year, to take a little more time, you can create your own specific goals for your own District. We would do that next year, when we have a little more time to kind of develop those and have some discussion on it.

Mr. Soukup: Okay. Are there any questions regarding these objectives?

Ms. Zaresk: No.

Mr. Soukup: Then we have a motion for approval.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the District's goals and objectives were approved as presented.

Mr. Mehrlich: Does that mean we're going to three meetings a year?

Mr. Showe: At least three.

v. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Showe: Speaking of how many meetings we have next year; we have your meeting schedule for Fiscal Year 2025. We've kept the same schedule, which is the fourth Tuesday of every month. We did adjust this around December a little bit, to get around the holidays. You're not required to meet all of these times, if the Board doesn't have a quorum or doesn't need to meet. You can also schedule other meetings outside of these, if you need to, but per Statute, you are required to advertise an annual meeting schedule. So, it would be our recommendation for the Board to approve it.

Mr. Soukup: Any there questions regarding the of Fiscal Year 2025 meeting schedule? Hearing none, we need a motion for approval.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Fiscal Year 2025 meeting schedule as presented was approved.

Mr. Showe: Certainly, with Scott's recommendations, over the next month or so, if you have any questions or general thoughts, we can just keep that discussion going. As always with rules, it's our encouragement that you take as much time as absolutely necessary, to make those rules go the exact way you want them, because it is a process to get them advertised and enforce them. There is a public area that goes with that.

C. Field Manager's Report

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

Mr. Scheerer: Thank you. The Amenity Center is in good shape. The AC filters were replaced. The Fitness Center is in good shape. We did add a multifunctional piece of fitness

equipment in here. Unfortunately, right now we did have a jumped cable, but Mr. David Hatch will be out and replace it. I've seen a lot of good use. It does about a half a dozen different things that the old equipment that was probably here 30 years ago, did not do. So, we're happy with that. The swimming pool is in good shape. We just have our quarterly safety inspection. I do them at all of my swimming pools. Once a quarter, they come out and check all of our ladder steps, all of that stuff. So, that was done. Emergency foam was tested and it's working fine. The pool cameras are good. The lifts are working well. A new rules sign was installed by the shower. For some reason, we had a couple of holes in them, so we replaced those. On this end of the pool, we had some brick papers collapse and give out, maybe from some rain. So, we had those reset and re-did a couple of fence panels in that area as well. Now it's very safe and sturdy. At the gates, we cleaned all of the AC filters and do whatever minor maintenance needs to be done. We tightened down all of the gate arms and wiped the cameras. All of the cameras are working fine. They are recording. I am testing the telephones, each week, to make sure we have a dial tone. So, those are working. The ponds are in good shape. We continue to meet with Down to Earth on a regular basis. Irrigation inspections are ongoing and we are in the process of inventorying all of the entries. So, when we get to October, if anybody wants to volunteer, we're going to be looking at making some changes at the entrance, as the Board requested, with the money that was set aside for beautification. So, we'll be working on that. The fitness and playground equipment are good. The entry lights at the E. Lakeshore Boulevard gate, will be fixed soon. We had two more storm drains over by Par 3, clog up. I didn't receive a call. I just happened to be here. Brownies came out and vacuumed jet both of those and got those taken care of. A couple of the crossbars, I don't know if the kids are crawling on the back stop from the baseball field, but they were hanging. We had those fixed. I think I may have touched on this a while ago, but we had a tree in Brookstone fall out of the conservation area. We had that fixed. I don't remember if I mentioned that, so I wanted to mention that to you today. Other than that, that's all I have.

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

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. Mehrlich.

Mr. Mehrlich: I know it's not our thing, but school started up again and they got some crazy things going on there. Could we get the officers involved? Cars are literally blocking the road. They were worse this year, than last year.

Mr. Showe: I can reach out to them.

Mr. Soukup: It's a learning process again.

Mr. Showe: We're dealing with that in more and more of our communities, because they're plugging schools right in the middle of the neighborhoods now.

Mr. Mehrlich: Well, they're doing a U-turn now and coming around. Then they back up and can't make a left-hand turn. So now they clog this up and this will back up all the way to E. Lakeshore Boulevard.

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: I don't have anything.

Mr. Soukup: Okay. Mr. Brown?

Mr. Brown: So, to your point, at 3:00 p.m. last Friday, cars were backed up through the gate. Then they clogged the road, trying to make a left turn.

Mr. Mehrlich: Its bad.

Mr. Brown: Yeah. I've seen in the mornings, a basketball team utilizing the basketball court and then another baseball team doing the same thing with the ballfield. Is that this school or is somebody renting it?

Mr. Showe: I don't think we've had any rentals.

Mr. Scheerer: The school has been using the ballfield for baseball. They do that seasonally. They were here today.

Mr. Brown: Okay.

Mr. Scheerer: We've seen them usually Fridays when I'm here, but once I leave, I've never seen anybody organize basketball here.

Mr. Brown: There was an organized basketball team practicing on the basketball court. I just didn't think that court was big enough to have a team play on it. That's why I asked, because I didn't even know if they had sports.

Mr. Scheerer: Well, a guy approached the Board last year or so and wanted to make improvements to the ballfield. I told him that I would meet with him and we do that. He never

showed up. So, I guess they're just happy with using the ballfield the way it is. I think they're only out there for a couple hours.

Mr. Showe: We can reach out and find out.

Mr. Scheerer: Yeah. We'll double check.

Mr. Brown: Okay. I just didn't know.

Mr. Scheerer: I'm not worried about a basketball team.

Mr. Brown: We have an agreement with him, so that's fine. I just worry about somebody else, if they're driving in, as we have insurance on that.

Mr. Showe: We'll find out.

Mr. Soukup: Okay.

Mr. Brown: That's all.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – September 24, 2024

Mr. Soukup: Our next meeting is scheduled for September 24, 2024.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION C

SECTION 1

Remington

Community Development District

Summary of Check Register

August 17, 2024 to September 14, 2024

Bank	Date	Check No.'s	Amount
General Fund	8/22/24	7396-7403	\$ 43,903.96
	8/30/24	7404-7409	\$ 31,123.63
	9/5/24	7410-7416	\$ 9,522.08
	9/11/24	7417-7421	\$ 63,332.88
			\$ 147,882.55
	<u>Supervisor Fees - August 2024</u>		
	Brian K. Brown	51054	\$ 184.70
	David Jaisingh	51055	\$ 184.70
	Kenneth R. Soukup	51056	\$ 164.70
	Pamela M. Zaresk	51058	\$ 184.70
	Timothy P. Mehrlick	51057	\$ 184.70
			\$ 903.50
Total Amount			\$ 148,786.05

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/22/24	00038	8/12/24	S116501	202408	320	53800	34800		GATE AT LAKESHORE RPR	*	2,349.00		
		8/14/24	15042	202408	320	53800	34700		PDK CLOUD AGREEMENT-AUG24	*	30.00		
		8/14/24	15113	202408	320	53800	34700		WI-PAK MONTHLY-AUG24	*	240.00		
ACCESS CONTROL SYSTEMS, LLC DBA												2,619.00	007396
8/22/24	00290	8/11/24	5609	202408	320	53800	47300		PAINT COMMON AREA & RPR	*	665.00		
		8/11/24	5610	202408	320	53800	47400		RPLCD/RPR LIGHT FEATURE	*	1,640.00		
		8/18/24	5614	202408	320	53800	53300		REINSTALL SIGNS	*	735.00		
BERRY CONSTRUCTION INC.												3,040.00	007397
8/22/24	00321	7/31/24	1805986	202407	320	53800	34500		SECURITY SVCS-JUL24	*	34,644.38		
		7/31/24	1805987	202407	320	53800	34500		TRACK TIK-JUL24	*	150.00		
DSI SECURITY SERVICES												34,794.38	007398
8/22/24	00010	7/31/24	09731376	202407	310	51300	48000		NOT OF PUB HEAR/BOS MEET	*	789.50		
ORLANDO SENTINEL												789.50	007399
8/22/24	00213	7/29/24	56014	202408	320	53800	34500		SECURITY SVCS-07/29-08/08	*	958.08		
OSCEOLA COUNTY SHERIFF'S OFFICE												958.08	007400
8/22/24	00125	8/18/24	21187	202408	300	15500	10000		CHEMICAL CONTROLLER-SEP24	*	125.00		
SPIES POOL LLC												125.00	007401
8/22/24	00071	8/10/24	45030103	202408	320	53800	46800		PEST CONTROL-AUG24	*	78.00		
TERMINIX COMMERCIAL												78.00	007402
8/22/24	00128	8/18/24	USA12350	202408	320	53800	53000		MECHANICAL SWEEPING-08/08	*	1,500.00		
USA SERVICES OF FLORIDA, INC												1,500.00	007403
8/30/24	00093	8/15/24	221882	202408	320	53800	47100		LAKE MAINTENANCE-AUG24	*	1,265.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,265.00	007404

REMI -REMINGTON - KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/30/24	00289	8/16/24	6505698	202408	320	53800	53400		CLEAN DEBRIS-LEAVES/GRASS	*	2,875.00		
									BROWNIE'S SEPTIC & PLUMBING, LLC			2,875.00	007405
8/30/24	00290	6/23/24	5572	202406	300	13100	10100		RPLCD CONCRETE/ASHCROFTNS	*	6,600.00		
		6/23/24	5573	202406	300	13100	10100		RPLD CONCRETE-10-SECTIONS	*	6,000.00		
		6/28/24	5575	202406	300	13100	10100		RPLD CONCRETE-10 SECTIONS	*	6,000.00		
		8/24/24	5619	202408	320	53800	53300		REINSTALL/READJUST SIGNS	*	465.00		
									BERRY CONSTRUCTION INC.			19,065.00	007406
8/30/24	00192	7/26/24	23103	202407	300	13100	10100		EQUIP PARTS RPLCMT	*	4,500.00		
									FITNESS SHOWCASE EQUIP SALE & SVC			4,500.00	007407
8/30/24	00125	8/16/24	309533	202408	320	53800	46500		BULK BLEACH-AUG24	*	1,432.90		
		8/28/24	307901	202408	320	53800	46500		RPLCD POOL GUTTER GRATE	*	325.95		
									SPIES POOL LLC			1,758.85	007408
8/30/24	00282	8/27/24	24-3207	202407	320	53800	46700		CLUBHOUSE CLEAN-7/01-7/31	*	1,150.00		
		8/27/24	24-3207	202407	320	53800	35000		GUARDHOUSE CLEAN-6/01/24	*	200.00		
		8/27/24	24-3207	202407	320	53800	46700		CLEAN SUPPLY SOAP/TOWELS	*	309.78		
									WESTWOOD INTERIOR CLEANING INC.			1,659.78	007409
9/05/24	00038	8/30/24	P118274	202408	320	53800	34800		QTRLY INSPECT-01/01-12/24	*	540.00		
									ACCESS CONTROL SYSTEMS, LLC DBA			540.00	007410
9/05/24	00290	7/19/24	5593	202407	320	53800	35100		RPLCD LOCKSET AT GH	*	435.00		
									BERRY CONSTRUCTION INC.			435.00	007411
9/05/24	00082	9/03/24	18877	202408	310	51300	31500		ATTORNEY SVCS-AUG24	*	5,190.00		
									CLARK & ALBAUGH, LLP			5,190.00	007412
9/05/24	00213	8/12/24	56064	202408	320	53800	34500		SECURITY SVCS-08/12-08/22	*	958.08		
									OSCEOLA COUNTY SHERIFF'S OFFICE			958.08	007413

REMI -REMINGTON - KCOSTA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/05/24	00291	9/01/24 101573	202409 320-53800-46400 POOL MAINTENANCE-SEP24	ROBERTS POOL SERVICE AND REPAIR INC	*	750.00	750.00 007414
9/05/24	00292	9/03/24 2409-011	202409 320-53800-53300 SCHOOL ZONE LIGHT MAINT	TRAFFIC ENGINEERING & MGMT LLC	*	149.00	149.00 007415
9/05/24	00128	8/29/24 USA12353	202408 320-53800-53000 MECHANICAL SWEEPING-08/22	USA SERVICES OF FLORIDA, INC	*	1,500.00	1,500.00 007416
9/11/24	00289	8/27/24 6531148	202408 320-53800-53400 CLEANING STORM WATER	BROWNIE'S SEPTIC & PLUMBING, LLC	*	2,875.00	2,875.00 007417
9/11/24	00321	8/31/24 1806085	202408 320-53800-34500 SECURITY SVCS-AUG24	DSI SECURITY SERVICES	*	34,424.88	34,574.88 007418
		8/31/24 1806086	202408 320-53800-34500 TRACK TIK-AUG24		*	150.00	
9/11/24	00125	9/18/24 21324	202409 300-15500-10000 CHEMICAL CONTROLLER-OCT24	SPIES POOL LLC	*	125.00	125.00 007419
9/11/24	00335	9/01/24 115312	202409 320-53800-46200 LANDSCAPE MAINT-SEP24	SSS DOWN TO EARTH OPCO LLC DBA	*	25,680.00	25,680.00 007420
9/11/24	00071	9/05/24 45124345	202409 320-53800-46800 PEST CONTROL-SEP24	TERMINIX COMMERCIAL	*	78.00	78.00 007421
TOTAL FOR BANK A						147,882.55	
TOTAL FOR REGISTER						147,882.55	

REMI -REMINGTON - KCOSTA

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
August 31, 2024



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Remington
Community Development District
Combined Balance Sheet
August 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 360,511	\$ -	\$ 360,511
Pavement Management	\$ -	\$ 247,757	\$ 247,757
Capital Projects Fund	\$ -	\$ 4,870	\$ 4,870
Investments:			
State Board Administration	\$ 357,094	\$ 513,558	\$ 870,653
Due From Capital Projects	\$ 23,100	\$ -	\$ 23,100
Prepaid Expenses	\$ 7,200	\$ -	\$ 7,200
Total Assets	\$ 747,905	\$ 766,185	\$ 1,514,090
Liabilities:			
Accounts Payable	\$ 46,246	\$ 5,600	\$ 51,846
Due to General Fund	\$ -	\$ 23,100	\$ 23,100
Total Liabilities	\$ 46,246	\$ 28,700	\$ 74,946
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ (23,830)	\$ (23,830)
Pavement Management	\$ -	\$ 761,315	\$ 761,315
Nonspendable:			
Deposits and Prepaid Items	\$ 7,200	\$ -	\$ 7,200
Unassigned	\$ 694,459	\$ -	\$ 694,459
Total Fund Balances	\$ 701,659	\$ 737,485	\$ 1,439,144
Total Liabilities & Fund Equity	\$ 747,905	\$ 766,185	\$ 1,514,090

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Maintenance Assessment	\$ 1,468,418	\$ 1,468,418	\$ 1,476,825	\$ 8,407
Miscellaneous Income	\$ 5,000	\$ 5,000	\$ 121,342	\$ 116,342
Interest Income	\$ 1,000	\$ 1,000	\$ 22,543	\$ 21,543
Total Revenues	\$ 1,474,418	\$ 1,474,418	\$ 1,620,710	\$ 146,292

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 10,000	\$ 9,800	\$ 200
FICA	\$ 918	\$ 765	\$ 750	\$ 15
Engineer	\$ 15,000	\$ 12,500	\$ 6,505	\$ 5,995
Attorney	\$ 27,500	\$ 22,917	\$ 29,398	\$ (6,482)
Annual Audit	\$ 3,250	\$ 3,250	\$ 2,950	\$ 300
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 715	\$ 285
Management Fees	\$ 78,619	\$ 65,516	\$ 72,067	\$ (6,551)
Information Technology	\$ 1,590	\$ 1,325	\$ 1,457	\$ (132)
Website Maintenance	\$ 1,060	\$ 883	\$ 972	\$ (88)
Telephone	\$ 80	\$ 67	\$ -	\$ 67
Postage	\$ 900	\$ 900	\$ 3,041	\$ (2,141)
Insurance	\$ 58,125	\$ 58,125	\$ 55,202	\$ 2,923
Printing and Binding	\$ 1,000	\$ 833	\$ 302	\$ 532
Newsletter	\$ 3,500	\$ 2,917	\$ 428	\$ 2,488
Legal Advertising	\$ 2,300	\$ 1,917	\$ 2,177	\$ (261)
Office Supplies	\$ 200	\$ 167	\$ 14	\$ 152
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,500	\$ 1,250	\$ 1,734	\$ (484)
Total General & Administrative	\$ 214,017	\$ 189,806	\$ 192,988	\$ (3,181)

Operation and Maintenance

Environmental

Lake Maintenance	\$ 18,200	\$ 15,167	\$ 15,282	\$ (115)
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 8,800	\$ 6,275	\$ 2,525
Toho Water Authority	\$ 45,000	\$ 37,500	\$ 39,397	\$ (1,897)
Orlando Utilities Commission	\$ 21,120	\$ 17,600	\$ 18,171	\$ (571)
Centurylink	\$ 8,030	\$ 6,692	\$ 6,395	\$ 297
Bright House Network	\$ 5,775	\$ 4,813	\$ 4,525	\$ 287

Roadways

Street Sweeping	\$ 36,000	\$ 30,000	\$ 28,500	\$ 1,500
Drainage	\$ 7,000	\$ 5,833	\$ 13,921	\$ (8,087)
Signage	\$ 5,000	\$ 5,000	\$ 9,726	\$ (4,726)
Roadway Repairs	\$ -	\$ -	\$ 2,440	\$ (2,440)

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Common Area				
Landscaping	\$ 314,118	\$ 261,765	\$ 282,480	\$ (20,715)
Feature Lighting	\$ 6,000	\$ 5,000	\$ 1,880	\$ 3,120
Irrigation	\$ 10,500	\$ 8,750	\$ 7,533	\$ 1,217
Trash Receptacles & Benches	\$ 1,000	\$ 833	\$ -	\$ 833
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 7,917	\$ 675	\$ 7,242
Miscellaneous Common Area Services	\$ 10,500	\$ 8,750	\$ 5,815	\$ 2,935
Soccer/Ball Field Maintenance	\$ 4,000	\$ 3,333	\$ 690	\$ 2,643
Recreation Center				
Pool Maintenance	\$ 20,000	\$ 16,667	\$ 22,286	\$ (5,619)
Pool Cleaning	\$ 8,400	\$ 7,000	\$ 8,250	\$ (1,250)
Pool Permits	\$ 550	\$ 550	\$ 525	\$ 25
Recreation Center Cleaning	\$ 16,695	\$ 13,913	\$ 12,410	\$ 1,502
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 6,667	\$ 4,408	\$ 2,258
Pest Control	\$ 900	\$ 750	\$ 816	\$ (66)
Security				
Recreation Center Access	\$ 5,000	\$ 5,000	\$ 5,230	\$ (230)
Security Guard	\$ 412,714	\$ 343,928	\$ 395,454	\$ (51,526)
Gate Repairs	\$ 15,050	\$ 12,542	\$ 17,072	\$ (4,530)
Guard House Cleaning	\$ 3,600	\$ 3,000	\$ 2,200	\$ 800
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,917	\$ 1,390	\$ 1,527
Gate Maintenance Agreement	\$ 2,500	\$ 2,083	\$ 1,028	\$ 1,055
Other				
Contingency	\$ 10,000	\$ 10,000	\$ 11,417	\$ (1,417)
Field Management Services	\$ 31,492	\$ 26,244	\$ 28,868	\$ (2,624)
Total O&M Expenditures	\$ 1,050,705	\$ 879,012	\$ 955,059	\$ (76,047)
Total Expenditures	\$ 1,264,722	\$ 1,068,818	\$ 1,148,047	\$ (79,228)
<i>Other Financing Uses</i>				
Transfer Out - Pavement Management	\$ 59,696	\$ 59,696	\$ 59,696	\$ -
Transfer Out - Capital Projects	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Total Other Financing Uses	\$ 209,696	\$ 209,696	\$ 209,696	\$ -
Total Expenditures & Other Financing Uses	\$ 1,474,418	\$ 1,278,514	\$ 1,357,743	\$ (79,228)
Net Change in Fund Balance	\$ -	\$ -	\$ 262,967	
Fund Balance - Beginning	\$ -	\$ -	\$ 438,692	
Fund Balance - Ending	\$ -	\$ -	\$ 701,659	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Interest Income	\$ 500	\$ 500	\$ 23,861	\$ 23,361
Total Revenues	\$ 500	\$ 500	\$ 23,861	\$ 23,361
Expenditures:				
Contingency	\$ 600	\$ 500	\$ 432	\$ 68
Total Expenditures	\$ 600	\$ 500	\$ 432	\$ 68
Excess Revenues/Expenditures	\$ (100)		\$ 23,429	
Other Financing Sources:				
Transfer In	\$ 59,696	\$ 59,696	\$ 59,696	-
Total Other Financing Sources	\$ 59,696	\$ 59,696	\$ 59,696	-
Net Change in Fund Balance	\$ 59,596		\$ 83,125	
Fund Balance - Beginning	\$ 676,664		\$ 678,190	
Fund Balance - Ending	\$ 736,260		\$ 761,315	

Remington
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Interest Income	\$ 50	\$ 42	\$ 2	(39)
Total Revenues	\$ 50	\$ 42	\$ 2	(39)
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ 4,599	\$ 4,599	-
Capital Outlay - Pressure Washing	\$ 20,000	\$ 20,000	\$ 28,900	(8,900)
Capital Outlay - Landscape Improvements	\$ 15,000	\$ 15,000	\$ 12,400	2,600
Capital Outlay - Sidewalk/Roadway Improvements	\$ 95,000	\$ 95,000	\$ 94,500	500
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ 8,160	\$ 8,160	-
Capital Outlay - Street Tree Trimming	\$ 25,000	\$ 25,000	\$ 25,410	(410)
Contingency	\$ 600	\$ 433	\$ 433	-
Total Expenditures	\$ 176,600	\$ 168,192	\$ 174,401	(6,210)
Excess Revenues/Expenditures	\$ (176,550)		\$ (174,399)	
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)		\$ (24,399)	
Fund Balance - Beginning	\$ 26,550		\$ 569	
Fund Balance - Ending	\$ -		\$ (23,830)	

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	\$ 74,604	\$ 26,444	\$ 9,576	\$ 17,505	\$ 52	\$ -	\$ -	\$ 1,476,825
Miscellaneous Income	\$ 89,260	\$ 1,645	\$ 26,917	\$ 490	\$ 300	\$ 400	\$ 640	\$ 400	\$ 390	\$ 400	\$ 500	\$ -	\$ 121,342
Interest Income	\$ 1,216	\$ 1,190	\$ 1,227	\$ 1,226	\$ 1,148	\$ 1,227	\$ 3,008	\$ 3,100	\$ 3,021	\$ 3,134	\$ 3,047	\$ -	\$ 22,543
Total Revenues	\$ 90,476	\$ 177,057	\$ 1,161,827	\$ 26,406	\$ 17,497	\$ 76,230	\$ 30,091	\$ 13,076	\$ 20,916	\$ 3,586	\$ 3,547	\$ -	\$ 1,620,710
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 1,000	\$ -	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ 9,800
FICA	\$ 77	\$ -	\$ 153	\$ -	\$ 77	\$ 77	\$ 77	\$ 77	\$ 61	\$ 77	\$ 77	\$ -	\$ 750
Engineer	\$ 753	\$ 563	\$ 150	\$ 375	\$ 150	\$ 150	\$ 1,148	\$ 660	\$ 1,658	\$ 900	\$ -	\$ -	\$ 6,505
Attorney	\$ 1,889	\$ 1,470	\$ 1,696	\$ 1,928	\$ 1,868	\$ 630	\$ 2,321	\$ 3,557	\$ 2,490	\$ 6,360	\$ 5,190	\$ -	\$ 29,398
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950	\$ -	\$ -	\$ 2,950
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715
Management Fees	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ 6,552	\$ -	\$ 72,067
Information Technology	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ 132	\$ -	\$ 1,457
Website Maintenance	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ 972
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 44	\$ 106	\$ 128	\$ 70	\$ 135	\$ 45	\$ 162	\$ 217	\$ 1,978	\$ 129	\$ 29	\$ -	\$ 3,041
Insurance	\$ 55,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,202
Printing and Binding	\$ 3	\$ 8	\$ 3	\$ 5	\$ 8	\$ 4	\$ 7	\$ 23	\$ 14	\$ 6	\$ 222	\$ -	\$ 302
Newsletter	\$ -	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598	\$ 790	\$ 790	\$ -	\$ -	\$ 2,177
Office Supplies	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ 1	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administrative Contingency	\$ 70	\$ 104	\$ 181	\$ -	\$ 35	\$ -	\$ -	\$ 79	\$ 90	\$ 827	\$ 347	\$ -	\$ 1,734
Total General & Administrative	\$ 71,285	\$ 9,452	\$ 11,086	\$ 9,152	\$ 10,761	\$ 8,679	\$ 11,487	\$ 12,984	\$ 14,654	\$ 19,811	\$ 13,639	\$ -	\$ 192,988
Operation and Maintenance													
Environmental													
Lake Maintenance	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,960	\$ 1,265	\$ 1,937	\$ 1,265	\$ 1,265	\$ -	\$ 15,282
Utilities													
Kissimmee Utility Authority	\$ 509	\$ 624	\$ 575	\$ 643	\$ 615	\$ 545	\$ 661	\$ 533	\$ 565	\$ 511	\$ 494	\$ -	\$ 6,275
Toho Water Authority	\$ 261	\$ 289	\$ 3,591	\$ 7,605	\$ 4,046	\$ 2,818	\$ 2,141	\$ 2,937	\$ 4,665	\$ 10,703	\$ 340	\$ -	\$ 39,397
Orlando Utilities Commission	\$ 1,899	\$ 1,652	\$ 1,593	\$ 1,633	\$ 1,702	\$ 1,610	\$ 1,551	\$ 1,612	\$ 1,626	\$ 1,574	\$ 1,718	\$ -	\$ 18,171
Centurylink	\$ 266	\$ 581	\$ 581	\$ 581	\$ 627	\$ 627	\$ 625	\$ 625	\$ 293	\$ 961	\$ 629	\$ -	\$ 6,395
Bright House Network	\$ 418	\$ 418	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ -	\$ 4,525
Roadways													
Street Sweeping	\$ 3,000	\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 28,500
Drainage	\$ -	\$ -	\$ 1,421	\$ -	\$ -	\$ -	\$ -	\$ 3,875	\$ 2,875	\$ -	\$ 5,750	\$ -	\$ 13,921
Signage	\$ 1,024	\$ 149	\$ 149	\$ 149	\$ 149	\$ 4,139	\$ 149	\$ 221	\$ 1,399	\$ 849	\$ 1,349	\$ -	\$ 9,726
Roadway Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,440

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	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ 25,680	\$ -	\$ 282,480
Feature Lighting	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,640	\$ -	\$ 1,880
Irrigation	\$ 307	\$ 1,226	\$ 910	\$ 554	\$ 917	\$ 1,057	\$ 990	\$ 927	\$ 646	\$ -	\$ -	\$ -	\$ 7,533
Trash Receptacles & Benches	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant Replacement and Bed Enhancements	\$ -	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Miscellaneous Common Area Services	\$ 455	\$ 635	\$ 570	\$ -	\$ -	\$ 1,760	\$ 385	\$ -	\$ 1,345	\$ -	\$ 665	\$ -	\$ 5,815
Soccer/Ball Field Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ -	\$ -	\$ 690
Recreation Center													
Pool Maintenance	\$ 1,811	\$ 1,070	\$ 2,335	\$ 745	\$ 2,177	\$ 1,540	\$ 1,211	\$ 1,684	\$ 5,114	\$ 2,714	\$ 1,884	\$ -	\$ 22,286
Pool Cleaning	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ -	\$ 8,250
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ 525
Recreation Center Cleaning	\$ 1,455	\$ 1,100	\$ 1,409	\$ 1,150	\$ 1,050	\$ 1,368	\$ 1,100	\$ 1,317	\$ 1,000	\$ 1,460	\$ -	\$ -	\$ 12,410
Recreation Center Repairs & Maintenance	\$ 730	\$ 565	\$ 185	\$ 160	\$ 235	\$ 585	\$ -	\$ 983	\$ 965	\$ -	\$ -	\$ -	\$ 4,408
Pest Control	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 78	\$ 78	\$ 78	\$ 78	\$ -	\$ 816
Security													
Recreation Center Access	\$ -	\$ -	\$ -	\$ 3,100	\$ -	\$ 2,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,230
Security Guard	\$ 33,313	\$ 36,244	\$ 37,682	\$ 36,036	\$ 33,731	\$ 37,772	\$ 34,931	\$ 36,549	\$ 35,995	\$ 36,711	\$ 36,491	\$ -	\$ 395,454
Gate Repairs	\$ 487	\$ 627	\$ 486	\$ 1,840	\$ 1,376	\$ 240	\$ 5,647	\$ 1,869	\$ 535	\$ 806	\$ 3,159	\$ -	\$ 17,072
Guard House Cleaning	\$ 250	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ 200	\$ 250	\$ 200	\$ -	\$ -	\$ 2,200
Guard House Repairs and Maintenance	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ 485	\$ -	\$ 620	\$ -	\$ -	\$ 1,390
Gate Maintenance Agreement	\$ 60	\$ 30	\$ 30	\$ 30	\$ 30	\$ 788	\$ 30	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 1,028
Other													
Contingency	\$ -	\$ -	\$ 10,749	\$ -	\$ 35	\$ -	\$ 516	\$ -	\$ -	\$ -	\$ 117	\$ -	\$ 11,417
Field Management Services	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ 2,624	\$ -	\$ 28,868
Total O&M Expenditures	\$ 76,876	\$ 77,977	\$ 95,103	\$ 88,226	\$ 80,692	\$ 93,471	\$ 83,134	\$ 88,181	\$ 92,442	\$ 90,915	\$ 88,043	\$ -	\$ 955,059
Total Expenditures	\$ 148,161	\$ 87,429	\$ 106,188	\$ 97,378	\$ 91,453	\$ 102,149	\$ 94,621	\$ 101,165	\$ 107,096	\$ 110,726	\$ 101,681	\$ -	\$ 1,148,047
Other Financing Uses													
Transfer Out - Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,696
Transfer Out - Capital Projects	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Other Financing Uses	\$ 15,000	\$ 26,000	\$ 109,000	\$ -	\$ -	\$ 59,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,696
Total Expenditures & Other Financing Uses	\$ 163,161	\$ 113,429	\$ 215,188	\$ 97,378	\$ 91,453	\$ 161,845	\$ 94,621	\$ 101,165	\$ 107,096	\$ 110,726	\$ 101,681	\$ -	\$ 1,357,743
Net Change in Fund Balance	\$ (72,684)	\$ 63,628	\$ 946,639	\$ (70,972)	\$ (73,956)	\$ (85,615)	\$ (64,530)	\$ (88,088)	\$ (86,180)	\$ (107,140)	\$ (98,135)	\$ -	\$ 262,967

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
03/08/24	ACH	\$76,223.31	(\$1,509.04)	(\$770.97)	\$0.00	\$73,943.30	\$73,943.30	\$73,943.30
03/08/24	ACH	\$674.00	(\$13.48)	\$0.00	\$0.00	\$660.52	\$660.52	\$660.52
04/08/24	ACH	\$20,150.99	(\$26.28)	(\$402.52)	\$0.00	\$19,722.19	\$19,722.19	\$19,722.19
04/08/24	ACH	\$6,686.37	(\$133.71)	\$0.00	\$0.00	\$6,552.66	\$6,552.66	\$6,552.66
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$168.82	\$168.82	\$168.82	\$168.82
05/08/24	ACH	\$8,121.72	(\$162.43)	\$0.00	\$0.00	\$7,959.29	\$7,959.29	\$7,959.29
05/08/24	ACH	\$1,649.94	(\$33.00)	\$0.00	\$0.00	\$1,616.94	\$1,616.94	\$1,616.94
06/10/24	ACH	\$6,316.87	(\$126.33)	\$0.00	\$0.00	\$6,190.54	\$6,190.54	\$6,190.54
06/10/24	ACH	\$467.22	(\$9.35)	\$0.00	\$0.00	\$457.87	\$457.87	\$457.87
06/18/24	ACH	\$11,078.59	(\$221.57)	\$0.00	\$0.00	\$10,857.02	\$10,857.02	\$10,857.02
07/11/24	ACH	\$0.00	\$0.00	\$0.00	\$51.99	\$51.99	\$51.99	\$51.99
TOTAL		\$ 1,562,917.67	\$ (29,747.34)	\$ (57,809.63)	\$ 1,463.91	\$ 1,476,824.61	\$ 1,476,824.61	\$ 1,476,824.61

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/29/2024	1300	REMINGTON CDD	START SHIFT	N/A
"	1320	COURTS/POOL	ROUTINE CHECK	N/A
"	1330	GOLF CLUB	ROUTINE CHECK	N/A
"	1340	KNIGHTSBRIDGE BLVD	TRAFFIC STOP	119335W
"	1400	KNIGHTSBRIDGE BLVD	TRAFFIC STOP	AJTJ6EE
"	1415	COURTS/POOL	ROUTINE CHECK	N/A
"	1425	REMINGTON MARKET	ROUTINE CHECK	N/A
"	1430-1500	REMINGTON BLVD	DISABLED VEH	N/A
"	1510	GOLF CLUB	ROUTINE CHECK	N/A
"	1530	REMINGTON BLVD	TRAFFIC STOP	119345W
"	1550	REMINGTON BLVD	TRAFFIC STOP	119346W
"	1600	COURTS/POOL	ROUTINE CHECK	N/A
"	1615-1645	REMINGTON SIDE STREETS	PARKING VIOL (0 VIOL OBSERVED)	N/A
"	1700	REMINGTON CDD	ENG SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	5
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: D/S J. FRANK ID #: 2644 Date: AUGUST 29, 2024

SO-09-238 Rev. 4/6/10



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/08/2024	1800	REMINGTON	START SHIFT	N/A
"	1810	COURTS/POOL	ROUTINE CHECK	N/A
"	1815	GOLF CLUB	ROUTINE CHECK	N/A
"	1825	REMINGTON BLVD	TRAFFIC STOP	119867W
"	1845	419 JANICE KAY PL	PARKING VIOLATION	119869W
"	1910	GOLF CLUB	ROUTINE CHECK	N/A
"	1925	2817 HARWOOD CT	PARKING VIOLATION	119870W
"	1935	COURTS/POOL	ROUTINE CHECK	N/A
"	1950	REMINGTON MARKET	ROUTINE CHECK	N/A
"	2000	KNIGHTSBRIDGE	TRAFFIC STOP	119871W
"	2015	2643 WILLOW GLEN CIR	PARKING VIOLATION	119872W
"	2050	COURTS/POOL	ROUTINE CHECK	N/A
"	2100	619 CHADBURY WAY	PARKING VIOLATION	119875W
"	2105	619 CHADBURY WAY	PARKING VIOLATION	119876W
"	2115	2700 PORTCHESTER CT	PARKING VIOLATION	119877W
"	2120	2700 PORTCHESTER CT	PARKING VIOLATION	119878W
"	2125	WILLOW GLEN CIR	CALL FOR SERVICE	24I099209
"	2130	GOLF CLUB	SUSP VEHICLE	24I099218
"	2140	GOLF CLUB	ROUTINE CHECK	N/A
"	2200	REMINGTON	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	6
Back-up		Felony		Written Warning	2	Written Warning	5	Schools/Library	
Self Initiated	1	Traffic		Verbal Warning		Verbal Warning		Businesses	1
Reports		Ordinance						Construction	

Name: D/S J. FRANK ID #: 2644 Date: SEPTEMBER 8, 2024

SO-09-238 Rev. 4/6/10



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: REMINGTON CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/12/2024	1300	REMINGTON	START SHIFT	N/A
"	1310-1400	REMINGTON MARKET	CALL FOR SERVICE (VEH ACC)	24I100597
"	1400-1430	REMINGTON BLVD/SOMERSET PLACE DR/CORYBROOKE	STOP SIGN (0 VIOL)	N/A
"	1445	COURTS/POOL	ROUTINE CHECK	N/A
"	1455	KNIGHTSBRIDGE	TRAFFIC STOP	120023W/120024W
"	1505	GOLF CLUB	ROUTINE CHECK	N/A
"	1535	KNIGHTSBRIDGE	TRAFFIC STOP	VERBAL WARNING
"	1550	REMINGTON BLVD	DISABLED VEH	N/A
"	1610	GOLF CLUB	ROUTINE CHECK	N/A
"	1630	COURTS/POOL	ROUTINE CHECK	N/A
"	1640	REMINGTON BLVD	TRAFFIC STOP	120034W
"	1650	REMINGTON BLVD	TRAFFIC STOP	120035W
"	1700	REMINGTON	END SHIFT	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken	1	Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	1	Verbal Warning		Businesses	
Reports	1	Ordinance						Construction	

Name: D/S J. FRANK ID #: 2644 Date: SEPTEMBER 12, 2024

SO-09-238 Rev. 4/6/10

SECTION D

SECTION 1



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: Remington Community Development District
Name: c/o GMS, LLC
Address: 1408 Hamlin Ave, Unit E
City: St. Cloud, FL 34771
Phone: 407-841-5524

Date: September 6, 2024

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Remington Community Development District hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Fifteen (15) ponds associated with Remington Community Development District Kissimmee, Florida

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- 1. Submersed vegetation control Included
2. Emerged vegetation control Included
3. Floating vegetation control Included
4. Filamentous algae control Included
5. Shoreline grass & brush control Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2024 thru 9/30/2025.
Agreement will automatically renew as Per Term & Condition 14.

Table with 4 columns: Item, Amount, Frequency, and Multiplier. Rows include Start-up Charge (NA), Maintenance Fee (\$1,341.00), and Total Annual Cost (\$16,092.00).

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Tolly R. Smith Date: 9/6/2024

Accepted Date:

Signature of Tolly R. Smith
AAM

Signature line
Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.