# Remington Community Development District

Agenda

November 26, 2024

# AGENDA

# Remington Community Development District

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

November 19, 2024

Board of Supervisors Remington Community Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday**, **November 26**, **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. Organizational Matters
  - A. Appointment of Individuals to Fill Seat 1 and 5 Vacancies
  - B. Administration of Oaths to Newly Appointed Supervisors
  - C. Election of Officers
  - D. Consideration of Resolution 2025-01 Electing Officers
- 6. Public Hearing Amending Parking Rules
  - A. Consideration of Resolution 2025-02 Amending Street Parking Enforcement Policies and Procedures
- 7. Approval of Minutes of the October 22, 2024, Board of Supervisors Meeting
- 8. Staff Reports
  - A. Attorney
    - i. Traffic Signal Easement
  - 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
- 9. Supervisor's Requests
- 10. Next Meeting Date- December 17, 2024
- 11. Adjournment

# SECTION V

# SECTION D

#### RESOLUTION 2025-01

A RESOLUTION ELECTING THE OFFICERS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA.

**WHEREAS,** the Remington Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1**. The following persons are elected to the offices shown:

Chairperson Vice Chairperson Secretary Assistant Secretary **Assistant Secretary Assistant Secretary Assistant Secretary** Treasurer Assistant Treasurer Assistant Treasurer **PASSED AND ADOPTED** this 26th day of November 2024. ATTEST: REMINGTON COMMUNITY **DEVELOPMENT DISTRICT** Secretary/Assistant Secretary Chairperson, Board of Supervisors

# SECTION VI

#### **RESOLUTION 2025-02**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES AND PROCEDURES REGARDING PARKING ON STREETS AND ROADWAYS WITHIN THE DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the Remington Community Development District ("<u>District</u>") is the owner of various boulevards and streets within the boundaries of the District;

**WHEREAS**, Board of Supervisors of the District ("Board") has the right to adopt reasonable rules and regulations regarding the use and operation of District roads;

**WHEREAS**, the Board previously adopted Resolution 2006-02, Resolution 2013-05, Resolution 2017-03, Resolution 2019-03, and 2021-06 implementing rules and regulations for parking on District roads, which are codified in the District Rules of Procedure, Chapter IV: Street Parking Enforcement Policies and Procedures; and

**WHEREAS**, some residents and guests continue to park their vehicles on District roads without regard to the District's Rules of Procedure; and

**WHEREAS** the Board desires to amend the parking rules and procedures and adopt additional, more specific rules and regulations concerning street parking and provide more efficient means of enforcement;

**WHEREAS,** the Board provided notice of its intention to amend the Street Parking Enforcement Policies and Procedures at a Public Hearing on November 26, 2024; and

**WHEREAS,** the Board conducted a public hearing at the time and location set forth in the published notices provided pursuant to law and otherwise complied with applicable laws and regulations governing the Board and its rulemaking process;

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT:

- 1. Chapter IV: Street Parking Enforcement Policies and Procedures, of the District Rules of Procedure is hereby amended as shown in the attached Exhibit "A" to this Resolution [NOTE: Additions to text are indicated by underline; deletions by strikeout].
- 2. The District's Manager and Attorney are authorized to take actions as reasonably necessary to effectuate the purposes of this Resolution.
- 3. The District Manager and Attorney are directed to take such actions as are necessary to implement the Access Control Technology required by the adopted amendment.

4.	The District Manager	and Staff are d	lirected to publ	licize the rule	change as	may be
desirable in the	eir discretion.					

5. This Resolution shall become effective upon its adoption. However, the Board may time the strict implementation of the rule changes to ensure that the public is provided notice and that any necessary technological measures have been taken.

PASSED AND ADOPTED this 26th day of November, 2024.

Secretary/Assistant Secretary	Chair/Vice Chair

### **CHAPTER IV:**

#### STREET PARKING ENFORCEMENT POLICIES AND PROCEDURES

#### 4.1 General.

- The Remington Community Development District (the "District") has (1) adopted a policy restricting parking of Vehicles on District roads within the Community. For purposes of these policies and procedures, the definition of a vehicle ("Vehicle") means an automobile, a pick-up truck, or a motorcycle, and expressly excludes boats, commercial vehicles, any truck larger than a pick-up, recreational vehicles (sometimes referred to as "RVs" or motorhomes), lawn maintenance trailers, rental trailers, and all trailers attached to a Vehicle. No boat, commercial vehicle, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on any District road within the Community without prior written approval of the District. Any boat, commercial vehicle, except for commercial service vehicles while they are providing actual services to a property within the District, truck larger than a pick-up, recreational vehicle, lawn maintenance trailer, rental trailer, or any trailers attached to a Vehicle shall be parked on a District road without such prior approval shall be removed at the owner's expense without notice. The foregoing shall not prevent residents from temporarily positioning a boat or recreational vehicle on the street for purposes of cleaning, loading and unloading. Such temporary positioning shall require that the boat or recreational vehicle be attended by persons at all times and that it should not be so positioned in excess of one hour.
- (2) The adoption by the District of Resolution 2006-02 and subsequent resolutions amending or modifying 2006-02 allow the District to place warning stickers on Vehicles deemed illegally parked and to have those Vehicles towed at the owner's expense from the streets within the District.
- (3) The District has hired a Security Provider that has been charged with the enforcement of the parking restrictions adopted in Resolution 2006-02 as amended. The Security Provider will provide a roving patrol during those hours designated by the District to enforce all parking restrictions. This is to include: placing a warning sticker on the offending Vehicle and logging all Vehicle information, to include make, model, color, location and tag number. The Security provider is also allowed to have a Vehicle towed at the owner's expenses that are in violation of the District's parking restrictions.

- (4) The security officers are to observe and report hazardous conditions such as missing traffic signs and street markings that need to be painted.
- (5) Security officers shall investigate and answer any complaints regarding contested parking citations, determining their validity and routing them appropriately.
- (6) Security officers should report any suspicious activity and/or personnel to the appropriate authorities.
- (7) Security officers will be responsible for assisting the recreation center and/or entry gate security guards when needed.
- (8) Security officers will be required to keep a log, which documents all illegally parked Vehicles and will document all violations with a digital photograph.
- (9) Any Vehicle bearing an out-of-state tag or an out-of-county tag should be monitored. If a Vehicles bearing this type of tag proves to be that of an owner, a warning/citation should be issued. If the tag is that of a guest, no warning/citation will be issued, unless the guest is deemed to be a resident for purposes of these policies and procedures.

## 4.2 Street Parking Regulations.

- (1) Vehicles are not allowed to be parked in and/or on any street or road within the District. The following restrictions apply:
- (a) Under no circumstance shall Vehicles which belong to or are driven by an owner or resident of a house be permitted to park on the street at any time for more than **30 consecutive minutes**.
- (b) No person shall be permitted to circumvent these regulations by moving a Vehicle in and out of a driveway to try to toll the passing of these time limitations.
- (c) Street parking of guests for social gatherings at a residence shall be deemed excessive if it occurs more frequently than once a week.
- (d) Any Vehicle that is permitted by these policies and procedures to be parked on a street within the District must not be parked in such a way as to hinder

the ability to pass on the street, hinder access to any driveway, or to create a safety hazard.

### 4.3 Exceptions

- (1) Vehicles are not allowed to be parked in and/or on any street or road within the District and are generally prohibited except for the following:
  - (a) Momentary parking of guests such as a special event or gathering.
- (b) Momentary parking of guests on the street if there is no room in the driveway.
- (c) Street parking shall be limited to Vehicles of guest(s) only. A guest shall be deemed a resident for purposes of these policies and procedures and therefore subject to tagging and towing if parked for:
  - (i) more than six (6) consecutive days; or
  - (ii) seven (7) or more days in any thirty (30) day period.

The limitations contained in this subsection shall be applied both to specific vehicles and to houses that identify multiple separate vehicles as guest vehicles.

For purposes of enforcement of this Rule, any vehicle to be (d) designated as a guest vehicle shall obtain If anyone wants to identify a Vehicle as a guest vehicle for purposes of these policies and procedures and intends the Vehicle to be parked on the street for more than one (1) night consecutively, or for more than five (5) nights during any calendar year, prior approval should be obtained prior approval from the District Manager. As a condition of such approval, the person seeking the approval must provide to the District Manager or its designee documentation including a copy of a current registration for the Vehicle and, if the person to be driving the Vehicle is not the registered owner of the Vehicle, a photocopy of the current driver's license of the person who will be parking the Vehicle as a guest of a resident (such information collectively referred to as the "Guest Parking Request." The District Manager has established a link on the District's website (remingtoncdd.com) at which residents may supply the required information. The District Manager may also designate access control software and/or computer/mobile applications,

communications protocol and other means (the "Access Control Technology") designed to collect and automate the Guest Parking Request. Effective January 1, 2025, no Guest Parking Request may be made by telephone or by any other means which might have been used prior to such Effective Date. Any vehicle parked on the street in excess of thirty (30) minutes for which no Guest Parking Request has been submitted shall be subject to being towed under this Rule.

- (e) Vehicles of guest(s) will not be towed or tagged once identified as such through a Guest Parking Request unless the purported guest is determined to actually be a resident, in which event the Vehicle is subject to tagging and towing.
- (f) In the event that the District learns or believes that a resident is circumventing the intent of these policies and procedures by improperly identifying a vehicle as belonging to a guest when it is otherwise not permitted to park on the roadway under this Section 4.3(1), the Board of Supervisors, after providing notice and an opportunity to be heard at a public meeting, may suspend the right of the offending property owner or resident to utilize guest parking privileges for a period of time of up to one year.
- (2) From time to time, residents may have an unusual circumstance for which an additional exception(s) to these policies and procedures may be appropriate. An example of this would be a person on temporary leave from military service. A resident may request a temporary exception from the operation of these policies and procedures by requesting such exception from the District Manager, which may, in its discretion, grant such exception for a specified time for good cause shown.
- (3) Any Vehicle parked on a street within the District under Section (2) above must have a guest pass obtained from the District Manager and displayed prominently on the Vehicle dashthrough the Access Control Technology effective at all times while so parked.
- (4) Any person violating these policies and procedures, when such violation results in a Vehicle being towed, shall be charged an administrative fee of \$150 per towing incident to reimburse the District for its staff and third-party expenses incurred in connection with the violation. This administrative fee shall initially be due from the owner of the towed vehicle, but if not paid by such person shall be paid by the owner of any lot who the Board of Supervisors finds to be responsible for the violation.

#### 4.4 Enforcement.

- (1) Parking restrictions shall be enforced in the following manner:
- (a) Security officers will patrol all the communities within the District. During such patrol, the security officer will identify Vehicles in violation of these policies and procedures.
- (b) The security officer will then log all illegally parked Vehicles by tag number, make, model, color, and address of the Vehicle.
- (c) After a Vehicle has been logged, the security officer will issue a warning/citation informing the owner of the Vehicle that he/she is in violation of the District's parking policies and procedures.
- (d) The owner must then remedy the violation by removing his/her Vehicle from the District's street.
- (e) In accordance with the District's parking policies and procedures, the security officer need only issue one warning/citation before having an offending Vehicle towed.
- (f) Once the security officer has logged the appropriate Vehicle information and issued all the proper warnings/citations and the security officer then will call the towing agent for the District.
- (g) The security officer will then meet the towing company at the address where the Vehicle is illegally parked to ensure that the appropriate Vehicle is being towed.
- (h) The security officer will then fax this information to the District office at (407) 839-1526.
- (2) Additional Means of Enforcement for Repeat Offenders.

"Repeat Offender" shall mean: :

(a) the owner of a Vehicle or a Vehicle that has been towed for violation of these policies and procedures within the previous 12-month period; or

- (b) the owner of a Vehicle or a Vehicle that has received two (2) or more warning notices as to any Vehicle(s) he/she owns within the previous 12-month period, whether or not an offending Vehicle was towed.
- (3) The District, or its designee, shall maintain a list of Repeat Offenders based upon information collected in the violation logs kept by the security officers. The District, or its designee, shall provide the list of Repeat Offenders to a towing contractor (the "Tow Company") and authorize the Tow Company to make routine patrols within the District. A Repeat Offender may be either an address within the District at which the offenses described in (2) above occurred or may be a vehicle that has been involved in the offenses described in (2) above, or both.
- (4) A Repeat Offender forfeits his/her/its right to receive any further warning and/or notice of a violation prior to having his/her offending Vehicle towed. A Repeat Offender also forfeits his/her right to have his/her Vehicle parked in or on a street within the District for any period of time whatsoever under any exception(s) that may otherwise have applied. The Repeat Offender is subject to having his/her/its Vehicle towed at any time it is parked in or on a street within the District.
- (5) Once a Repeat Offender has been identified, he/she/it will be considered a Repeat Offender for a period of 12 months from the date that the District Manager identifies him/her as a Repeat Offender. In the event that an additional violation occurs during that 12-month period, the calculation of the 12-month Repeat Offender status shall begin again on the date of such additional violation. If no additional violations occur during the immediate 12-month period following the Repeat Offender being identified as a Repeat Offender by the District Manager, then the former Repeat Offender shall be entitled to receive the same warning and/or notice as owners who are not Repeat Offenders.

### 4.5 Effective Date

This Chapter was adopted and went into effect on [date]. Amendments made via Resolutions 2013-05, 2017-03, 2019-03, and [2021-06] and 2025-\_\_\_.

# **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, **October 22, 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

Tim Mehrlich *by phone* Assistant Secretary David Jaisingh Assistant Secretary

#### Also present:

Jason ShoweDistrict ManagerScott ClarkDistrict CounselPete GlasscockDistrict EngineerAlan ScheererField Manager

Jill Cardwell DSI Security Services
John Thacker DSI Security Services

#### FIRST ORDER OF BUSINESS

#### **Roll Call**

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

#### SECOND ORDER OF BUSINESS

**Modifications to Agenda** 

Mr. Showe: We have no modifications to the agenda.

#### THIRD ORDER OF BUSINESS

Security Report from DSI Security

Services

Mr. Soukup: That brings us to the Security Report. No one is present.

#### FOURTH ORDER OF BUSINESS

#### **Public Comment Period**

Mr. Clark: You can proceed to the Public Comment Period.

Mr. Soukup: Are there any public comments? I will note that no residents are present and we will close the public comment period.

### • Security Report from DSI Security Services (Item 3)

Mr. Showe: DSI is now present.

Mr. Soukup: Go ahead.

Ms. Cardwell: From September 24<sup>th</sup> to October 21<sup>st</sup>, the E. Lakeshore Boulevard gate had 1,100 guests and 5,277 residents, for a total of 6,377. The Partin Settlement Road gate had 3,880 guests and 10,419 residents, for a total of 14,299. The total guests at both gates were 4,980 and 15,696 residents, for a total of 20,676.

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

Mr. Jaisingh: No.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: No.

Mr. Soukup: Okay. Thank you.

#### FIFTH ORDER OF BUSINESS

# Approval of Minutes of the September 24, 2024, Board of Supervisors Meeting

Mr. Soukup: That brings us to the approval of the minutes of September 24<sup>th</sup> meeting.

Mr. Showe: Those minutes are included with your agenda. We can take any corrections or changes at this time or motion to approve.

Mr. Soukup: Okay. Are there any corrections? Hearing none,

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Minutes of the September 24, 2024 Board of Supervisors Meeting were approved as presented.

#### SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-01 Amending the Fiscal Year 2024 Budget

Mr. Soukup: That brings us to the consideration of Resolution 2025-01, Amending the Fiscal Year 2024 Adopted Budget.

Mr. Showe: Sure. This is more of a housekeeping item. Every year, we have to true-up the budget, to reflect that revenues and actual expenses are equal. In some cases, we go over certain account lines. This is just really moving funds on paper, so when we do our audit, the revenues and the expenses balance out.

Mr. Soukup: Okay.

Mr. Showe: So, those were just some minor adjustments on the General Fund side, as well as the capital projects side. Again, this is just to clear things up before we hit the audit.

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

Ms. Zaresk: No. Mr. Jaisingh: No.

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

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor Resolution 2025-01 Amending the Fiscal Year 2024 Budget was adopted.

#### SEVENTH ORDER OF BUSINESS

# Discussion of Amended Draft Parking Rules

Mr. Soukup: That brings us to the discussion of the amended draft Parking Rules. Scott?

Mr. Clark: We had a lengthy discussion at the last meeting about parking situations, problems that I was observing and maybe how to strengthen this a little bit. So, we agreed that at our November meeting, we would have a rural hearing to make some adjustments to the Parking Rules and that I would bring language for general discussion today. That language is in your agenda package. There are not really a lot of changes. Some of them are clarifying. In several places, I put momentary parking of guests, just to clarify that some of the exceptions are not for residents, they're for guests. Then the biggest change, is to require any guest parking, as any street parking, that's in excess of the 30-minute allowance, would be controlled by what I call, access control technology. Currently that technology would be going on the website and doing a more formal registration. Going on the website, we can capture more information, weed out non entitled vehicles and can also keep caps on things, which are some of the problems that we're having. It eliminates the practice that we've had of just leaving a message on the phone in the guard shack saying, "Hey, I'm going to park on the street for a while," which makes us lose control. What I

3

anticipate with that, is that we will find a more sophisticated way of doing that. I think there are some platforms out there and you may have found the same thing, Jason, but most of the software platforms are geared toward gate access, instead of parking. But I think there are some that may have optional modules that you could buy. We just need to try to find one, look at the pricing and see whether it's something that we want to do. So, this will create the flexibility without changing the rule again, for the Board to come back and adopt a new technology, while we're looking for it. So, I think this will tighten it up some. There are always going to be people who want to get around it and we will have to be vigilant for that, but this is the language that I'm proposing that we take to a public hearing next month. Are there any questions or discussion?

Ms. Zaresk: I think it looks really great. Obviously, the technology is...

Mr. Showe: I will say that we do have the technology, which is currently on the website and you do have some folks that are using it. It seems to work well for the folks that are using it. There's going to be obviously a larger volume of those requests coming through and that's kind of where we want to maybe look in the future for some technology. But I think it's also important that we gauge how many of these requests are coming through, because that may dictate the type of technology that we utilize.

Mr. Jaisingh: Right.

Mr. Showe: We really won't know that until we start this process and go through it. So, I think it's good that we can use what's there now, as a starting point and then find a technology that fits the way it's being used, which we really won't know until it's live.

Mr. Jaisingh: Alright.

Ms. Zaresk: So, the bottom line is, if we adopt all of this and it goes through, we'll have a better sense of it. The people that really want to comply, will do it and we'll have a sense of how many of those people there are. The people that aren't going to pay any attention to this anyway, are not going to pay any attention, no matter what we do. So, I guess my sense is I like the wording and the fact that we have the capability of putting it in place. I don't know if it's appropriate at this point, but I would suggest that we adopt it.

Mr. Showe: Well, we have the hearing next month.

Mr. Clark: We have to do a hearing. We already prepared the ads.

Mr. Showe: It will be advertised this week.

Mr. Clark: It will be run.

Ms. Zaresk: Yup.

Mr. Clark: We'll be able to have the hearing. We'll continue to look at it, think about it and make some modifications at the hearing. One thing to think about, will be the effective date. You really will need to put this out there and let everybody know about the change. You don't want to find out about the change when your car is hooked up to a tow truck.

Mr. Showe: Yeah. I would certainly recommend refraining from making the effective date before the holidays, because I think that's a rough time for people who are going to have family coming in, who are used to calling the guard house.

Ms. Zaresk: Yes. I think we ought to go at least until January 15<sup>th</sup>.

Mr. Showe: I agree.

Ms. Zaresk: January 1 is too quick.

Mr. Showe: That give us time to draft this up. I think as staff, our recommendation is going to be to put together some postcards with English and Spanish on both sides, on what we're doing, the effective date and how to go through this process.

Ms. Zaresk: Yep.

Mr. Showe: It's going to take a lot of communication on our part, so there needs to be time for that.

Mr. Soukup: What do you do with the phone lines in the guard shack? Do the guards still need the phone lines? Do we get rid of the voicemail machine?

Mr. Scheerer: We can leave the phone in there and just shut off the answering machine, at some point.

Mr. Clark: Or on the answering machine, just change the message.

Mr. Soukup: Just change the message.

Mr. Clark: Like when you call your doctor and say, "If this is a medical emergency, hang up and dial 911." We would say, "Don't leave a message here. Go to the website."

Mr. Jaisingh: Right.

Mr. Soukup: Messages are not recorded.

Mr. Scheerer: We'll come up with some language like Jason said and find somebody with a voice that articulates, "Hey, from now on, please go to the website."

Ms. Zaresk: Do you want a certain kind of voice? Just kidding.

Mr. Soukup: So, you're looking for a vote?

Mr. Clark: I will provide the resolutions and documents done at the November meeting, to

consider this rule amendment.

Mr. Soukup: Are there any other questions regarding Resolution 2025-01?

Mr. Showe: We don't need a motion. We just wanted to bring to you what we have. If you

guys have any comments or changes over the next month or so, just let us know and we'll make

sure they're included.

Ms. Zaresk: Perfect. Good job. Thank you.

Mr. Jaisingh: Jason, can you resend this to me? I couldn't open up this PDF that was sent

by Britney earlier.

Ms. Zaresk: I would like a resend too, because I was going to bring it up earlier, but I'm

still in that thing where I get the announcement, but the follow up documents are not coming

through for some reason.

Mr. Showe: Alright. I'll get them to you.

#### EIGHTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Attorney

Mr. Soukup: That brings us to Staff Reports.

Mr. Clark: Alright. One other thing that I wanted to update the Board on, we talked about

the status of the traffic light easement. At the last meeting, there was some confusion, because

people from the county were calling Jason and asking where it was. The lawyer didn't really know,

so I reached out to them. What I discovered finally, it took them a while to get back to me, but

they told me that the easement location had to be amended slightly, when they got out at the field

and looked at it, because they weren't sure about the description. So, it's back at the surveyor,

changing the description. That's going to be a change in the document. It's going to be done in the

next week or two. I do not think we need any further action. You know, we approved executing

the contract, the easement, when the county's ready for it. So, maybe that will happen this year.

Mr. Soukup: Right.

Mr. Showe: Well, either way, we've authorized the lights to be reconnected, hopefully in

advance of this.

Ms. Zaresk: It will take a week or two.

Mr. Soukup: Anything else?

6

Mr. Clark: No. That's it for me.

### B. Engineer

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

Mr. Glasscock: I don't have anything, but if you have any questions, I'll be glad to answer them. Other than the hurricane, the community did surprisingly very well, from what I thought.

Ms. Zaresk: Definitely.

Mr. Soukup: Okay.

### C. District Manager's Report

### i. Approval of Check Register

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

Mr. Showe: The next item that we have, is the approval of the Check Register. In your General Fund, we have Checks #7422 through #7432, Checks #132 and 133 in your Capital Projects Fund and Board Member fees for September, for a total of \$79,975.47. Alan and I can answer any questions on those invoices that follow or we can take a motion to approve.

Mr. Soukup: Are there any question regarding those invoices.

Ms. Zaresk: No questions.

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

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the September 16, 2024 through October 14, 2024 Check Register in the amount of \$79,975.47 was approved.

#### ii. Balance Sheet and Income Statement

Mr. Showe: Next is your Balance Sheet and Income Statement. There is no action required by the Board. I will note that these are through September 30<sup>th</sup>, but they are not audited. So, there may be some final changes that we need to go through, but we're in pretty good shape on all of the items and are over 100% collected on our assessments.

### iii. Presentation of OCSO Reports

Mr. Showe: We also included all of the Osceola County Sheriff's Office Reports from their patrols.

#### D. Field Manager's Report

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

Mr. Soukup: Yeah. So, as Pete said, the property did extremely well. We didn't have a lot of damage. The road seemed to hold up well, but we did have some signs that were down. We have a white split rail fence over by the large pond, between you and Windsor Park, that we will be getting corrected as soon as possible. The Amenity Center did very well. The air conditioners have been replaced. We're patching a small hole on the wall. We did lose internet for the cameras. I met Spectrum out here on a Saturday morning. They found that the problem wasn't in our community, but with their service, but by Monday, it was all restored. So, that's been taken care of. The Fitness Center, ACs are in good shape again. The cameras are working now that the internet is back up. The pool is in good shape. As far as the gates go, we've been having some discussions with just a small handful of residents about the barcode scanner at the Partin Settlement Road gate. So, we had ACT Guardian back out. They went through the entire system, cleaned the prisms, did everything that they know how to do. We requested an evening site visit by them, so they can monitor some of the cars, because I'm not getting any information that there's an issue at the gate from the security officers. But we're going to try to go through and wrap everything up as quickly as possible, see which guests are having problems, let them know that somebody will be at the gate and that they can come by and take a look. Each gate is different, so you may have a different reflectivity coming through Partin Settlement than you would at E. Lakeshore. We're not sure, but we've advised them to change their barcodes, if that's the case and that's going on through amenity access in the office. We had a surge protector go down at the guardhouse. We had that replaced. That's basically what all of the equipment plugs into. All of the ponds are in good shape. We continue to meet with Down to Earth on a regular basis. Irrigation repairs are ongoing. Since nobody volunteered to help me with the landscaping, we're going to start re-landscaping the entrances. I am basically looking at a model for Glen Eagles and Windsor Park. So, we've got the nice green in the background and a multitude of colors for an Ixora, which is a yearlong blooming plant. We will have orange, red, yellows and I think we're going to try to phase that all in. One of the communities has some old Sago palms. Surprisingly, they're doing extremely well, because they usually get Asian Cycad Scale and those don't have them. But we're going to remove everything and make it a clean entrance.

Mr. Jaisingh: Alright.

Mr. Scheerer: We're going to start that process, as soon as John starts working the numbers for me. If you see something you don't like, remember it's all new and it's going to take a while to grow. Glen Eagles and Windsor Park have been there for several years and the plants have grown extremely well. Also, we're at that time of the year, November, when we start doing the community pressure washing. I asked our vendor, that we've used in the past, to give me an updated price for 2025. He gave me a price of \$17,900. I also reached out to The Pressure Guys, another pressure washing company. They gave me a price of \$20,739. So, I'm going to go ahead and do the pressure washing, as we have \$20,000 in the budget for this year. Both companies would do the same job, but I'm going to go ahead and just authorize our vendor to resume their pressure washing duties next month.

Ms. Zaresk: And that pressure washing includes?

Mr. Scheerer: It includes all of the roadways, basically from E. Lakeshore Boulevard to Partin Settlement Road, Knightsbridge Boulevard, all of the sidewalks and all curbs.

Ms. Zaresk: Okay.

Mr. Scheerer: There are a couple of common areas, that border the entrances, like up here at Parkland Square, that have a couple green spaces. So, we'll go up and around the green space. That will also include washing down the guardhouses and the building here.

Ms. Zaresk: Okay.

Mr. Scheerer: So, everything's included. There's also a chlorine bath. Basically, what he'll do, is he will clear the sidewalks. No water is allowed to be standing on it when he's done. They'll come back and do a light solution of chlorine mix, spray that down, allow that to sit, re-rinse it and then we should be good going forward.

Mr. Jaisingh: Are they going to do the walls to remove the algae?

Mr. Scheerer: We did the walls late last year.

Mr. Jaisingh: Okay.

Mr. Scheerer: But we do monitor the walls and with the money that we're saving, we'll have enough to come in to get a few. I know that they spent a lot of time, especially on Knightsbridge and a few of them on the Boulevard, getting a lot of that mess off of those walls. They look pretty good now, but we'll continue to monitor that going forward. Sidewalk grinding has resumed. I believe they finished up in Westmoreland today. They were in Water's Edge and

then they're going to Strathmore. They're going to pull off for a little while to take care of another street sign that was down in Somerset. There are some small cutouts in Somerset. Then they will work on the fence and do some other maintenance items in here. But they're trying to finish up the

sidewalk griding. So, we'll get that done. We'll probably go to every other month mowing at some

point in November. That's what the schedule says.

Mr. Jaisingh: Every week?

Mr. Scheerer: Mowing every other week. Not every other month. Yeah, we're really going

to save you some money on that one. So, we'll be modifying the Winter schedule in November,

but I know that Down to Earth/REW, even though they were on an every other week mow

schedule, if we need to be mowed, they will mow us and won't charge us extra for it. We are

getting ready to do our annual mulching. I don't think the flowers were changed out yet, but they

were getting ready to prep the beds for it.

Ms. Zaresk: They've been working on it. I just want to say congratulations, because it

sounds like a lot of money, but \$17,000 to do that amount of work, I think, is a really good price.

Mr. Scheerer: Yeah. I appreciate that.

Ms. Zaresk: Good job.

Mr. Soukup: The contractor does a good job, too.

Mr. Showe: We got several quotes, so we know it's a good price.

Ms. Zaresk: Yeah, but to me, that's good value, for that amount of work and that amount

of pressure cleaning.

Mr. Soukup: That's a labor task.

Ms. Zaresk: That's really great.

#### NINTH ORDER OF BUSINESS

#### **Supervisor's Requests**

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

Ms. Zaresk: I have none.

Mr. Jaisingh: I have one. The road and the little piece where the water runs in front of my

house, that curb drain, I think you need to look at that again, in front of 142 Burrell Circle. It's

starting to crack.

Mr. Soukup: That's in Hawks Nest.

10

Mr. Jaisingh: Yeah, Hawks Nest. It has numerous cracks along it and it's starting to go down more. I notice that there is more water collecting. It used to be about the width of the collection of water from the curb to the road and now it's widening and cracking, going down. So, I don't want a problem, where things are starting to sink down there. I realize that it's starting to go down deeper and I think you need to take a look at that. There's an urgency for that one.

Mr. Scheerer: I can go by and take a look at it.

Mr. Jaisingh: I know we discussed not doing anything, until we do roads, but I just want you to look at it and see that it's getting a little bit worse, where the water is backing up right there.

Mr. Soukup: Okay. Mr. Mehrlich?

Mr. Mehrlich: Nothing from me. Thank you.

Mr. Soukup: Okay. The landscaper is doing an amazing job on the cleanup.

Mr. Jaisingh: Yeah.

Mr. Soukup: It was like night and day, a day or two ago.

Mr. Scheerer: Yeah. Well, it's not a free service, but they're not really killing us with their labor rate. I give a lot of credit to the old REW crew. John, the foreman, oversees everything. They kept him on with Down to Earth. He's invested here. He wants to be here and doesn't charge any more than just the day rate. So, for the tree guys, it's just the daily tree rate. I'll let him know. Thanks for the kind words, because I know they spent a lot of hours w trying to clean up the trees.

Mr. Jaisingh: They did a great job.

Ms. Zaresk: I don't know if it's appropriate or not, but with that company, are they open to smaller contracts?

Mr. Scheerer: They do different levels of service.

Ms. Zaresk: I'm just asking before we reach out, because I'm very impressed with them.

Mr. Scheerer: Well, if you need some contact information, I'll get that to you. John basically oversees the crews that are out here. There's another guy named Sean and there are a few other people that you would want to talk to about that. I'll get to John first, because John really likes being out here and he's passionate about doing a good job.

Ms. Zaresk: Okay. If you could text your email at some point.

Mr. Scheerer: Yes, we can.

Ms. Zaresk: I appreciate that.

Mr. Scheerer: Yes ma'am.

### TENTH ORDER OF BUSINESS

Next Meeting Date – November 26, 2024

Mr. Soukup: Our next meeting is scheduled for November 26<sup>th</sup>.

FLEX	JEN	TH	ORDER	OF	<b>BUSINESS</b>
		111	ONDEN	$\mathbf{O}\mathbf{r}$	DUBLIESS

Adjournment

Mr. Soukup adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

# **SECTION VIII**

# SECTION A

# **RIGHT OF WAY PURCHASE AGREEMENT**



/				PROJECT:	FORTUNE	LAKESHORE T	RAIL
05(	OFFILA						
CO	DUNTY			PARCEL#	FLT-812		
				Tax ID #	20-25-30-4	4814-0001-00	M0
Liv	mington Community Developm ringston St., Orlando, FL 32801- sceola County, 1 Courthouse Sq	<u>1508</u>			nent C/O Gov	vernment MGN	1T Services, 219 E.
Buyer and conditions	d Seller hereby agree that Seller sha s:	all sell, and Buyer shall	buy th	e following described	property purs	uant to the follow	wing terms and
I.	DESCRIPTION OF PROPERTY						
b. c.	Estate being purchased: ☐ Fee Sin Real property described as: <u>FLT Pa</u> Personal property: N/A	rcel 812: A 2,465 squai	re foot	Permanent Easement			<u>\\"</u> .
_	structures, Fixtures, and other imp ms are <b>NOT</b> included in this agreem				r these items		
	PURCHASE PRICE			, 0			
a.	Real Property:	Land Improvements Real Estate Damages	1. 2.	\$ 7,400.00 \$ 4,600.00	<u></u>		
		(Severance/ Cost-	3.	\$ 5,000.00	<del></del>		
b. c.	Total Real Property: Total Personal Property Other Costs:	to-Cure)		(Add Lines 1 thru 3	3) <b>4. 5.</b>	\$ <u>17,000.00</u> \$	<u> </u>
		Attorney Fees Owner's Appraiser General Contractor CPA	6. 7. 8. 9.	\$ N/A \$ N/A \$ N/A \$ N/A	 		
		F,F & E Appraiser Other Fees	10. 11.	\$N/A \$N/A			
	Total Fees & Costs			(Add Lines 6 thru 2			I/A
d. e.	Total of Other Costs Total Business Damages				13. 14.		I/A I/A
Tot	tal purchase Price:			(Add Lines 4, 5,12,	13 & <b>15.</b>	\$17,00	00.00

f	Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 17,000.00
СО	NDITIONS AND LIMITATIONS
a.	Seller is responsible for all taxes due on the property up to, but not including the day of closing.
b.	Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. At least 15 days prior to Closing a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions thereto, and, after Closing, an owner's policy of title insurance shall be obtained and delivered to Buyer, at Buyer's expense. Unless otherwise agreed in writing, Buyer will obtain the title insurance from a vendor of its choice. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of action of the Seller.
c.	Seller shall maintain the property described in <b>Section I</b> of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
d.	Seller agrees that the real property described in <b>Section I</b> of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
e.	Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
f.	Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with <b>Section 286.23, Florida Statutes</b>
g.	Other:
CI	OSING DATE
	In order to be effective and binding on the Buyer this agreement must be presented and approved by the Osceola County Commission in a duly advertised public meeting, and the effective date of this agreement shall be the date of approval by the Osceola County Commission.
	The closing will occur no later than 60 days after Board of County Commissioners approval.
ΤY	PEWRITTEN OR HANDWRITTEN PROVISIONS  Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.
	There is an addendum to this agreement. Pageis made a part of this agreement

III.

IV.

٧.

**VI.** Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their conditional acceptance of this agreement as a binding real estate contract pending Board approval.

Seller(s)			Buyer			
			Osceola County			
Sigr	nature	Date				
Kenn	neth Soukup, Chairman		BY:			
	e or print name		Signature	Date		
Sigr	nature	Date	Type or print name and	d title		
Тур	e or print name					
VII. FINAL	OSCEOLA COUNTY BOARD A		on day of	,		
	BY:Signature		Type or print name	e and title		
Legal Review:	Hoylee O'Do				_	
_				November 14, 2024	_	
				Date	_	
Haylee O'Do	owd, Esq.					
Type or Print N						

#### **ADDITIONAL SIGNATURES**

SELLER(S):			
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date

#### **EXHIBIT "A"**

#### Parcel FLT 812

A parcel of land being a portion of Tract M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North corner of Tract M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida and the West Right of Way line of East Lakeshore Boulevard; thence the following two (2) courses and distances along said West Right of Way line: S04°29'34"E, a distance of 5.00 feet to the Point of Beginning; thence continue S04°29'34"E, a distance of 150.00 feet; thence departing said West Right of Way line, run S74°11'51"W, a distance of 0.50 feet to a point on the South line of said Tract M, said point also being a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 67°09'11"; thence run Northwesterly along said South line, a distance of 29.30 feet (Chord Bearing = N49°22'45"W, Chord = 27.65 feet) to a Point of Non Tangency; thence departing said South line, run N04°29'34"W, a distance of 111.01 feet to a point on the North line of said Tract M, said point also being a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 67°09'11"; thence run Northeasterly along said North line, a distance of 29.30 feet (Chord Bearing = N40°23'38"E, Chord = 27.65 feet) to a Point of Non Tangency; thence departing said North line, run S83°10'58"E, a distance of 0.50 feet to the Point of Beginning.

Containing 2,465 square feet or 0.06 acres, more or less.

## SKETCH OF DESCRIPTION

#### LEGAL DESCRIPTION

A parcel of land being a portion of Tract M, REMINGTON PHASE 1, according to the plat thereof, as recorded in Plat Book 8, Pages 121 through 124 of the Public Records of Osceola County, Florida, being more particularly described as follows:

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Containing 2,465 square feet or 0.06 acres, more or less.

ABBREVIATIONS/LEGEND

& MAPPER

R **RADIUS** TOWNSHIP LENGTH CHORD BEARING TWP СB RANGE RNG CHORD DISTANCE SOUTH CENTRAL ANGLE
POINT OF CURVATURE
POINT OF TANGENCY **EAST** 0.R.B. OFFICIAL RECORDS BOOK PGS. PAGES TEMPORARY NON TANGENT POINT OF REVERSE CURVE POINT OF COMPOUND CURVE NO./# NUMBER PRC DESCRIPTIVE POINT PCC P.S.M. PROFESSIONAL SURVEYOR

#### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.

NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: KITTELSON & ASSOCIATES, INC.

S-L 20'x150'

DATE OF SKETCH 6/25/2024	REVISIONS
scale 1" = 40'	REVISED 10/7/2024
F.B. PAGE	
SECTION 21	
TWP. 25 s., rng. 30 e.	
JOB NO. 24-053	SHEET 1 OF 2

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744

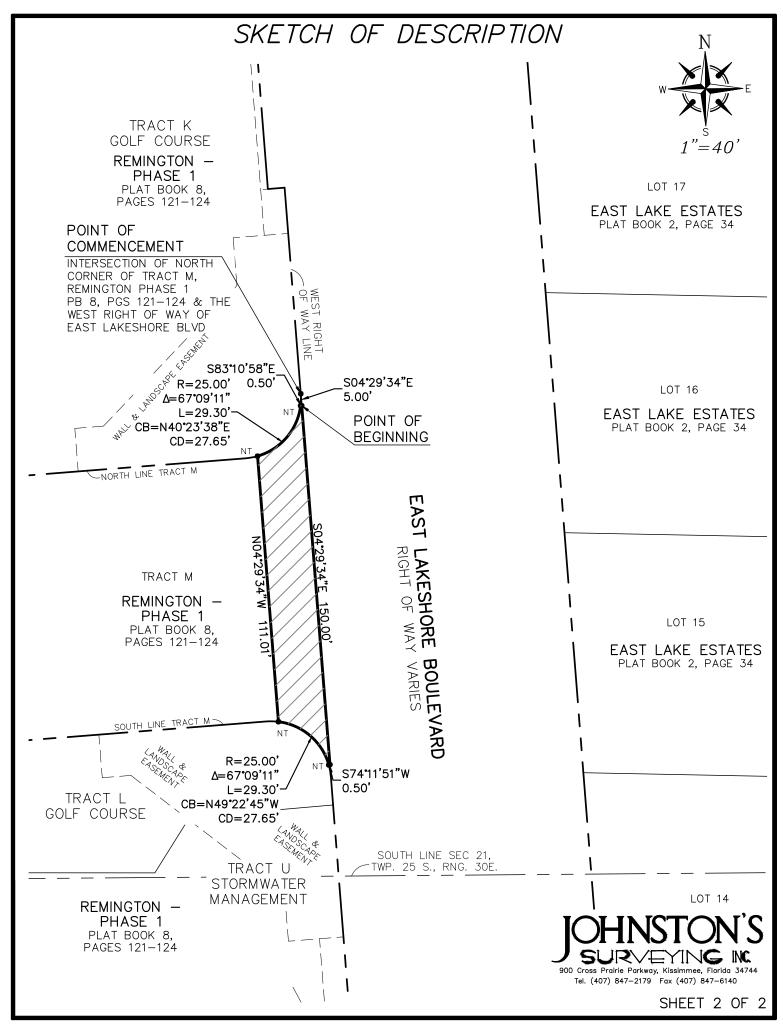
100 Cross Prairie Parkway, Kissimmee, Florida 3474 Tel. (407) 847—2179 Fax (407) 847—6140

L. 80.B-

10/7/2024

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.



This instrument prepared by or under the supervision of: **County Attorney** 

(and after recording should be returned to):

James Edward Cheek, III Winderweedle, Haines, Ward & Woodman, P.A. P.O. Box 880 Winter Park, FL 32790-0880

**Osceola County Real Estate Management** Attn: Right-of-Way & Asset Manager 1 Courthouse Square, Suite 3100 Kissimmee, Florida 34741

A Portion of Osceola County Property Appraisers Parcel I.D. No: 2025304814000100M0

#### PERPETUAL EASEMENT

THIS PERPETUAL EASEMENT (the "Easement") is made as of the November, 2024, by REMINGTON COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government of the State of Florida, with a principal address of 219 East Livingston street, Orlando, Florida, 32801, (the "GRANTOR") to OSCEOLA COUNTY, a political subdivision of the State of Florida with a principal address of 1 Courthouse Square, Kissimmee, Florida 34741 (the "GRANTEE" or the "COUNTY").

#### WITNESSETH:

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, The County has determined that a traffic signal and associated traffic utilities are warranted and in the best interest of the public; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive perpetual easement for the installation, maintenance and operation of a traffic signal and associated utilities upon the Property subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

- 2. <u>Grant of Non-Exclusive Easement</u>. Grantor does hereby grant unto Grantee a non-exclusive perpetual easement upon, over, and under the Property depicted in Exhibit "A," for the sole purpose of installing, maintaining and operating a traffic signal and associated traffic utilities thereon. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantor has good and lawful right to convey an easement over the same.
- Conditions of Easement. Grantee hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Easement Area. Grantee shall only utilize the Easement Area for purposes of installing, maintaining and operating a traffic signal and associated traffic utilities for public use thereon. County shall install the traffic signal in accordance with plans and specifications as set forth in "Signal Plans for E. Lakeshore Blvd. at Remington Blvd." dated May 31, 2024, prepared by Kittelson & Associates under Project No. 27763.04 (the "Work"). County shall obtain all permits and approvals necessary for performance of the Work and shall perform all Work in a good and workmanlike manner, in accordance with good construction practices, and in material compliance with all applicable federal, state and local laws, statutes, ordinances, codes, rules, regulations, and orders, including, without limitation, all County ordinances, permits and approvals. County shall maintain Grantor's Easement Area and any adjacent portion impacted by such use in a neat and orderly condition in accordance with generally accepted industry standards throughout construction and keep roadways, easements, swales, and the Property clear of its trash and unpermitted construction materials at all times. County shall promptly repair all damage caused by County, or its contractors or agents, to Grantor's Property and to any adjacent property owned by Grantor (and otherwise restore such Grantor's Property to substantially the same as its former condition, including resodding of areas disturbed by construction activities, except for the improvements contemplated by this easement). County shall be liable for any damage County, or its contractors or agents, causes to any utility or drainage lines, any curbs, and pavement, and will restore same to the original condition. This Agreement and the Easement will be subject to all existing restrictions, encumbrances, easements and rights-of-way of record on the date of this Agreement.
- 4. <u>Indemnity</u>. Grantee, its successors and assigns, expressly agrees to defend, indemnify, save and hold Grantor harmless from and against any loss, injury, damage, liability, suit, claim, cost or expense incurred or suffered as a result of any of Grantee's rights hereunder by Grantee, or Grantee's affiliates. Nothing contained herein shall be construed as a waiver of Grantee's or Grantor's sovereign immunity beyond the limits described in Section 768.28, Florida Statutes., as same may be amended from time to time. The provisions of this paragraph shall survive termination. It is specifically provided that the duties related to indemnity, defense, and hold harmless stated herein run only and exclusively between the parties to this Easement and do not and shall not be construed to run to any third parties or others who are not parties to this Easement. Without waiving sovereign immunity, Grantee will indemnify Grantor to the extent allowed in Florida Statute Section 768.28.
- 5. <u>Amendment</u>. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.
- 6. <u>Governing Law</u>. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

7. <u>Severability</u>. If any provision of this Easement is declared invalid or unenforceable, then, the remainder of this Easement shall continue in full force and effect.

**IN WITNESS WHEREOF,** the said Grantor has hereunto set its hand and seal the day and year first above written.

#### Signed, sealed and delivered in our presence:

WITNESSES:	GRANTOR:
By:	
By:(Signature)	(Signature)
	Name: Kenneth Soukup
(Print Name)	
	Title: Chairman of REMINGTON
(Address)	COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government of the State of Florida
(Signature)	
(Print Name)	
(Address)	
STATE OF FLORIDA COUNTY OF	
The foregoing instrument was acknowled notarization, this day of,	dged before me by means of □ physical presence or □ online , 2024 by Kenneth Soukup, Chairman.
	NOTARY PUBLIC, State of Florida
	Print Name:
	(NOTARY SEAL)
Personally Known OR Produce	ed Identification
Type of Identification Produced	

for public use by the Osceola County Board of ated the day of, 2024.
BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA
By: Chairman/Vice-Chairman

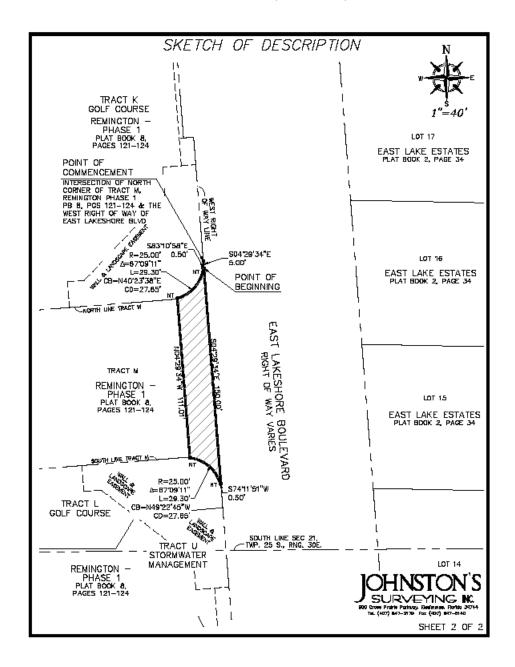
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#### **EXHIBIT "A" (continued)**



# SECTION C

# SECTION 1

# Remington

# Community Development District

### Summary of Check Register

October 12, 2024 to November 15, 2024

Bank	Date	Check No.'s		Amount
General Fund				
deneral rana	10/16/24	7433-7436	\$	73,704.20
	10/25/24	7437-7438		301.93
	10/31/24	7439-7453	\$ \$	92,634.69
	11/15/24	7454-7455	\$	1,340.67
			\$	167,981.49
Capital Reserve				
	10/16/24	134	\$	5,575.00
	10/31/24	135	\$	1,500.00
			\$	7,075.00
	Supervisor Fees - October 2024			
	David Jaisingh	51064	\$	184.70
	Kenneth R. Soukup	51065		164.70
	Pamela M. Zaresk	51067	\$ \$	184.70
	Timothy P. Mehrlick	51066	\$	184.70
			\$	718.80
		Total Amoun	nt \$	175,775.29

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/19/24 PAGE 1
\*\*\* CHECK DATES 10/12/2024 - 11/15/2024 \*\*\* REMINGTON CDD - GENERAL FUND

^^^ CHECK DATES I	0/12/2024 - 11/15/2024 ^^^	REMINGTON CDD - GENERAL FUND BANK A REMINGTON CDD - GF			
CHECK VEND# . DATE	INVOICEEXPENSEI DATE INVOICE YRMO DPT	D TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
10/16/24 00260 1	0/01/24 90419 202410 310- SPECIAL DISTRICT FE	EE FY25		175.00	
		DEPARTMENT OF ECONOMIC OPPORTUN	NITY		175.00 007433
10/16/24 00241	8/29/24 24989 202410 310- FY25 INSURANCE POLI	-51300-45000	*	54,147.00	
	1120 12.0014.102 1023	EGIS INSURANCE ADVISORS, LLC.			54,147.00 007434
10/16/24 00213	9/08/24 56147 202409 320- SECURITY SVCS-09/08	-53800-34500	*	958.08	
	52001121 5105 05, 00	OSCEOLA COUNTY SHERIFF'S OFFICE	Ξ		958.08 007435
	9/27/24 00092713 202409 320- TOHO WATER-SEP24		*	18,424.12	
		TOHO WATER AUTHORITY			18,424.12 007436
10/25/24 00337 1	0/16/24 10162024 202410 300- REFUND RESERVATION	-36900-10000		30.00	
	KEI GIAD KEIGHKVIII I GIA	ANA L. GONZALEZ			30.00 007437
10/25/24 00010	9/30/24 10118206 202409 310- NOTICE BOS MTG-09/2	-51300-48000	*	271.93	
	NOTICE BOD MIG 05/2	ORLANDO SENTINEL			271.93 007438
10/31/24 00038	9/30/24 S119533 202409 320- RPR BARCODE SCANNER	-53800-34800	*	362.50	
!	9/30/24 S119541 202409 320- RPR ENT BARRIER GAT	-53800-34800	*	826.99	
!	9/30/24 S119639 202409 320- ENT BARRIER GATE RE	-53800-34800	*	557.66	
1	0/14/24 S120217 202410 320- ENT BARRIER GATE RE	-53800-34800	*	265.00	
1	0/14/24 15530 202410 320- WI-PAK MONTHLY-OCT2	-53800-34700	*	240.00	
	WI-PAK MONIHLI-OCIZ	ACCESS CONTROL SYSTEMS, LLC DBA	A		2,252.15 007439
10/31/24 00093	9/30/24 222874 202409 320-	-53800-47100	*	1,265.00	
	LAKE MAINTENANCE-SE	EP24  APPLIED AQUATIC MANAGEMENT, INC	<b>C.</b>		1,265.00 007440
10/31/24 00289	9/30/24 6586224 202409 320-	-53800-53400	*	2.875.00	
	CLEANING STORM WATE	ER BROWNIE'S SEPTIC & PLUMBING, LI	LC		2,875.00 007441
10/31/24 00290	9/27/24 5644 202409 320- RPR/INSTALL DOOR AT	-53800-35100	*	665.00	

REMI -REMINGTON - NSOLER

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/19/24 PAGE 2

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMP
\*\*\* CHECK DATES 10/12/2024 - 11/15/2024 \*\*\* REMINGTON CDD - GENERAL FUND

BANK A REMINGTON CDD - GF CHECK VEND# ....INVOICE.... ...EXPENSED TO...
DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT ....CHECK.... AMOUNT # 9/27/24 5645 202409 320-53800-47300 560.00 REINSTALL GATE LATCH BERRY CONSTRUCTION INC. 1,225.00 007442 10/31/24 00082 10/01/24 18908 202409 310-51300-31500 3,690,00 ATTORNEY SVCS-SEP24 3,690.00 007443 CLARK & ALBAUGH, LLP 10/31/24 00321 9/30/24 1806206 202409 320-53800-34500 \* 33,639.92 SECURITY SVCS-SEP24 9/30/24 1806207 202409 320-53800-34500 150.00 TRACK TIK-SEP24 DSI SECURITY SERVICES 33,789.92 007444 10/31/24 00168 10/01/24 533 202410 310-51300-34000 6.879.17 MANAGEMENT FEES-OCT24 10/01/24 533 202410 310-51300-35200 92.75 WEBSITE MANAGEMENT-OCT24 202410 310-51300-34100 139.17 10/01/24 533 INFORMATION TECH-OCT24 10/01/24 533 202410 310-51300-51000 1.47 OFFICE SUPPLIES 10/01/24 533 202410 310-51300-42000 137.95 POSTAGE 10/01/24 533 202410 310-51300-42500 3.00 COPIES 10/01/24 534 202410 320-53800-12000 2,755.58 FIELD MANAGEMENT-OCT24 10,009.09 007445 GOVERNMENTAL MANAGEMENT SERVICES 10/31/24 00127 10/14/24 5292144 202409 310-51300-31100 600.00 ENGINEERING SVCS-SEP24 HANSON, WALTER & ASSOCIATES, INC. 600.00 007446 10/31/24 00213 9/23/24 56207 202409 320-53800-34500 958.08 SECURITY SVCS-09/23-09/30 OSCEOLA COUNTY SHERIFF'S OFFICE 958.08 007447 10/31/24 00291 10/01/24 101634 202410 320-53800-46400 750.00 POOL MAINTENANCE-OCT24 10/15/24 101681 202410 320-53800-46400 500.00 HURRICANE POOL CLEAN UP ROBERTS POOL SERVICE AND REPAIR INC 1,250.00 007448 10/31/24 00125 9/26/24 310787 202409 320-53800-46500 1,257.95

REMI -REMINGTON - NSOLER

BULK BLEACH-SEP24

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTATION CDD - GENERAL FUND BANK A REMINGTON CDD - GF	TER CHECK REGISTER	RUN 11/19/24	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/01/24 310772 202410 320-53800-46500	*	882.00	
POOL PUTTY 2 PARTS 10/18/24 21461	*	125.00	
SPIES POOL LLC			2,264.95 007449
10/31/24 00335 9/23/24 117020 202409 320-53800-46300	*	273.50	
RPLCD MODULE & SOLENOID 10/01/24 118622 202410 320-53800-46200	*	25,680.00	
LANDSCAPE MAINT-OCT24 10/14/24 119264 202410 320-53800-49100	*	5,000.00	
REMOVE LEAVES & STICKS SSS DOWN TO EARTH OPCO LLC DE	BA		30,953.50 007450
10/31/24 00071 10/16/24 45278172 202410 320-53800-46800	*	78.00	
PEST CONTROL-OCT24 TERMINIX COMMERCIAL			78.00 007451
10/31/24 00292 10/01/24 2410-003 202410 320-53800-53300	*	149.00	
SCHOOL ZONE LIGHT MAINT TRAFFIC ENGINEERING & MGMT LI	LC		149.00 007452
10/31/24 00282 10/15/24 24-3626 202409 320-53800-46700 CLUBHOUSE CLEAN-9/2-9/30	*	1,050.00	
10/15/24 24-3626 202409 320-53800-35000	*	225.00	
GUARDHOUSE CLEAN-SEP24 WESTWOOD INTERIOR CLEANING IN	NC.		1,275.00 007453
11/15/24 00010 10/31/24 10278306 202410 310-51300-48000	*	181.92	
NOT OF PUB HEARING-10/23 10/31/24 10278306 202410 310-51300-48000	*	200.67	
NOT OF PUB HEARING-10/25 ORLANDO SENTINEL			382.59 007454

TOTAL FOR BANK A 167,981.49
TOTAL FOR REGISTER 167,981.49

\* 958.08

958.08 007455

REMI -REMINGTON - NSOLER

OSCEOLA COUNTY SHERIFF'S OFFICE

11/15/24 00213 10/07/24 56263 202410 320-53800-34500 SECURITY SVCS-10/7-10/17

*** CHECK DATES 10/12/2024 - 11/15/2024 ***	ACCOUNTS PAYABLE PREI EMINGTON CDD - CAPITA ANK C REMINGTON CDD -	AL	REGISTER RUN	11/19/24	PAGE 1
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#		NAME S	TATUS	AMOUNT	CHECK AMOUNT #
10/16/24 00253 9/26/24 5646 202409 600-53800- CONCRETE SIDWALK	53100		*	5,575.00	
CONCRETE SIDWALK	BERRY CONSTRUCTION	INC.			5,575.00 000134
10/31/24 00253 10/04/24 5650 202409 600-53800- CONCRETE 2 SIDEWALKS	53100		*	1,500.00	
CONCRETE 2 SIDEWARKS	BERRY CONSTRUCTION	INC.			1,500.00 000135
		TOTAL FOR BANK C		7,075.00	
		TOTAL FOR BANK C		7,075.00	
		TOTAL FOR REGISTER	2	7,075.00	

# SECTION 2

# Remington

Community Development District

**Unaudited Financial Reporting** 

October 31, 2024



# **Table of Contents**

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

# Remington

### **Community Development District**

## **Combined Balance Sheet**

October 31, 2024

		General	Сар	ital Reserve	Totals			
		Fund	und Funds Go			rnmental Funds		
Assets:								
Cash:								
Operating Account	\$	68,376	\$	-	\$	68,376		
Pavement Management	\$	-	\$	247,681	\$	247,681		
Capital Projects Fund	\$	_	\$	133,691	\$	133,691		
Investments:	·		·	,	·	,		
State Board Administration	\$	222,174	\$	518,015	\$	740,189		
Due From Capital Projects	\$	-	\$	-	\$	-		
Prepaid Expenses	\$	125	\$	-	\$	125		
•								
<b>Total Assets</b>	\$	290,676	\$	899,388	\$	1,190,063		
T . 1 .1								
Liabilities:	ф	40.404	ф		ф	40.404		
Accounts Payable	\$	48,404	\$	-	\$	48,404		
Accrued Expenses	\$	-	\$	-	\$	-		
Due to General Fund	\$	-	\$	-	\$	-		
Deferred Revenue	\$	-	\$	-	\$	-		
Total Liabilities	\$	48,404	\$	-	\$	48,404		
Fund Balances:								
Assigned For:								
Capital Projects	\$	-	\$	133,691	\$	133,691		
Pavement Management	\$	-	\$	765,696	\$	765,696		
Nonspendable:								
Deposits and Prepaid Items	\$	125	\$	-	\$	125		
Unassigned	\$	242,147	\$	-	\$	242,147		
<b>Total Fund Balances</b>	\$	242,272	\$	899,388	\$	1,141,659		
Total Liabilities & Fund Equity	\$	290,676	\$	899,388	\$	1,190,063		

# Remington Community Development District

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual				
		Budget	Tł	nru 10/31/24	Thru 10/31/24			Variance	
Revenues:									
Maintenance Assessment	\$	1,876,345	\$	-	\$	-	\$	-	
Miscellan eous Income	\$	5,300	\$	442	\$	1,980	\$	1,538	
Interest Income	\$	1,000	\$	83	\$	1,516	\$	1,432	
Total Revenues	\$	1,882,645	\$	525	\$	3,496	\$	2,971	
Expenditures:									
General & Administrative:									
Supervisors Fees	\$	12,000	\$	1,000	\$	800	\$	200	
FICA	\$	918	\$	77	\$	61	\$	15	
Engineer	\$	15,000	\$	1,250	\$	150	\$	1,100	
Attorney	\$	27,500	\$	2,292	\$	1,500	\$	792	
Annual Audit	\$	3,150	\$	-	\$	-	\$	-	
Assessment Administration	\$	5,565	\$	5,565	\$	5,565	\$	-	
Property Appraiser Fee	\$	1,000	\$	-	\$	-	\$	-	
Management Fees	\$	82,550	\$	6,879	\$	6,879	\$	-	
Information Technology	\$	1,670	\$	139	\$	139	\$	-	
Website Maintenance	\$	1,113	\$	93	\$	93	\$	-	
Telephone	\$	80	\$	7	\$	-	\$	7	
Postage	\$	1,200	\$	100	\$	138	\$	(38	
Insurance	\$	61,939	\$	56,239	\$	56,239	\$	-	
Printing and Binding	\$	1,000	\$	83	\$	3	\$	80	
Newsletter	\$	3,500	\$	292	\$	-	\$	292	
Legal Advertising	\$	2,300	\$	192	\$	383	\$	(191	
Office Supplies	\$	200	\$	17	\$	1	\$	15	
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-	
Administrative Contingency	\$	1,350	\$	113	\$	300	\$	(187)	
Total General & Administrative	\$	222,210	\$	74,511	\$	72,426	\$	2,085	
Operation and Maintenance									
Environmental									
Lake Maintenance	\$	18,200	\$	1,517	\$	-	\$	1,517	
Utilities									
Kissimmee Utility Authority	\$	10,560	\$	880	\$	530	\$	350	
Toho Water Authority	\$	47,602	\$	3,967	\$	301	\$	3,666	
Orlando Utilities Commission	\$	23,402	\$	1,950	\$	1,589	\$	361	
Centurylink	\$	8,263	\$	689	\$	1,033	\$	(344	
Bright House Network	\$	5,775	\$	481	\$	410	\$	71	
Roadways									
Street Sweeping	\$	36,000	\$	3,000	\$	1,500	\$	1,500	
Drainage	\$	7,000	\$	583	\$	-	\$	583	

# Remington Community Development District

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	F	Prorated Budget Actual		Actual		
		Budget	7	Γhru 10/31/24	7	Thru 10/31/24		Variance
Common Area								
Landscaping	\$	370,000	\$	30,833	\$	25,680	\$	5,153
Feature Lighting	\$	6,000	\$	500	\$	-	\$	500
Irrigation	\$	10,500	\$	875	\$	431	\$	444
Trash Receptacles & Benches	\$	1,000	\$	83	\$	-	\$	83
Plant Replacement and Bed Enhancements	\$	9,500	\$	792	\$	-	\$	792
Miscellaneous Common Area Services	\$	10,500	\$	875	\$	-	\$	875
Soccer/Ball Field Maintenance	\$	4,000	\$	333	\$	-	\$	333
Holiday Lighting	\$	6,300	\$	3,150	\$	4,556	\$	(1,406)
Recreation Center								
Pool Maintenance	\$	22,461	\$	1,872	\$	3,123	\$	(1,252)
Pool Cleaning	\$	10,200	\$	850	\$	1,250	\$	(400)
Pool Permits	\$	550	\$	-	\$	-	\$	-
Recreation Center Cleaning	\$	16,695	\$	1,391	\$	-	\$	1,391
Recreation Center Repairs & Maintenance	\$	8,000	\$	667	\$	1,035	\$	(368)
Pest Control	\$	900	\$	75	\$	78	\$	(3)
Security								
Recreation Center Access	\$	5,300	\$	-	\$	-	\$	-
Security Guard	\$	442,688	\$	36,891	\$	34,143	\$	2,748
Gate Repairs	\$	25,833	\$	2,153	\$	4,280	\$	(2,128)
Guard House Cleaning	\$	3,600	\$	300	\$	-	\$	300
Guard House Repairs and Maintenance	\$	3,500	\$	292	\$	-	\$	292
Gate Maintenance Agreement	\$	2,500	\$	208	\$	427	\$	(219)
Other								
Contingency	\$	12,500	\$	1,042	\$	5,000	\$	(3,958)
Field Management Services	\$	33,067	\$	2,756	\$	2,756	\$	-
Total O&M Expenditures	\$	1,167,396	\$	99,420	\$	91,641	\$	7,780
Total Expenditures	\$	1,389,606	\$	173,931	\$	164,067	\$	9,864
Total Expenditures	Ψ	1,307,000	Ψ	173,731	Ψ	101,007	Ψ	2,004
Other Financing Uses								
Transfer Out - Pavement Management	\$	235,000	\$	-	\$	-	\$	-
Transfer Out - Capital Projects	\$	258,039	\$	-	\$	-	\$	-
Total Other Financing Uses	\$	493,039	\$	-	\$	-	\$	-
Total Expenditures & Other Financing Uses	\$	1,882,645	\$	173,931	\$	164,067	\$	9,864
		1,002,010	Ψ	270,531			Ψ	7,001
Net Change in Fund Balance	\$	-			\$	(160,571)		
Fund Balance - Beginning	\$	-			\$	402,843		
Fund Balance - Ending	\$	-			\$	242,272		

### Remington

**Community Development District** 

### **Pavement Management Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	P	rorated Budget		Actual	
	Budget	Т	hru 10/31/24	7	Γhru 10/31/24	Variance
Revenues:						
Interest Income	\$ 5,000	\$	417	\$	2,209	\$ 1,792
Total Revenues	\$ 5,000	\$	417	\$	2,209	\$ 1,792
Expenditures:						
Contingency	\$ 600	\$	50	\$	40	\$ 10
Total Expenditures	\$ 600	\$	50	\$	40	\$ 10
Excess Revenues/Expenditures	\$ 4,400			\$	2,169	
Other Financing Sources:						
Transfer In	\$ 235,000	\$	-	\$	-	\$ -
Total Other Financing Sources	\$ 235,000	\$		\$		\$ -
Net Change in Fund Balance	\$ 239,400			\$	2,169	
Fund Balance - Beginning	\$ 810,675			\$	763,527	
Fund Balance - Ending	\$ 1,050,075			\$	765,696	

### Remington

**Community Development District** 

### **Capital Projects Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		P	rorated Budget	Actual					
	Budget		Т	hru 10/31/24	Thru 10/31/24			Variance		
Revenues:										
Interest Income	\$	10	\$	1	\$	1	\$	0		
Total Revenues	\$	10	\$	1	\$	1	\$	0		
Expenditures:										
Capital Outlay - Fitness Equipments	\$	10,000	\$	833	\$	-	\$	833		
Capital Outlay - Pressure Washing	\$	25,000	\$	2,083	\$	-	\$	2,083		
Capital Outlay - Landscape Improvements	\$	132,190	\$	11,016	\$	-	\$	11,016		
Capital Outlay - Sidewalk/Roadway Improvements	\$	120,000	\$	10,000	\$	-	\$	10,000		
Capital Outlay - Rec Center Improvements	\$	11,000	\$	917	\$	-	\$	917		
Capital Outlay - Street Tree Trimming	\$	-	\$	-	\$	-	\$	-		
Contingency	\$	600	\$	50	\$	40	\$	10		
Total Expenditures	\$	298,790	\$	24,899	\$	40	\$	24,859		
Excess Revenues/Expenditures	\$	(298,780)			\$	(39)				
Other Financing Sources:										
Transfer In	\$	258,039	\$	-	\$	-	\$	-		
Total Other Financing Sources	\$	258,039	\$	-	\$	-	\$	-		
Net Change in Fund Balance	\$	(40,741)			\$	(39)				
Fund Balance - Beginning	\$	129,118			\$	133,730				
Fund Balance - Ending	\$	88,377			\$	133,691				

# Remington Community Development District Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July A	.ug S	ept	Total
Revenues:														
Maintenance Assessment	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Miscellaneous Income	\$	1,980		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,980
Interest Income	\$	1,516		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,516
Total Revenues	\$	3,496	s - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,496
	Ψ	3,470	, - <u> </u>	- <b>y</b>	- <b>.</b>	- <b>.</b>	- <b>y</b>	- <b>y</b>	- <b>.</b>	- <b>\$</b>	- 4	- <b>y</b>	- <b>y</b>	3,470
Expenditures:														
General & Administrative:														
Supervisors Fees	\$	800	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	800
FICA	\$	61 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	61
Engineer	\$	150	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	150
Attorney	\$	1,500	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,500
Annual Audit	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Assessment Administration	\$	5,565	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,565
Property Appraiser Fee	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Management Fees	\$	6,879	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,879
Information Technology	\$	139	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	139
Website Maintenance	\$	93	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	93
Telephone	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Postage	\$	138	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	138
Insurance	\$	56,239	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	56,239
Printing and Binding	\$	3 \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3
Newsletter	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Legal Advertising	\$	383		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	383
Office Supplies	\$	1 \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1
Dues, Licenses & Subscriptions	\$	175		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Administrative Contingency	\$	300		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	300
Total General & Administrative	\$	72,426	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	72,426
Operation and Maintenance														
Environmental														
Lake Maintenance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Utilities														
Kissimmee Utility Authority	\$	530	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	530
Toho Water Authority	\$	301		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	301
Orlando Utilities Commission	\$	1,589		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,589
Centurylink	\$	1,033		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,033
Bright House Network	\$	410		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	410
Roadways	*	4		•	•	•	•	Ψ	•	•	-	Ŧ	•	.10
Street Sweeping	\$	1,500	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,500
Drainage	\$	- 9		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Signage	\$	3,519		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,519
ggc	Ψ	3,317	, ψ	Ψ	Ψ	Ψ	Ψ	Ψ	ý.	Ψ	Ψ	Ψ	Ψ	5,517

# Remington Community Development District

#### Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July A	Aug S	ept	Total
Common Area														
Landscaping	\$	25,680 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	25,680
Feature Lighting	\$	- \$				- \$	- \$	- \$		- \$	- \$	- \$	- \$	,
Irrigation	\$	431 \$	- \$		•	- \$	- \$	- \$		- \$	- \$	- \$	- \$	431
Trash Receptacles & Benches	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Plant Replacement and Bed Enhancements	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Miscellaneous Common Area Services	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Soccer/Ball Field Maintenance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Holiday Lighting	\$	4,556 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,556
Recreation Center														
Pool Maintenance	\$	3,123 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,123
Pool Cleaning	\$	1,250 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,250
Pool Permits	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Recreation Center Cleaning	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Recreation Center Repairs & Maintenance	\$	1,035 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,035
Pest Control	\$	78 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	78
Security														
Recreation Center Access	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Security Guard	\$	34,143 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	34,143
Gate Repairs	\$	4,280 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,280
Guard House Cleaning	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
Guard House Repairs and Maintenance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Gate Maintenance Agreement	\$	427 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	427
Other														
Contingency	\$	5,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,000
Field Management Services	\$	2,756 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,756
Total O&M Expenditures	\$	91,641 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	91,641
m . In In	<b>.</b>	4(40(5 6		<b>*</b>	<b>*</b>		<b>.</b>	•	<b>A</b>	<b>A</b>			•	464.065
Total Expenditures	•	164,067 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 3	164,067
Other Financing Uses														
Transfer Out - Pavement Management	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Transfer Out - Capital Projects	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Uses	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Expenditures & Other Financing Uses	\$	164,067 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	164,067
under co de other i marting oses		201,007 Ψ	Ψ		Ψ	Ψ	Ψ	Ψ	Ψ	Ψ			<u> </u>	101,007
Net Change in Fund Balance	\$	(160,571) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(160,571)

# SECTION 3



# Osceola County Sheriff's Office

## **Detail Activity Sheet**

Job Site: <u>REMINGTON CDD</u>

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/23/2024	1800	REMINGTON CDD	START SHIFT	N/A
u	1815	REMINGTON MARKET	ROUTINE CHECK	N/A
u	1820 GOLF CLUB		ROUTINE CHECK	N/A
u	1840	POOL/COURTS	ROUTINE CHECK	N/A
u	1850	REMINGTON BLVD	TRAFFIC STOP	121939W
u	1910	REMINGTON BLVD	TRAFFIC STOP	121940W
u	1920-1945	PORTCHESTER CT	CALL FOR SERVICE	241117034
и	1955	GOLF CLUB	ROUTINE CHECK	N/A
u	" 2030 177 THORNBURY DR		PARKING VIOLATION	121946W
u	2045-2120 REMINGTON BLVD / E LAKE SHORE BLVD		CALL FOR SERVICE / ACCIDENT	241117056
u	2125	POOL/COURTS	ROUTINE CHECK	N/A
u	2145	259 OWENSHIRE CIR	PARKING VIOLATION	121952W
u	2200	REMINGTON CDD	END SHIFT	N/A

Calls for Service Arrests		Traffic Stops	Parking Violations	Routine Checks	
Calls Taken	2	Misdemeanor	Citations	Citations	Parks 4
Back-up		Felony	Written Warning 2	Written Warning 2	Schools/Library
Self Initiated		Traffic	Verbal Warning	Verbal Warning	Businesses 1
Reports		Ordinance			Construction



## Osceola County Sheriff's Office

## **Detail Activity Sheet**

Job Site: REMINGTON CDD # 101618

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/28/2024	1800	2561 REMINGTON BLVD	ARRIVED	
10/28/2024	1815	COMMNUNITY CENTER	PATROL	
10/28/2024	1830	PARTIN SETTLEMENT & PM WELLS	PATROL	
10/28/2024	1845	PARKLAND SQUARE	PATROL	
10/28/2024	1900	WINSDOR PARK	PATROL	
10/28/2024	1915	EAGLES LANDING	PATROL	
10/28/2024	1930	BROOKSTONE/SOUTHAMPTON	PATROL	
10/28/2024	1945	CROWN RIDGE/ ARDEN PLACE	PATROL	
10/28/2024	2000	PARKS/ REMINGTION PLAZA	PATROL	
10/28/2024	2015	COMMUNITY CENTER	PATROL	
10/28/2024	2030	WESTMORELAND/WATER'S EDGE	PATROL	
10/28/2024	2045	HARWOOD/HAWKD NEST	PATROL	
10/28/2024	2100	GOLF COURSE/ STRATHMORE	PATROL	
10/28/2024	2115	GLENEAGLES/REMINGTON PLAZA	PATROL	
10/28/2024	2130	OAKVIEW/SOMERSET	PATROL	
10/28/2024	2145	PARK/POOL/REMINGTON PLAZA	PATROL	
10/28/2024	2200		OFF-DUTY	

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

Name:	D/S Y. FONTANEZ	ID #: 2388	Date:	10/28/2024	



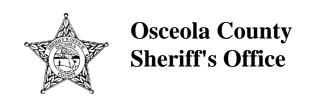
# Osceola County Sheriff's Office

## **Detail Activity Sheet**

Job Site: <u>REMINGTION CDD</u>

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/06/2024	1300	REMINGTON CDD	START SHIFT	N/A
u	1315	GOLF CLUB	ROUTINE CHECK	N/A
и	1320	POOL/COURTS	ROUTINE CHECK	N/A
u	1330-1400	REMINGTION BLVD/KNIGHTSBRIDGE	STOP SIGN (1 VIOL)	N/A
u	1405	TRAMELLS TRL	PARKING VIOLATION	N/A
u	1410	621 CHADBURY LN	PARKING VIOLATION	122503W
u	1430	POOL/COURTS	ROUTINE CHECK	N/A
u	1445	REMINGTON BLVD	TRAFFIC STOP	122504W
u	1500	REMINGTON BLVD	TRAFFIC STOP	122507W
u	1505	GOLF CLUB	ROUTINE CHECK	N/A
u	1535	REMINGTON BLVD	TRAFFIC STOP	122517W
u	1550	REMINGTON MARKET	ROUTINE CHECK	N/A
u	1600-1615	REMINGTON BLVD / CORYBROOKE LN	CROSSWALK (0 VIOL)	N/A
u	1620-1645	KNIGHTSBRIDGE	SPEED (0 VIOL)	N/A
u	1650	REMINGTON BLVD	TRAFFIC STOP	122523W
u	1700	REMINGTON CDD	END SHIFT	N/A

Calls for Service Arrests		Traffic Stops		Parking Violations		Routine Checks			
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	5	Written Warning	1	Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning	1	Businesses	1
Reports		Ordinance						Construction	



## **Detail Activity Sheet**

Job Site\_remington\_\_\_11/12/2024 1800-2200\_\_

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/12/2024	1800-1830	REMINGTON / KNIGHTSBRIDGE	OBSERVED STOP SIGN VIOLATIONS & YIELD RIGHT OF WAY	
	1830-1900	REMINGTON COMMUNITY	PATROLLED & OBSERVED FOR VIOLATIONS	
	1900-1910	REMINGTON STORE	CITIZEN CONTACT	
	1910-1940	REMINGTON & AMANDA KAY	OBSERVED FOR VIOLATIONS	
	1940-2040	REMINGTON COMMUNITY	PATROL	
	2040-2100	REMINGTON / KNIGHTSBRIDGE	OBSERVED STOP SIGN VIOLATIONS & YIELD RIGHT OF WAY	
	2100-2130	REMINGTON COMMUNITY	PATROL	

Calls for	Service	Arrest	S	Traffic S	Stops	Parking Viol	ations	Routine Cl	necks
Calls Taken		Misdemeanor		Citations		Citations		Parks	1
Back-up		Felony		Written Warning		Written Warning		Schools/Library	1
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name:L. MORALES	ID #:	_2784	Date:	_11/12/2024
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## **Detail Activity Sheet**

Job Site: REMINGTON CDD # 102918

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
11/18/2024	1300	2561 REMINGTON BLVD	ARRIVED	
11/18/2024	1315	COMMUNITY POOL	PATROL	
11/18/2024	1330	REMINGTON BLVD IN FRONT OF PLAZA	DISABLE VEHICLE	
11/18/2024	1400	EAGLES LANDING	PATROL	
11/18/2024	1415	PARKLAND SQUARE	PATROL	
11/18/2024	1430	KNIGHTSBRIDGE BLVD & SOUTHBRIDGE CIR	TRAFFIC STOP	123128W
11/18/2024	1445	STRATHMORE	PATROL	
11/18/2024	1500	HAWKS NEST	PATROL	
11/18/2024	1515	HARWOOD	PATROL	
11/18/2024	1530	WESTMORELAND & WATER'S EDGE	PATROL	
11/18/2024	1545	BROOKSTONE, SOUTHAMPTION, CROWN RIDGE, ARDEN	PATROL	
11/18/2024	1600	WINDSOR PARK & GENEAGLES & REMINGTON PLAZA	PATROL	
11/18/2024	1615	OAKVIEW & SOMERSET	PATROL	
11/18/2024	1630	PARK & COMMUNITY POOL	PATROL	
11/18/2024	1645	REMINGTON BLVD & KNIGHTBRIDGE BLVD	JUV ON DIRT BIKE	
11/18/2024	1700		OFF DUTY	

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

Name:	D/S Y. FONTANEZ	ID #: 2388	Date:	11/18/2024	