

**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 <i>by phone</i>	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field 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

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?

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 grading. 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.

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**

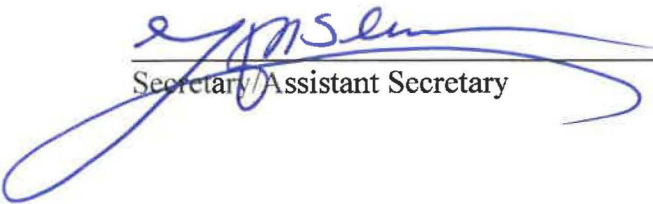
**Next Meeting Date – November 26, 2024**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Soukup adjourned the meeting.




---

Secretary/Assistant Secretary




---

Chairman/Vice Chairman