

**HMMINUTES OF MEETING
REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Remington Community Development District was held on Tuesday, **November 26, 2024** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup
Pam Zaresk
Tim Mehrlich
Ken Brown

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Jason Showe
Scott Clark
Hill Mason
Jill Cardwell

District Manager
District Counsel
DSI Security Services
DSI Security Services

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: That brings us to modifications to the agenda.

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Mr. Soukup: That brings us to the Security Report.

Mr. Mason: Hill Mason, operations manager for DSI. I apologize guys, I got a flat tire today. It was one of those days, I didn't even make it to the office before I had to try to make sure

I made it here. I made sure to be here and meet you all and see what your concerns were, if you have any. I do apologize about that.

Mr. Soukup: Any questions on security?

Mr. Mehrlich: No questions, just a comment. The couple of times I have come in here, there seems to be something a little bit different. It is good you guys are doing what your supposed to do and taking the time to check people in. I saw people standing on both sides of the gate last night, I guess where people had been going through the other gate to speed the process up during a busy time.

Ms. Cardwell: Have you noticed we are starting to do reports for the people who are getting kind of vicious? The homeowners feel if their sticker doesn't work, we should just let them in anyway and they get very, very angry with us. We have had to call the police on some of them. I don't know if you see that.

Mr. Showe: The reports go out with the agenda.

Mr. Brown: I saw the people taking the time to write the stuff down like they are supposed to. I know it can be a problem.

Mr. Mason: Thank you, I am glad they are doing what they are supposed to do.

Ms. Cardwell: The total at Partin for this month was 24,931. There were 4,788 guests and 21,022 residents. Lake Shores total was 9,096, 1,900 guests and 7,196 residents. I do a report where I break it down by each gate by week.

Mr. Mehrlich: The totals give an idea of the volume.

Ms. Cardwell: It has gotten to be more. I don't know if it's because I communicate with people and they are doing what they are supposed to actually be doing.

Mr. Mehrlich: We appreciate that.

Ms. Zaresk: Are you finding the various times, I mean I am convinced this changed with all of the construction. I am just curious as to whether you see.

Ms. Cardwell: From 7:00 until about 8:30 is when it is heaviest on both sides, but astronomically on Partin. That is why we have put it to have the rover go and help the gate from 7:00 to between 8:00 and 8:30 whenever it dies down. Just to try to one, help the guard out to be able to have both sides going and just to make it work better.

Ms. Zaresk: Great idea. Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to public comment period. No residents are here so we will close the public comment period.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fill Seat 1 and 5 Vacancies

Mr. Showe: As part of Resolution 2024-08 we declared seats 1 and 5 vacant. We had no one qualify for those seats through the Supervisor of Election process. Seat 1 is filled by Mr. Soukup and seat 5 held by Mr. Jaisingh. Certainly, the Board could choose to reappoint those folks right back to those seats if they chose or they can take somebody else for those seats as well. Until such time that someone is fully appointed to those seats, those two will just continue in those seats until they are formally appointed. Mr. Jaisingh is texting me. He had a vehicle emergency so he was unable to make the meeting. I did ask him if he wants to be reappointed. I don't know if there is any opposition to that. Certainly, if the Board chooses to reappoint both of them, that is an option as well.

Ms. Zaresk: If both are willing, I would move or suggest that we reappoint.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor, the Appointment of Mr. Jaisingh to Seat 1 and Mr. Soukup back to Seat 5, was approved.

B. Administration of Oaths to Newly Appointed Supervisors

Mr. Showe: As a citizen of the State of Florida and of the United States of America and being employed by or an officer of the Remington Community Development District and a recipient of public funds as such employee of officer, do you hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Mr. Soukup: I do.

Mr. Showe: Print your name and sign it. We won't go through all of the rules again since you are familiar at this point. We will get Mr. Jaisingh to fill his oath out at a later point.

C. Election of Officers

D. Consideration of Resolution 2025-01 Electing Officers

Mr. Showe: After every election, we are required to do an election of officers. Typically, the Board will discuss among themselves who would like to be Chair and Vice Chair and the rest of the Board members will fill in as Assistant Secretaries. Your Board composition is the same so you could keep the same slate of officers if that is the Boards intent.

Mr. Brown: I would move that we keep the same slate.

Mr. Showe: Just for point of clarification, Mr. Soukup is Chair, Ms. Zaresk is Vice Chair, George Flint is Secretary and Mr. Brown, Mr. Mehrlich and Mr. Jaisingh are Assistant Secretaries. Jason Showe is Assistant Secretary. Darrin Mossing, Sr. and Jason Showe are Assistant Treasures and Katie Costa is Treasurer.

On MOTION by Mr. Brown, seconded by Ms. Zaresk, with all in favor, Resolution 2025-01 Electing Officers as slated above, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing Amending Parking Rules

A. Consideration of Resolution 2025-02 Amending Street Parking Enforcement Policies and Procedures

Mr. Showe: Can we get a motion to open the public hearing?

On MOTION by Ms. Zaresk seconded by Mr. Brown, with all in favor, Opening the Public Hearing, was approved.

Mr. Showe: Behind that you have Resolution 2025-02. This is based on several discussions by the Board regarding making some changes to the street parking policy. A major change would be that residents would be required to go online to submit their street parking requests.

Mr. Clark: We have discussed it. The language is the same as when we talked about it last month. The concept is the same that has been talked about for three months. I will take any questions that the Board has. I think one thing kind of left open in the discussion was the date on which this should become effective so we might want to have some discussion about that.

Mr. Showe: I did some backwards engineering on that so that we could walk through it. The date I have right now would be January 18th full requirement and that's when we start

enforcing under this system. To walk it back, so I have a week before that to make sure that all the voicemails and both guardhouses have websites up and if they don't do websites, put signs in the guardhouse so that is January 11th. By January 1st, we would send postcards out to every home in the community in English and Spanish letting folks know this is the change that is happening and this is the date that it is going to be required and where to get to the website. We will also put that on the website. We will send that same postcard out to the HOA as well to have them distribute it to try to hit as many different routes as we can. That would put us at December 20th basically finalizing those postcards and would have at the next meeting which is December 17th samples of all of those materials for you guys to look at before we spend the money to get them sent. That is kind of working it backwards. Certainly, we could change that time table but I felt like allowing a lot of opportunity for folks to get notice on this is critical because it is a big change for people that are used to just calling in to be able to park on the street.

Mr. Clark: The way this is constructed, there is a kind of flexible catch all at the end of 5 that talks about the timing of enforcement. It says 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. Rather than putting a specific date here, I think we leave that language because if we find as we approach it that more time is needed then that would leave the flexibility.

Ms. Zaresk: I agree.

Mr. Mehrlich: Since I was late last time, was there any more discussion about the security of the site with peoples' driver's license?

Mr. Clark: Are you talking about the security of the website with driver's license?

Mr. Mehrlich: Yes, because I thought driver's licenses were somewhat confidential if you were taking them in that you had to kind of make sure they are secure.

Mr. Clark: They are confidential. If we store driver's licenses, they have to be kept in a bucket somewhere within the system that makes sure that it doesn't get given out inadvertently.

Mr. Showe: Does the same apply to vehicle registrations? Mostly what we are getting right now are vehicle registrations.

Mr. Clark: Registrations don't have the protection that driver's licenses do. I don't think registrations are confidential at all. If we are more comfortable taking registrations then maybe we just make that the thing they have to submit for the vehicle.

Mr. Showe: There is a potential for anything to get hacked or get out so I prefer if we are more comfortable taking registrations then maybe we just make that the thing they have to submit for the vehicle. One of the things we do is look at the address on the registrations versus the house being put it making sure they match.

Mr. Clark: You are going to try to flag registrations that are on addresses in the District but seems like you also want to flag drivers who live in the District and maybe have a vehicle that is registered somewhere else, a work vehicle perhaps. I think there are ways to safeguard it. Nothing is full proof from hacking but that is true with all of our public records.

Mr. Showe: I will make sure our IT folks are aware of that.

Ms. Zaresk: Does anybody have any idea how much it costs to put up one of those blinking signs?

Mr. Brown: HOA looked at that at one time.

Mr. Soukup: Yeah, I forget what it was.

Ms. Zaresk: Was it a lot?

Mr. Mehrlich: I would imagine the technology is a lot better now so the price has come down quite a bit.

Ms. Zaresk: The reason I am asking is experience says that no matter how much you put out, no matter how much you give people something to read, no matter how much you try to draw attention, they are not going to look at it. I am wondering if it is worth whatever the expense might be and find out what the expense is to put one of those at each saying a simple message like parking is being changed and then the website. I am just trying to think of something that is going to grab people's attention. Truthfully, I believe very strongly that we have to go to this. I think this calling in is way too cumbersome for the people that are doing it.

Mr. Mehrlich: You have to make sure the message stays up at least three seconds or it's a code enforcement violation.

Ms. Zaresk: We have some time since we are going to put it in but it's just a suggestion of something to look at.

Mr. Showe: Another thing we have started doing that I can look into as well is just a QR code which a lot of people are starting to get really familiar with. Put a sign up that says please see these parking rules with the bar code and people know they can link right to it.

Ms. Zaresk: Yes, something simple like "parking rule change."

Mr. Brown: Haven't we given stuff to the guards before to hand out also?

Mr. Showe: We can do that too.

Ms. Cardwell: What about the people with the construction and the people that have the parties. They are not going to know every single person. Is there a place where they can put that they are having a party from this time to this time and they will have this many vehicles or when there is construction? They are not going to know the construction workers vehicles.

Mr. Brown: I don't think construction is a problem because they don't normally leave their vehicles there.

Ms. Cardwell: Yeah, there's some that do.

Mr. Brown: I work for a contractor and we have to have all of our vehicles back inside our fence gate every night.

Ms. Cardwell: A lot of them use their own vehicles too. At night when I leave, the other girl doesn't necessarily know, except for I document everything so she knows that way. I am just saying if we are only going to go by what we get through the emails, it is not necessarily going to have anything about the construction, parties and those kinds of things that people do call in about.

Mr. Clark: Some of that part of it I would think is not going to change from what you are doing. As you are roving now, it is fairly obvious when someone is working on a house.

Ms. Cardwell: If they don't call in, they get tagged. It's that simple. They might come out and tell me, then it is okay and I will count that as calling in if they talk to me and let me know. If they don't say anything and they are just going to blow us off, they get violated.

Mr. Clark: Let's look at the website and build something there and direct them to log in and register that activity.

Mr. Showe: That is a nice thing about your rules, you do give a warning the first time so if somebody does inadvertently do something, there is an opportunity for them to correct it before they get a notice.

Mr. Mehrlich: Sometimes I feel like this is a lot, like the expense of the attorney and all of the time and effort and everything spent on what sometimes seems like a few violators. You might see a lot more violators than what we see which is just a few. Like this morning, there is a tractor trailer parked in one of our houses. This is a federally mandated semi-truck that is not allowed on some of Lake Shore Drive and quite a few other streets in St. Cloud and yet it is parked in a driveway in our community at one of our houses. It just reiterates why we need to do this.

Ms. Zaresk: If it is in the driveway, there is nothing we can do.

Mr. Mehrlich: I understand that. You didn't get a phone call from me. If you give somebody an inch, they are going to take a mile.

Ms. Zaresk: There is about four of them that do it.

Mr. Mehrlich: I emailed Daniel and went into the office to see Dan but he was out of the office today. The rules, regulations and insurance required to drive that tractor is staggering and for the audacity for somebody to park it in a residential neighborhood like this is even more staggering. The weight alone on the driveway. That tractor is a good 20,000 pounds just empty like it is sitting.

Ms. Zaresk: Does the new rules from the State of Florida cover that? Because we have been having that issue too where we haven't been allowed any kind of commercial vehicle and we were told that is out the window.

Mr. Mehrlich: You can get a ticket on Lake Shore Drive but yet you can park in our freaking neighborhood. That is crazy.

Ms. Zaresk: We need to look at whether the state law supersedes the federal.

Mr. Clark: The state law that you are talking about where it relates to HOA's does not apply to our roads at all because they are not HOA roads.

Mr. Mehrlich: But it would for parking in a driveway.

Ms. Zaresk: You would have to go back to the Master HOA or whoever's HOA that is because our HOA doesn't allow commercial vehicles but now, we have been told that we have too.

Mr. Showe: As far as I know that new law makes it very difficult to enforce those kinds of revisions especially on private property.

Mr. Soukup: Any other questions on this resolution?

On MOTION by Mr. Brown, seconded by Mr. Mehrlich, with all in favor, Resolution 2025-02 Amending the Street Parking, was approved.

Mr. Showe asked for a motion to close the public hearing.

On MOTION by Mr. Brown, seconded by Mr. Mehrlich, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Approval of Minutes of the October 22, 2024, Board of Supervisors Meeting

Mr. Soukup: That brings us to the approval of the minutes of October 22nd meeting. Any corrections?

Ms. Zaresk: No changes, move that they be approved.

On MOTION by Ms. Zaresk seconded by Mr. Mehrlich with all in favor, the Minutes of the October 22, 2024 Board of Supervisors Meeting were approved as presented.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Traffic Signal Easement

Mr. Soukup: That brings us to staff reports.

Mr. Clark: There are a couple of documents in your agenda package relating to the traffic signal easement. We are finally at the end of that process. The Chair has signed the closing documents under the terms that you previously approved. They will be sent by FedEx to the county tomorrow from my office. They have indicated that they are ready to send us a check after that.

Mr. Soukup: Thanks for getting that done.

Ms. Zaresk: Thank You. A lot of hard work.

B. Engineer

Mr. Soukup: The Engineer isn't present.

C. District Manager's Report

i. Approval of Check Register

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

Mr. Showe: We will start with approval of the check register. In your general fund, there's checks 7433-7455, capital reserve checks 134 & 135 as well as October payroll totaling \$175,775.29. I can answer any questions you might have on any of those invoices or we can take a motion to approve.

Mr. Soukup: Any questions on invoices? Motion for approval?

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor, the Check Register totaling \$175,775.29, 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. It is only about one month worth of actuals so its hard to get any trends on that.

iii. Presentation of OCSO Reports

Mr. Showe: We also have the sheriff's reports in the agenda package for Board review.

D. Field Manager's Report

Mr. Showe: Al isn't here tonight. He is actually on vacation for Thanksgiving. A couple of items he wanted to go over include the Christmas lights have been installed and pressure washing is complete. We have an issue that has happened in the last day or two that we are pulling camera footage to try to find out what happened and coordinate with the sheriff's office if there was any malicious damage.

Ms. Zaresk: We haven't seen any effect inside here have we with equipment?

Mr. Showe: Everything in here was good. We are just trying to see what happened.

Ms. Zaresk: Okay, sounds good.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Mehrlich: Nothing from me.

Mr. Brown: Nothing other than hope everybody has a great Thanksgiving.

Ms. Zaresk: Same to everybody. Could we ask our security company to give the Board a sense of what it would take for them to enforce within Club Villas our parking regulations?

Mr. Clark: It is going to be a separate contract.

Ms. Zaresk: Separate contract? We pay for these guys. Right now, thanks to the agreement between us, they go around. They don't have any specifics other than to drive through and keep their eyes open.

Mr. Clark: If they are willing to do that for you for the same price, that is one thing but the authority for that comes not from us but from your Club Villa Association. There is a completely separate reporting chain and you guys would need to adopt a rule and procedure to support whatever you are going to do with the parking in there because our rule doesn't cover it.

Mr. Showe: It doesn't cover any private roads and I think that is the challenge. They can't enforce in there on your roads without some authority. We don't own the roads so our rules don't apply.

Mr. Clark: It is really a separate arrangement with a separate rule.

Mr. Mehrlich: Does the sheriff do random checks in that too?

Mr. Showe: I think the sheriff can do random checks on any road that they choose in Osceola County but I don't believe they do it very often.

Mr. Mehrlich: I have never seen anything on the report.

Ms. Zaresk: It is considered private property. First of all, I appreciate the fact that they come through especially with the lights on. Please make sure they have the lights. It has some people question like you can now park on the street overnight at our place and we have a few that do it. That is a good answer, thank you. I have nothing else. Happy Thanksgiving everybody.

TENTH ORDER OF BUSINESS

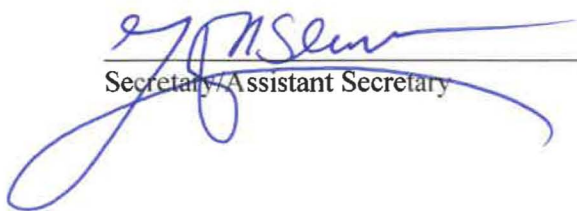
Next Meeting Date – December 17, 2024

Mr. Soukup: Our next meeting is scheduled for December 17th.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.


Secretary/Assistant Secretary


Chairman/Vice Chairman