

**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, **December 17, 2024** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup	Chairman
Pam Zaresk	Vice Chair
Brian (Ken) Brown	Assistant Secretary
Tim Mehrlich <i>by phone</i>	Assistant Secretary
David Jaisingh	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	HWA
Alan Scheerer	Field Manager
Jill Cardwell	DSI Security Services
Bill Mason	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, Mr. Brown and Ms. Zaresk were present in person and Mr. Mehrlich was present by phone.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: Are there any 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.

Ms. Cardwell: There was one violation for 114 Westmoreland Circle last month. I do believe there was one attempt and one actual tow, because I did them. The gate numbers are: 3,721 total guests and 17,760 total residents, for a grand total of 21,481. The Partin Settlement Road gate had 2,576 guests and 13,406 residents, for a total of 12,982. The E. Lakeshore Boulevard gate had 1,145 guests and 4,354 residents, for a total of 5,499. That's just for three weeks. The people coming through the gates, have definitely grown.

Ms. Zaresk: Yeah.

Mr. Mason: For the holidays, I'm sure.

Mr. Brown: Or people trying to avoid the construction.

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

Mr. Jaisingh: No.

FOURTH ORDER OF BUSINESS

Public Comment Period

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

FIFTH ORDER OF BUSINESS

Organizational Matters

Mr. Soukup: That brings us to Organizational Matters.

Mr. Showe: Sure. We have the Oath of Office for Mr. Jaisingh.

A. Administration of Oath of Office to Supervisor Jaisingh

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Jaisingh.

SIXTH ORDER OF BUSINESS

Approval of Minutes of the November 26, 2024, Board of Supervisors Meeting

Mr. Soukup: That brings us to the approval of the minutes of November 26th meeting.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Minutes of the November 17, 2024 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Review of Parking Rules Communications

Mr. Soukup: That brings us to the review of the Parking Rules.

Mr. Showe: Staff put together a brief statement of what we would like to send out. It's in draft form, so you can certainly take any comments or feedback on that. Our intent and plan with that, would be to take that communication, put it on our website, link it to a QR Code and send that out on postcards, both in English and Spanish. We would get it out to all residents out here and then try to time it with also putting up some signage at the gates and activate that system as soon as possible, hopefully late January. We're already testing the system with DSI, to see how it works. We're starting to direct more residents to that portal, so that we can get a little more testing done before we go live with it. So, again, I just encourage you to take a look at that and if you have questions or comments, we can make some changes to it before we get it published. We expect probably the first of the year to start getting companies to get it printed and sent out.

Mr. Soukup: Okay.

Ms. Cardwell: Will you guys be able to give us something that we can provide to residents, like phone numbers.

Mr. Showe: Yes. Our intent would be to provide a QR Code. That way, if people come to the gatehouse, you can just have them scan the QR Code and it will take them to a link to our website, which will direct them, so that we're not handing out papers. But we can definitely produce some additional copies of these, so that we can hand them out for you.

Mr. Soukup: We can also post something here at the Rec Center with a QR Code on it as well, for people coming up here, maybe even up at the golf course.

Mr. Showe: Yeah. We're going to post around a lot of different places, so you can direct people there.

Ms. Cardwell: Okay, sounds good.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Soukup: That brings us to staff reports.

Mr. Clark: At the last meeting, the Chairman signed the traffic signal closing documents and we transmitted them to the attorney. I've been calling them for several days to find out if they had sent our money yet and one minute before the meeting started, they emailed me back and said that they were planning on funding it on Friday of this week. It is always a little slower than promised, but they have everything. They will be cutting a check and sending it to the District Manager's office. We'll let you know when that actually happens.

Mr. Mason: Is there a change of address on that?

Mr. Clark: Jason provided the address, so I'm sure it was the right one.

Mr. Jaisingh: Remind me again, what was the amount of the check?

Mr. Clark: \$17,000. I don't have anything else unless you have questions for me.

Mr. Showe: Okay.

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.

Mr. Brown: The only thing I have, is one of these speed bumps seems to be sinking on the far side of the northbound lane.

Mr. Jaisingh: There is one on this side too.

Mr. Scheerer: I think it's maybe the first or second one coming in from the golf side.

Mr. Brown: Okay. I just noticed that last night, but I don't remember which one it was now and it seemed like it was sinking.

Mr. Scheerer: I'll be here on Friday.

Mr. Brown: Okay.

Mr. Glasscock: If you give me a call tomorrow, I can take a measurement from the road to the top. I can't remember what it was.

Mr. Scheerer: The pavers are sinking.

Mr. Brown: Yeah, I believe so.

Mr. Scheerer: We can pull those and re-sand them.

Mr. Glasscock: We can bring them up.

Mr. Scheerer: We can handle that.

Mr. Soukup: Anything else, Pete?

Mr. Glasscock: No.

C. District Manager's Report

i. Approval of Check Register

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

Mr. Showe: Sure. We'll start with your Check Register. In the General Fund, we have Checks #7456 through #7471, Check #136 in your Capital Reserve Fund and November payroll, for a grand total of \$113,745. We have a summary of invoices that follow. We can take any questions or comments from the Board or a motion to approve.

Mr. Soukup: Are there any questions regarding any of the invoices? Hearing none,

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the November 16, 2024 through December 10, 2024 Check Register in the amount of \$113,745 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that is your Balance Sheet and Income Statement. No action is required by the Board. It is there for your information. We are performing better than budget to actual, but it is only two months into the year. We received some assessment money in so far.

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. Scheerer: In speaking of the traffic signal folks, they called the office and requested an onsite meeting at Partin Settlement Road. They said that we had some electrical and irrigation that needed to be moved. It turned out to be the OUC streetlight at the end of the road, so we directed them to OUC, since the CDD didn't own it. There was also in ground curb stop, that is Toho's, that needs to be relocated, because that's where the concrete post is going to be sunk. They needed all

of that stuff moved, so that worked out for us. It wasn't ours and we didn't have to invest anything in that.

Mr. Brown: It's nice that they asked.

Mr. Showe: Well, to be fair, they asked two days after Thanksgiving and said that they were going to start working on it the following week.

Mr. Scheerer: Yeah, on Wednesday.

Mr. Showe: They asked us to please let them take a look at it.

Mr. Scheerer: If we didn't respond, they were just going to do it anyway, which would have been fine with us. You just may not have had some streetlights for a while. Speaking of which, I've been trying to go through each week and call-in whatever streetlights we can in advance of Christmas. I'll do the same thing on Friday. I don't know, Jill, if your team is tagging the lights, but I've come out and seen some lights tagged, so.

Ms. Cardwell: It's been the same ones.

Mr. Scheerer: Yeah. I think we're down to three now, out of the entire community. There was one KUA one in Somerset that I reported, but I'll do the same and try to get us lit up right before the holidays. The Amenity Center is in good shape. Filters were replaced. We have a small hole in the wall that was due to a couple kids boxing in here. I think that I sent a picture to the roving patrol, but I haven't heard anything yet. I caught him on camera. Like I said, it wasn't foul play, horseplay or anything intentional. Nobody was in here and they were just doing a little sparring.

Ms. Cardwell: I have a question about that because, I know exactly where one of them lives.

Mr. Soukup: We just need to know if you have an address or something, so we can send something to the parents.

Mr. Showe: If you give us an address, we'll take it from there.

Mr. Scheerer: Yeah.

Ms. Cardwell: Okay.

Mr. Scheerer: The Fitness Center is in good shape. We changed some AC filters. The pool is working well, but it is cold, as we have no heat. We had one brave soul out there before the meeting today. They're going to be braver and braver. We are doing minor repairs at the gates. We cleaned all of the AC filters again. I'll be out again on Friday to do that. I will be out of the office

for a couple of weeks, but I will be available by text, email, whatever. The phone never goes away. All of the cameras are working. All of the phones are working. The lakes are in good shape. I met with the landscaper again this morning. We're looking to begin plant replacement of the entrances mid to late January. No favoritism, but we're starting at Fox Nest and working this way. We do have a couple communities that we're going to leave alone, such as Windsor Park and Gleneagles, as they looked great. That is the model that we're going to go for, multi-tiered color with some red Ixoras or some different color Ixoras. That's what we're going to be working on. I met with John this morning and when everybody gets back from vacation, we'll start with that project in mid to late January. We still don't have the power at the E. Lakeshore Boulevard gate. So, the Christmas lights that are on are via the extension cord from last year. It's working out well. I did notice when I was out this morning that the exit side lights were out. So, I checked the GFI and the breaker. It turns out the receptacle behind the wall has no power, because I took it out of there, dusted the dawn sensor and plugged it directly in. Terry's Electric will be out on Friday, to take a look at the circuit. Maybe it's just a bad socket or bad breaker inside of the panel. The pressure washing is completed in all the areas that we assigned the contractor, but he does have to come back to Strathmore. I don't know if you've noticed, but the golf course had a really bad leak on a sidewalk on the golf course side, for a long time. Every time the irrigation would come on, it would flood the sidewalk. It's been dry the last couple of weeks, so Steve is going to come back out. He's just going to soft wash that and get all of the dirt off and that should take care of that. We installed a new volleyball net. I'm happy to say that people were enjoying that today when we drove in and we had to do some repairs to the backstop for the baseball field. That's all I have.

Mr. Jaisingh: Do we have somebody that's going to repaint on the walls?

Mr. Scheerer: Yeah. We talked about that at the budget adoption meeting. Once all of the construction is completed up here, we're going to start working on the one that's on Partin Settlement Road. There's one that's kind of bowed up in Somerset. We'll just have to see where we are with the funding, to make sure that we can do all of the work.

Mr. Jaisingh: Have we looked at it, to make sure that it's not going to fall?

Mr. Scheerer: So far, so good.

Mr. Jaisingh: Alright. Because I'm telling you, when I'm looking at the wall, I can see right through into the neighbor's yard.

Mr. Scheerer: You know, a lot of that, maybe Pete can talk to that. It could be just joints.

Mr. Jaisingh: Power wash it too.

Mr. Scheerer: We haven't really power washed the walls.

Mr. Jaisingh: Can you do a soft wash?

Mr. Scheerer: We need to have a basis to do that. We did it last year for the first time in a couple years, but we're not doing anything with 4,000 PSI. We're just putting on a chemical and rinsing everything off with a soft wash.

Mr. Brown: Just out of curiosity, because the streetlight in front of my house went out during the hurricane, when they came and replaced it, they replaced it with an LED light. Are they doing that to the others when they replace it?

Mr. Showe: Yeah.

Mr. Brown: It seems like the thing to do, but I haven't seen them do that before.

Mr. Scheerer: Well, I know some Districts where the CDD owns the streetlights. We did all of Reunion about three years ago. We got with the utility provider, both Duke and OUC and they upgraded everything to LEDs and we renewed agreements. We just did the same thing at Champions Gate. The thing of it is, because it's part of an MSTU, I'm not sure how that would work. It's not anything we would initiate, because there is not a lot of expense to doing that, if you look at the agreement. It's really not that expensive to make the change, but I would do it if I was them.

Mr. Brown: Yeah.

Mr. Showe: I know with some of the utilities that we work with in other Districts, they're not even stocking the traditional lighting anymore. Everything is just getting LEDs as needed. They're not doing massive switch outs.

Mr. Scheerer: That was part of the problem with Reunion. Not to talk about another District, but the parts weren't available anymore for that particular fixture. So, we just went through and renewed all of the agreements for 10 years and changed everything out to LEDs.

Mr. Brown: Yeah. So those are the tall ones and they just put a whole new head on it when they did it. What I'm curious to see that they do, are the ones out here that are decorative.

Mr. Scheerer: Yeah. I'm not sure.

Mr. Brown: Of course this is a KUA light.

Mr. Scheerer: No, this is an OUC light. KUA is this way and I think OUC is this way. You have like three different utility dividers out here.

Ms. Zaresk: We have two just in Club Villas.

Mr. Scheerer: Do you really? Do you see where the border is at? All I do is just phone it in.

Ms. Zaresk: Just a follow up question, do you have any more information about the break-in here or the broken window?

Mr. Scheerer: We haven't found any video on what's going on. I know that security got with the Police Department. I've been in contact with them. I actually have Frank with Modern Security reviewing the footage, because he does it from his home-based computer system, but so far, there is no footage.

Ms. Zaresk: I'm just curious.

Mr. Scheerer: Yes ma'am.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Jaisingh: None.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: Merry Christmas.

Mr. Soukup: Mr. Brown?

Mr. Brown: That's the only thing I have. I hope everybody has a good Christmas or the holiday of your choice and a Happy New Year

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: Merry Christmas and Happy New Year.

Mr. Scheerer: See you next year.

TENTH ORDER OF BUSINESS

Next Meeting Date – January 28, 2025

Mr. Soukup: Our next meeting is scheduled for January 28th.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.

December 17, 2024

Remington CDD



Secretary/Assistant Secretary



Chairman/Vice Chairman