

**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, **March 25, 2025** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup
Pam Zaresk
Brian (Ken) Brown
Tim Mehrlich
David Jaisingh *by phone*

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jason Showe
Scott Clark *by phone*
Pete Glasscock
Alan Scheerer
Jill Cardwell
John Thacker

District Manager
District Counsel
HWA
Field Manager
DSI Security Services
DSI Security Services

FIRST ORDER OF BUSINESS

Roll Call

Mr. Soukup called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were present in person, with the exception of Mr. Jaisingh, who was available via phone.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Soukup: 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. Showe: What is your name for the record?

Mr. Thacker: Mr. John Thacker.

Mr. Showe: Hey, John, how are you doing? I'm Jason. We traded emails all day long.

Ms. Cardwell: Hello everybody. The total for both days was 23,491. The Partin Settlement Road gate had a total of 16,523 and the E. Lakeshore Boulevard gate had 6,968, which was 2,000 more than last month. We had 134 violations, two tows and one attempt.

Mr. Soukup: Are there any questions regarding the report?

Mr. Mehrlich: You guys are doing a phenomenal job, from what I can see. The problem house, with putting the driver's license and everything in, I don't know why or what or how, but for whatever reason, it's drastically improved.

Ms. Cardwell: Its improved. It really has. They guy from the problem house, came to me today, saying that he was going to have somebody overnight. I handed him the card again; I had to pull it up on his phone and told him that this is what he had to do. Of course, he has yet to do it, because I hadn't seen it come up. But I can only give him so much. When I do violate them, I put the cards with it. I don't know if you see it in the report. A lot of times when people first get these, they trash it. They don't pay attention. So, this is a reminder and I think that's really helpful.

Mr. Mehrlich: Well, my neighbor was uptight about it. I told him, "*Look, you just have to put party*" and they give you discretion.

Mr. Showe: We're giving them directions again and again. It's a new system. We might make changes to it later, but if they're having a party, just sign in and put "*Party*" and any kind of attachment to make it go through and you'll be fine. They are catching people that are parking on the street, that registered their own personal vehicles. So, as those come through, we're catching them. We're emailing security and the resident at the same time, just saying, "*This is not eligible based on your registration.*"

Ms. Zaresk: Excellent.

Mr. Mehrlich: Yeah, it's working. It's working well. You guys are doing a good job.

Mr. Thacker: Jill is doing a great job educating, not just giving them a citation.

Mr. Mehrlich: Well. Thank you. I know it's a pain in the ass and you don't make enough money.

Ms. Cardwell: I agree.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the Public Comment Period. No residents are here.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the February 25, 2025, Board of Supervisors Meeting

Mr. Soukup: That brings us to the approval of the minutes of the February 25th meeting.

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

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

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the Minutes of the February 25, 2025 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Request to Place Signs for the Spring & Fall Garage Sales

Mr. Showe: Earlier last week, we received an email from Daniel at the HOA, asking to post signage to have a Spring garage sale on April 26th and a Fall garage sale on October 18th. In the past, we typically approved those, but I wanted to bring this request to the Board. They also want to use the parking lot on October 14th for National Night Out. They just wanted to have all of those approved now, if the Board's amenable.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the request to place signs for the Spring and Fall Garage Sales was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement for Swim Classes with Sharks and Minnows Swim School, Inc.

Mr. Showe: This is just our annual renewal for Sharks and Minnows. I know it's been pretty successful out here and the vendor would like to continue the program. If residents show proof of residency, they will get \$50 off of the class. We haven't had any issues that I'm aware of. No one's

really complained about how much space they're taking up, so I think it's a good program. If the Board is willing, it's the same agreement that we've approved in the past.

Mr. Brown: I've asked this years ago, but do they have insurance?

Mr. Showe: Yeah. It's required in here and they also list us as an additional insurer.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the Agreement for Swim Classes with Sharks and Minnows Swim School, Inc. was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: That brings us to Staff Reports.

Mr. Showe: We'll start with Scott.

Mr. Clark: I apologize for not making it there. I left two hours ahead of the meeting tonight, but I had to turn around and come back because of the traffic on the Turnpike. No one was moving and there was not a better way to get there.

Mr. Brown: There was fire.

Mr. Clark: I've always tried to make the meeting in person, because I think it's important. One of the reasons is the room acoustics are such, that it's nearly impossible to participate on a phone connection. I can't really understand much of what's going on in the room, but it probably doesn't continue to make sense for either the Board or me, to spend three hours of travel time for a 30 minute or less meeting and I'm wondering if we could come up with perhaps some better technology. Jason, you and I can talk about it. Maybe we can have a Teams link with a little portable thing. I know that some of your managers do that, but it might make more sense when we're not doing budgets or things like that, for me to try to participate remotely and not spend all of my time and your money on the road. I really didn't have anything to report tonight, but I wanted to bring that up for discussion.

Mr. Showe: Yeah, we can look at it.

Mr. Fox: I agree with that.

Ms. Zaresk: Yeah.

Mr. Soukup: Let's look at that.

Mr. Brown: We might just have to upgrade the Wi-Fi in here.

Mr. Showe: That's the challenge, but we can look at it.

B. Engineer

i. Consideration of Hanson, Walter & Associates Rate Increase

Mr. Soukup: That brings us to Pete.

Mr. Glasscock: I didn't have anything, unless you had something to ask me.

Mr. Showe: You have something. Mark sent a letter, which we forwarded to the Board.

Mr. Glasscock: We are asking for a rate increase. We haven't asked for one, since we've been your engineers for over 20 years. It's a pretty steep one, but again, we haven't asked for one in years. I guess one partner talked to the other partner and asked why we were not raising the rate, to catch up with all of the other Districts. We just ask for your consideration. I think the letter was from June and we would like to implement it by June of 2025. If you have any questions on that, I'd be glad to answer those too.

Mr. Soukup: Are there any questions on the rate increase proposal?

Ms. Zaresk: No, but I have a comment. It's hefty, but it's been 21 years.

Mr. Showe: Yeah, but I'll note that they are still in line with what we've seen with other engineers. It's not out of line for what the rates are right now. We'll bring you a Proposal Budget next meeting that includes this new rate structure.

Ms. Zaresk MOVED to approve the Hanson, Walter & Associates rate increase effective June 1, 2025 and Mr. Mehrlich seconded the motion.

Mr. Brown: Would it be effective June 1st?

Mr. Showe: That is what the letter asked for.

On VOICE VOTE with all in favor the Hanson, Walter & Associates rate increase effective June 1, 2025 was approved.

Mr. Glasscock: Thank you. I appreciate that.

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 the approval of your Check Register. In the General Fund, we have Checks #7511 through #7547, Checks #139 through #142 from the Capital Reserve Fund and February payroll, for a total of \$241,861.35. A summary of those invoices was included. Certainly, Alan and I can take any questions you might have or we can take a motion to approve.

Mr. Soukup: Okay. Are there any questions on any of the invoices? If not, we need a motion to approve.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the February 18, 2025 through March 17, 2025 Check Register in the amount of \$241,861.35 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. The District is performing better than budget to actuals and you're in great shape on your assessments, as you are 94% collected.

iii. Presentation of OCSO Reports

Mr. Showe: We have your Osceola County Sheriff's Office Reports. We continue to have them come out approximately eight times a month.

D. Field Manager's Report

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

Mr. Scheerer: The Fitness Center is in good shape. The Amenity Center in good shape. All of the cameras are working. As far as I know, the gates are all working as planned. We did have to repair a door lock on the guardhouse. We continue to maintain the gates themselves on a weekly basis, cleaning filters and tightening gate arms. The swimming pool is in good shape. All of the ponds are in good shape. We will be getting warmer, so you'll probably see some algae pop every once in a while. We continue to meet with Down to Earth. The new Landscaping installation is going pretty well. We are just approved Strathmore, which will be next. There will be some sod replacement and some other stuff at Parkland Square. We're going to be looking at Club Villas as

well, to see how we can best bring that up to speed on the outside of the community, before we move on to the rest of them. Sidewalk grinding is ongoing. We still don't have power yet at the E. Lakeshore Boulevard gate, but we did replace the lights on the exit side, which all work. We have one side lit now and are just waiting on the utility contractor to finish that up. We're continuing to monitor the streetlights, specifically on Remington Boulevard, which seems to be the hot spot. I'm still waiting on somebody from Varsity Courts to send me a proposal. I just emailed them again. We got a report about some graffiti on an electrical box, from security that was removed. So, somebody was very artistic out here. We had some speed hump signs and some additional signs reinstalled along with the Parkland Square sign. So, we got that taken care of as well. I'm sure I'm probably missing something, but a lot of things happened.

Mr. Brown: Was it a Tesla electric box?

Mr. Soukup: No, it would have been on fire.

Mr. Mehrlich: Did I see a letter in there from the lady with the bushes? Are we going to talk about that in a bit?

Mr. Scheerer: We are. As soon as we're done with this, we'll talk about the bushes.

Mr. Mehrlich: Okay.

Mr. Scheerer: Are there any questions on the report? If not, just to give you kind of an update, we did receive an email from Red on behalf of Ms. Patrick regarding improvements to the buffer next to her home. I know that Mr. Jaisingh brought that up at last month's meeting, asking if there was something that we were going to put in the vacant spot. I said we could certainly do that, but right now we were focused on the direction the Board previously gave us, which was to improve all of the community entrances with the extra funding that was required from the easement agreements with the county. So just to give you an update, Hawks Nest, Harwood, Windsor Park, Water's Edge and Strathmore are getting ready to happen, along with Parkland Square and the two medians. With the money that we have, we have upwards of a little over \$60,000 in those improvements. We still have Oak View, Somerset, Eagles Landing, Brookstone, Southampton, Arden Place and the two guardhouses. It does not include either entrance. I think what Ms. Patrick wanted at the time, was a manicured buffer, just like the main entrance and we told her it wasn't the entrance. It's basically just a buffer. We removed the trees as she requested. We also stump ground some old Cypress trees and re-sodded the side of her yard, as part of the effort to try to make it a little more tolerable for her. I'll follow whatever direction this Board asks me to do, as

far as whether we want to do any additional improvements on that buffer. Like I said, it's not an entrance. It's basically just a buffer area, is what I call it. I don't know if Pete called it something else, but it kind of shields her house from all of the people driving by on golf carts. So, my plan was to continue to move forward with trying to get as much done for the money that we had on all the neighborhood entrances. But if the Board wants me to bring back some design plan and cost associated with that, I can. I'm just trying to play both sides of the fence here. If we spend all of the money, then we're going to have to figure out where we're going to get the rest of the money for the other neighborhoods.

Mr. Mehrlich: I drove by today before I came in, just to look at it. But if we just trimmed it, if we just cut bushes...

Mr. Scheerer: We did.

Mr. Soukup: We can just trim and mulch it.

Mr. Mehrlich: It could be trimmed more than it's trimmed now. If I had a big wagon, I could trim it and make it look a whole lot nicer than the way it looks right now, just by cutting it. It seems to me that would be all that really needs to be done there.

Mr. Scheerer: Well, we do the Palm trees twice a year.

Mr. Mehrlich: Those ugly things could be cut down so that it's not hanging everywhere.

Mr. Scheerer: Sure.

Mr. Mehrlich: That's what I would do if it was my house. If my house was next to that buffer, I'd be cutting it myself.

Mr. Scheerer: Right.

Mr. Mehrlich: But I think you could maybe make her happy just by cutting the dickens out of it.

Mr. Scheerer: We'll be happy to address that. I have spoken with John at Down at Earth about that. We haven't started any of the detail like that. If you notice the large viburnum hedges behind the monuments, where we've done the improvements, none of those have been touched yet. We want to make sure that everything is growing in good, but I'll give REW that direction when I meet with them next week.

Mr. Mehrlich: If everybody agrees. I mean, it is kind of ugly.

Mr. Scheerer: Yeah. It's not meant to be.

Mr. Mehrlich: It's overgrown.

Mr. Scheerer: It's a buffer. We'll definitely do that.

Mr. Soukup: That will work.

Mr. Scheerer: We're going to continue to move through the neighborhoods and try to get as much done for the money that we have. Like Jason said, we have a budget meeting next month, already, for 2026 and we're going to have to start looking at what's left over.

Mr. Mehrlich: Will it take more money to finish?

Mr. Scheerer: We have six complete neighborhoods left, because Owenshire really doesn't have a monument. It's across the street at Arden Place. Then we have another two medians, as well as the two guardhouses. That doesn't even touch the E. Lakeshore Boulevard and Partin Settlement Road entrances. We wouldn't do anything at Partin Settlement Road right now, anyway.

Mr. Soukup: Right.

Mr. Scheerer: There's just too much construction going on. We're averaging probably \$26,000 at Hawk's Nest, Harwood and Winter Park, which is not bad, realistically, for the work that was done. The medians were \$9,000, Water's Edge was \$7,410 and Parkland Square was close to \$12,000. It just varies on the size. Brookstone probably won't be a lot. Southampton is a little bigger. Arden Place isn't that big. So, you know, we can average between \$7,000 to \$10,000 per monument and hopefully make it stretch. But I would like to get the guardhouses done. That's something that's needed to be done for a while if we're going to do it, as I'd like to see that done as well. But we're going to focus on all the neighborhood entrances, because that's the direction this Board gave us, unless you want to do something differently.

Mr. Mehrlich: Maybe we can split them up. I think it should be nice in here.

Mr. Soukup: Yeah.

Mr. Scheerer: Yes, sir. Some of these are going to be hidden. We still have some sod that still needs to go in. There's bare space in the front.

Mr. Soukup: Are we still doing it quarterly with Down to Earth?

Mr. Scheerer: Yes.

Mr. Soukup: There is the small bed right in front.

Mr. Scheerer: The small bed in front, will have annuals, just like they always did. The plant material that's closest to the wall, is called Podocarpus. It's slow growing, but it can grow. So, we have to just make sure that once that fills in, we keep it manicured, make a nice edge and we can keep the lights on the sides that are on each neighborhood monument.

Ms. Zaresk: That's the big issue with Club Villas, with the lights.

Mr. Scheerer: Well, your lights are behind the shrubs.

Ms. Zaresk: I know.

Mr. Scheerer: They're not in front of the shrubs, so you're lucky.

Ms. Zaresk: I know.

Mr. Soukup: The other ones are all in front of them.

Ms. Zaresk: That is the darkest entrance when you're going in

Mr. Soukup: Yep. Well, we'll see if we can't brighten it up.

Ms. Zaresk: But, back to this, I would agree.

Mr. Brown: We solved all of the problems, right?

Mr. Scheerer: What solves all of the problems?

Mr. Brown: By cutting the stuff down.

Mr. Scheerer: I can't answer that question, because every time we do something, we get a thank you and then something else comes up and we do that, we get a thank you and then something else comes up. But I don't disagree with Tim and his opinion on that. We'll get the Viburnum heads cut down. We have a lot of Palm trees in there, because we took out the Oaks and we took out the Cypress. I know that Mr. Jaisingh had suggested putting a plant back in there. So, when we trim those down, we'll check the height and I'll get with the Down to Earth and we'll see if we can't get a Viburnum plant that will match as close as possible.

Mr. Mehrlich: I wouldn't put anything in there. I would just cut that stuff up.

Mr. Scheerer: There is a hole. That's where the tree was and its gone.

Mr. Soukup: Of course.

Mr. Mehrlich: But the whole idea is to clean it up.

Mr. Scheerer: Yeah. I'll be meeting with Down to Earth down next week and we'll be reviewing some of the next locations. I'll make sure we walk that one specifically and we'll give them some definite direction. We don't want to go too low, because we don't want to expose her windows.

Mr. Mehrlich: It needs to be the general height of everything else.

Mr. Scheerer: Well, some of the other monuments are as small as her windows.

Mr. Mehrlich: I mean, they do a good job of trimming this stuff.

Mr. Scheerer: Yeah, whatever height they are. We'll make some judgment calls on that, then whatever the landscaper feels best with the plant material, we'll go with that.

Mr. Mehrlich: It does look shaggy, though.

Mr. Brown: Do you happen to know what was there originally? Was that stuff there originally?

Mr. Scheerer: It's been there since I've been here. You've been here longer than I have.

Mr. Brown: Yeah, but like him, I never pay attention. The only time I've ever paid attention is when I saw golfers coming out of it and I just happened to notice that.

Mr. Mehrlich: That's on the side of the road, too.

Mr. Scheerer: Yeah. Good for them.

Ms. Zaresk: I'm going to sound very cynical here, but my sense is, we said, "*Okay, clean it up.*" The last time we did what she wanted, she said it was fine. There's always somebody who keeps intervening there and I'm to the point, quite honestly, of almost saying to this person, "*You are not authorized to be doing this.*" We're dealing with the owner. End of sentence.

Mr. Soukup: This is what we can do, period.

Ms. Zaresk: We say to the owner, "*We'll be happy to inform you, but when this is done and over, you're not allowed to do this,*" I guess, that is what I'm getting at, because that's what gets this all spun up.

Mr. Showe: Certainly, just for the Board's information, when we communicate, we're communicating with her, we're not using him as intermediary or even including him on most of the conversation.

Ms. Zaresk: Absolutely.

Mr. Showe: Because we want to deal directly with the residents.

Ms. Zaresk: Absolutely.

Mr. Scheerer: I think that's great advice and a great suggestion. We'll make sure to implement it as quickly as we can, and then we'll reach out to Ms. Patrick to see if she has any other questions or concerns.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Soukup: We'll move to Supervisor's Requests. Mr. Mehrlich?

Mr. Mehrlich: The sweeper swept the cul-de-sacs today, so that's a good thing. At least they swept mine.

Ms. Zaresk: I was going to say the same thing.

Mr. Mehrlich: Everything looks good. Thank you very much.

Mr. Scheerer: Good. Well, we needed it, with the leaf dropping and pollen.

Mr. Soukup: It's a lot.

Mr. Brown: Did we get a little bit of a discount in Brookstone, because somebody already helped us by taking half of it out.

Mr. Scheerer: Well, we won't charge you for the removal or for the cleanups in the restoration areas. Ms. Zaresk?

Ms. Zaresk: I just have one quick question that I forgot to ask Pete about. What about the pothole or the sinking up by the gate?

Mr. Glasscock: I drove in that way today to look at it and I must be missing something.

Ms. Cardwell: It got filled.

Ms. Zaresk: I noticed it did, but its still not quite even.

Mr. Glasscock: Are you saying it's a little depressed?

Ms. Zaresk: Yeah.

Mr. Glasscock: Can we come out one day?

Mr. Scheerer: Any day. I'm here every Friday morning at 6:30 a.m. Come on out.

Ms. Zaresk: Maybe because it's so new, it hasn't settled or it's starting to settle a little. But, yeah, when I was going out I was kind of like, "*I thought this was fixed.*"

Mr. Scheerer: Well, we just had a little asphalt to keep the depression from growing until we could get a TV camera in there. Pete had mentioned that we probably need to TV that line.

Ms. Zaresk: Okay.

Mr. Scheerer: I guess I can call Brownies or whatever they're calling themselves today. I actually spoke with them today, just in advance of hurricane season. You know, we have our handful of friendly storm inlets along Remington Boulevard. A resident in Strathmore, sent us a voicemail, asking us to take a look at hers. So, we're going to be coming through, now that the leaf drop seems to be subsiding. We'll come through and start cleaning those out and I'll have them TV that drain.

Ms. Zaresk: Okay. Sounds good.

March 25, 2025

Remington CDD

Mr. Soukup: Mr. Jaisingh?

Mr. Jaisingh: Nothing.

TENTH ORDER OF BUSINESS

Next Meeting Date – April 22, 2025

Mr. Soukup: With that, our next meeting is scheduled for April 22, 2025.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman

