

**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, **June 24, 2025** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Pam Zaresk  
Brian (Ken) Brown  
Tim Mehrlich  
David Jaisingh *via phone*

Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present:

Jason Showe  
Scott Clark *via phone*  
Pete Glasscock  
Alan Scheerer  
Valerie Scott  
Sabrina Petitfrere  
Jim Wheeler

District Manager  
District Counsel  
District Engineer  
Field Manager  
DSI Security Services  
DSI Security Services  
Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Zaresk called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. All Supervisors were present with the exception of Mr. Soukup.

**SECOND ORDER OF BUSINESS**

**Modifications to Agenda**

Ms. Zaresk: That brings us to modifications to the agenda.

Mr. Showe: We have none.

**THIRD ORDER OF BUSINESS**

**Security Report from DSI Security Services**

Ms. Zaresk: Security Report.

Ms. Petitfrere: I'm the new Site Supervisor. My name is Sabrina.

Ms. Zaresk: Welcome.

Ms. Scott: Sabrina is new, as she just said. I'm Val with DSI from the sales side of the house. She is new. She has just learned and I have just learned that she is not prepared for this meeting.

Ms. Zaresk: Not a problem. Welcome aboard.

Mr. Scheerer: We'll give you 30 days.

Ms. Zaresk: Before we go away from that, are there any particular big issues without all the reporting and stuff that you are aware of? Are there any concerns?

Ms. Scott: Operationally, Sabrina, have you discovered anything in your short tenure?

Ms. Petitfrere: Honestly no. Everything has been great, from what I've heard in the past. I drive around here every morning. Everything has been great.

Ms. Zaresk: That's good to hear.

Mr. Mehrlich: Is the other girl still over here?

Ms. Scott: Jill? No, she moved.

Ms. Zaresk: Yes. She moved out of town, I think on the 11<sup>th</sup>. Okay. Are there any questions from anybody on the Board? Okay. Thank you. Welcome.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Comment Period**

Ms. Zaresk: That brings us to the Public Comment Period. If you have a public comment, please let us know your name, address and limit your comments to 3 minutes.

Resident (Jim Wheeler, 229 Strathmore Circle): I'm Jim Wheeler. I'm a resident and live at 229 Strathmore Circle. I've been here four years and work for AT&T. I'm a long-time employee and discovered an opportunity accidentally. As I drive from East Orlando each day, I noted that a sister division was building fiber optics off of Simpson Road. It's a company called GigaPower. GigaPower is a partnership between AT&T and BlackRock. We bring our equipment, our sales and services. BlackRock brings cash and they invest. They are building fiber throughout the Orlando area, which is interesting, because I found them to the North. You have Lumen to the South and there is AT&T on the other side of the Turnpike. This is interesting. In this particular neighborhood, we're in a fiber desert. So, we have the incumbent cable provider, CenturyLink, which is now Lumen Technologies. They provide traditional copper-based internet service. So, I called people that I knew at GigaPower and said, *"That's interesting. I didn't know you were even*

*entering our area. I found out you were. I'm here in this area. Is this an area that you would enter into without a contract? In other words, would you build just to compete with the other internet providers?"* They said, *"Well, we'd like to look into it, but we don't know how to get to you because you have to have fiber connection back into the network."* If you think about highways and how highways work, they start out in the rural areas and move into the central city. The internet, guess what? It looks very much the same way. You start with the local roads into the pipe and then it keeps getting bigger, into the major roads until you get to the downtown areas. Then you hit another kind of pipe to hit the internet. Well, our challenge is the last mile is slow, because it's copper-based and the question becomes, does anybody want to invest? So let me give you an example. Charter's been here. I mean I use Charter because it's the fastest I can get that is wired. You could use wireless. Some people use wireless or you can use Lumen. Most people do not use the Lumen platform, because it's limited to 40 megs. So, the question becomes an interesting moment in time. AT&T has now announced that we're buying the consumer part of Lumen. That will include, if it goes through, the St. Cloud area. I've been with this a long time. When that kind of thing starts to happen, all of the investment sort of stops, until everybody sort of resettles on, *"Okay, after the deal is done, where do you want to build?"* Because you don't want to build where there's not an opportunity. This is an opportunity. They're interested in coming to this area, but they need an access agreement from the CDD to get access to the common areas to bring the fiber. I probably didn't do that in three minutes, but I wanted to give a little bit of background.

Ms. Zaresk: We appreciate that. Do we have a role in that?

Mr. Showe: So, the role that we would play, we were approached by them several days ago. So, we've been kind of going back and forth. Scott can jump in too. We briefly talked to Pete about it. Certainly, our role in this would be, if the Board is willing to, we would draft a Right-of-way (ROW) Agreement with them, that would outline all of the liabilities, the responsibility of them to restore all of the property to pre-existing conditions and lay out some other terms. Scott, I don't know if you want to cover that a little more.

Mr. Clark: Yeah. I expressed to them that I need a little bit more detail, because there are a couple ways to do it. There are utility easements along the front of each lot and those are areas that by law, are available for the installation of cable and fiber and other types of things. If that's what they're talking about doing, that doesn't really involve us. That occurs on the private property within the utility easement. On the other hand, if they want to put it in the road ROW, the area

between the pavement and the sidewalk, that is our property. If the Board wanted to do it, I have a typical ROW Utilization Agreement that protects us, using some performance standards, like fixing things and restoring property when they do the work and maintain anything that they put in there. So, the CDD's role would not be to be a sponsor of this work as much as being a facilitator. They present an agreement that they used with HOAs, where the HOA would be the sponsor. Sometimes that happens because the HOA wants to bring in a provider and provide a deferred fee for its members and things like that. That's not really the type of thing that the CDD would do. So, there is some clarification, but the Board just needs to express its interest or not.

Mr. Brown: We didn't have anything to do with CenturyLink.

Mr. Showe: Correct. Yeah. I'm assuming a lot of that infrastructure was in place before all of the other infrastructure went in. This is kind of a different situation where they're going to have to access.

Mr. Mehrlich: What happened to CenturyLink? Is somebody else was trying to put fiber in and it never materialized?

Mr. Showe: I don't know.

Mr. Scheerer: As far as I know, we still have CenturyLink.

Mr. Brown: But we really just need something in case there's going to an open cut or directional bore into the road, something that affects our infrastructure.

Mr. Showe: Correct. We don't have a role in approving whether this comes in here or not. It's more just if they need access to our property, then we would need an agreement in place that outlines their responsibilities in accessing that property.

Ms. Zaresk: So, it sounds to me like we need more information back from the company as to if they're ready to come in. Then. Scott, if I understand you right, then those details would determine what kind of role we have, basically.

Mr. Clark: There's a bit of chicken and egg here. Because I think we want to see more specific plans. I think that before they go to the expense of preparing detailed plans, they want to know if the community is interested in doing that.

Ms. Zaresk: Okay.

Resident (Jim Wheeler, 229 Strathmore Circle): They've done a preliminary. They sent us a copy. I brought a paper copy.

Mr. Showe: Yeah. It doesn't give us enough information.

Resident (Jim Wheeler, 229 Strathmore Circle): Yeah. It's got some pictures in it of what it looks like in your yard and things like that. Because it will look different. It will look more like your water company kind of access, because it does have the above ground pedestal like the cable company and also even CenturyLink, has an above ground pedestal. This is a ground level type.

Ms. Zaresk: Okay.

Resident (Jim Wheeler, 229 Strathmore Circle): Just like the water meter looks.

Ms. Zaresk: Okay.

Mr. Mehrlich: It is fiber and just basic. I would be agreeable to it, I think, as it would be something that would be good.

Mr. Brown: Yeah. I don't want to stand in the way of when you're having more choices.

Ms. Zaresk: Yep.

Mr. Brown: Because the more competition, the better.

Ms. Zaresk: Yeah, I would agree with that also. David?

Mr. Jaisingh: I would agree with that.

Ms. Zaresk: Okay.

Mr. Showe: So, it sounds like, Scott, we'll just go ahead and start drafting up that agreement on our end and get it over to him and then let them take a look at it.

Mr. Clark: Yeah. I do need an answer to the question of whether we're talking about going within our ROW or within the utility easement, because utility easements are not within our ROW. We're not really involved and wouldn't want to spend the time.

Ms. Zaresk: Gotcha.

Mr. Clark: To do something that we don't need to do. So, I do need that question to be answered.

Ms. Zaresk: All right. Thank you very much.

#### **FIFTH ORDER OF BUSINESS**

#### **Approval of Minutes of the May 27, 2025, Board of Supervisors Meeting**

Ms. Zaresk: Next is the approval of the minutes of May 27<sup>th</sup> meeting. Do I have a motion for approval?

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Minutes of the May 27, 2025 Board of Supervisors Meeting were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with DSI Security Services**

Ms. Zaresk: The next item is the consideration of our agreement with DSI Security Services.

Mr. Showe: Correct. I can just walk the Board through it. I know we discussed this briefly at the last meeting about the increase in rates that hadn't happened in about two years with DSI.

Ms. Zaresk: Yeah.

Mr. Showe: The Board was amenable with us moving forward. So, we just prepared a new agreement. This agreement would go through September 30<sup>th</sup> of next year, but as always, you have the standard termination language. So, it's the same agreement, which is just reflected to update those increased rates. We'll make sure that when we bring you your budget next month, it reflects the increase in rates as well. So, with that we can take any questions or a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the Agreement with DSI Security Services was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Zaresk: Alright. Staff Reports. Scott, do you have anything?

Mr. Clark: I didn't really have anything to report, other than the conversations with the fiber provider that we just talked about. I don't have anything else at all but can answer any questions that the Board has for me.

Mr. Mehrlich: Nothing for me.

Ms. Zaresk: I don't think we have any. Thank you.

**B. Engineer**

Ms. Zaresk: Pete.

Mr. Glasscock: I'm the same as Scott. I don't have anything to report. If there are any questions, I can answer them. Otherwise, that's all I have.

Mr. Mehrlich: What about the hole down there?

Mr. Scheerer: That is Toho.

Mr. Showe: They've been alerted. Alan also reached out again today to try to get an update, but we haven't received any answer yet.

Mr. Brown: How deep is that one?

Mr. Mehrlich: 8 to 10 inches when I saw it.

Mr. Scheerer: He's talking about with the sewer connection?

Mr. Brown: It was 30 feet deep.

Mr. Glasscock: My guess is where it's at, it's going to be pretty deep. Maybe not. It's going to this lift station, so it should be relatively shallow.

Mr. Brown: Relatively, because I would have thought the other one would have been.

Mr. Glasscock: Me too. I was surprised. I couldn't believe it was that deep either. It kind of scares me how deep this lift station is here. It also scares me that it is 20 feet deep down. It could be anywhere from eight feet down to 30 feet.

Ms. Zarek: Are there any other questions for Pete? Okay. Thank you.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Zarek: That brings us to the District Manager's Report.

Mr. Showe: Sure. The first thing that we have is your Check Register. In the General Fund, we have Checks #7586 through #7597, Capital Reserve Checks #146 through 149 and May payroll, for a grand total of \$133,502.88. A summary of those invoices was included and Alan and I can take any questions the Board might have or we can take a motion to approve.

Ms. Zarek: Are there any questions? Hearing none, we need a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the May 20, 2025 through June 17, 2025 Check Register in the amount of \$133,502.88 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. We are doing better than budget to actuals in your General Fund, so we're in great shape there and are 99% collected on our assessments.

**iii. Presentation of OCSO Reports**

Mr. Showe: We presented the Osceola County Sheriff Reports.

**D. Field Manager's Report**

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

Mr. Scheerer: There is nothing too crazy. The Amenity Center is in good shape. The Fitness Center is in good shape. Our company that we use, Fitness Showcase, the owner retired, so we're going to have to look at somebody else. I'm talking to a couple of different people right now, that can come out, should we have any problems with any of the equipment. The swimming pool is in good shape. The gates aren't bad. We've had a couple of oddball repairs at the gates. We've also had some requests for remotes, so we're just giving the codes. We did replace one of the sink faucets in the Partin Settlement Road gatehouse as well. The lakes are in good shape. Landscaping, we do have the additional plants to fill in the buffer area by Ms. Patrick's house. It should be going in this week. There is also some warranty work. Unfortunately, at Club Villas, we had a couple of Ligustrums that didn't make it. So, those are coming out and will get replaced, obviously, at no cost to the District. The big-ticket item is the power at the darn E. Lakeshore Boulevard entrance, for the 30<sup>th</sup> day in a row. We had a day set up for them to come out, but they wouldn't open it because they said the account was closed. So, we're like, *"How can the account be closed when we've had the same account for 30 years?"* It's 2700 Remington Boulevard. So, I got with accounting. Accounting called them and they said when they pulled the meter, they closed the account. So, we're trying to figure out who authorized that, because we didn't. We would have just said, *"We'll pay the monthly fee until we get our power back."* So, to make a long story short, I got an email from Terry's Electric. Everything is now slated for the 26<sup>th</sup>, which is in two more days. Hopefully, they're going to be able to land their wires and then we'll get our meter reset. We're praying. I still have my extension cord out there. If you haven't heard, there was a traffic accident over the weekend. Somebody missed their turn and hit the column at the E. Lakeshore Boulevard gate, which is kind of crazy, because they must have been heading towards the light, turned into oncoming traffic and hit the column on the 10<sup>th</sup> tee. So, it's not falling apart dramatically yet, but we obviously need to get the Police Report. I'm going to reach out to Dellinger Construction, as the Board knows. They're the company that we've used to budget for our numbers for the three locations of the wall repair. They were actually the lowest proposed bidder on several projects and they've done a great job on other CDDs. So, I'm going to reach out to them to get the



wall fixed. We'll get the Police Report as that comes available, because sometimes it takes 10 to 15 days or more to obtain it and then we'll go after their insurance. My understanding is the owner, the person that did it, lives on Berkeley Drive. Apparently it was raining really bad on Saturday and Sunday and he apparently missed his turn.

Mr. Mehrlich: It was a bad rain.

Mr. Scheerer: It was a good rain. We've also had some crazy locations for stormwater cleanup. Water's Edge was the first one, since I've been here. We had one in Strathmore and then we hit the one out here on Remington Boulevard, that was identified by Supervisor Soukup before he went on vacation. The sidewalk grinding is ongoing. We have three more neighborhoods and we'll be working on that starting next week. That should take care of the sidewalk remediation program for the rest of the year. If I didn't say it, we're going to look at Somerset for the next entrance. So, we're going to head down that way. Are there any questions for me? Ken?

Mr. Brown: Not for you, but for Pete. Did you look the inlets down by Partin Settlement Road?

Mr. Glasscock: I did. I tried to talk to the Site Supervisor that was onsite. He was heading to a meeting and said he would call me back, but he didn't. I'll get in touch with them, to make sure they know that we're watching it and they need to make sure stays clean.

Mr. Scheerer: I called him as well and left him a voicemail. Again, we'll keep an eye out on the sinkhole. Not the sinkhole, the depression. We'll deal with the depression as it comes up. Just a heads up, I'm out of town next week, but I will be working. I'll have my phone. I'll have my computer.

Ms. Zaresk: Okay, are there any questions for Alan? I want to thank you for the update on those trees, because I'm not an arborist.

Mr. Scheerer: They're dead.

Ms. Zaresk: I drove in and I went, *"I don't think those look right."*

Mr. Scheerer: Yeah, it's kind of strange, because all of the rest of them seem to be doing extremely well and we have bubblers on all of the trees. We modified all of the irrigation to make sure that we had the correct amount of water in each new tree. But Down to Earth is going to warranty those. Obviously, we're not paying anything. You just have the pain of having some brown leaves instead of green ones.

Ms. Zaresk: Right.

Mr. Scheerer: So, I appreciate your patience on that and we'll just continue to move forward.

Ms. Zaresk: Well, we've gotten great compliments on how good it looks from everybody.

Mr. Scheerer: Good. I'm glad they like it.

Ms. Zaresk: Okay. Anything else for Alan? Hearing none,

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Showe: That brings us to Supervisor's Requests.

Mr. Brown: What's going on with the school, because the lights are still on?

Mr. Scheerer: Summer school. It's almost done. So, we'll be shutting all the lights off. I actually got a phone call from the head of the crossing guards. Their times are off from when they do Summer school versus regular school.

Mr. Brown: That's why she doesn't seem to do anything.

Mr. Scheerer: Yeah. I think they start a little earlier and they get out a lot earlier. So, by the time they start, the lights aren't on and by the time they get out, the lights are already off. I drove through this afternoon and the lights were on. So, on Friday, I'm pulling the plug on all of the lights and it'll just be a regular road for the next six to eight weeks.

Mr. Brown: I wondered what was going on, because I never saw any kids and the crossing guard didn't seem to be paying attention.

Mr. Scheerer: Yeah, I know.

Mr. Brown: I was like, why are they even down here?

Mr. Scheerer: Yeah. It's strange, because I did get the phone call from the head of the crossing guards. That's all ran by the Sheriff's Office. I had to reprogram all of my lights for three hours in the morning, you know, but the lights are working. They're still on. Again Friday, when I come out and do my normal site visit on Friday morning, before I leave, I'll pull the switches. Then we shouldn't have any lights on for the remainder of the Summer.

Ms. Zaresk: Very good. Okay. Anyone else? David, do you have any requests?

Mr. Jaisingh: No.

## **NINTH ORDER OF BUSINESS**

### **Next Meeting Date – July 22, 2025**

The next meeting is scheduled for July 22, 2025.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Zaresk adjourned the meeting.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman