

**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, **July 22, 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 *by phone*
David Jaisingh

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jason Showe
Scott Clark *by phone*
Alan Scheerer
Sabrina Petitfrere

District Manager
District Counsel
Field Manager
DSI Security Services

FIRST ORDER OF BUSINESS

Roll Call

Ms. Zaresk called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. Mr. Soukup, Ms. Zaresk, Mr. Jaisingh and Mr. Brown were present in person and Mr. Mehrlich was present by phone.

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.

Ms. Petitfrere: Hello! I'm Sabrina. This is my first time, so please don't shoot me. I don't know if I'm supposed to provide the total amount of residents in violation. How do you guys want it?

Mr. Scheerer: So normally you'll give us the total visitors and owners at each gate and then the number of attempted tows and tows.

Ms. Petitfrere: Okay. I got you. At the Partin Settlement Road gate, the total count for the guests was 2,738 and 16,850 residents. The E. Lakeshore Boulevard gate had 1,240 guests and 1,500 residents. There were 85 violations, 4 tows and 1 attempted tow. For the AM shift for violations, we had 59 and 26 for the PM shift.

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

Ms. Zaresk: No.

Mr. Jaisingh: No.

Mr. Soukup: Okay. Thank you for that.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Soukup: That brings us to the Public Comment Period. There are no residents here, so we'll go ahead and close the Public Comment Period.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the June 24, 2025, Board of Supervisors Meeting

Ms. Zaresk: That brings us to the approval of the minutes of June 24th meeting.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Minutes of the June 24, 2025 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearings

Mr. Soukup: That brings us to the public hearing.

Mr. Showe: Sure. So, the first thing that we would like to do with the public hearing, is start with a motion to open it.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor the public hearing on the adoption of the budget for Fiscal Year 2026 was opened.

A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Showe: The first item that we have is Resolution 2025-05, which approves the Adopted Budget for Fiscal Year 2026. It's very much in the same similar form to what you saw in your Proposed Budget several months ago. We'll note that the maintenance assessments are staying level. The admin portion is very similar to what you had currently. Operations and Maintenance (O&M) is also very close. We did incorporate the new contract that you approved for the security staff, as well as some potential inflationary increases in your other contracts, as well as utilities. Those have all been incorporated in there. It still has you putting \$235,000 into your Pavement Management Fund, as well as \$300,000 into your Capital Projects Fund. All of that is with no assessment increase. Behind that, which starts on the next page, behind the General Fund, is the line-item detail. We try to provide as much detail and description of each of those account lines as we can, so that it's transparent for you and your residents as to where the money is coming from and where it's going. Behind that, we have the Pavement Management Fund. With that one, we anticipate having a little over \$1 million at the end of 2025 and about \$1.25 million at the end of 2026. We also have your Capital Projects Fund. We've incorporated in Fiscal Year 2026, the traditional costs for pressure washing, as well as some fitness equipment repair. Traditionally, we've been having over \$100,000 in sidewalk repairs, so we put \$120,000 in there. We also have some wall repairs in there as well, for potential wall repairs throughout the community. Other than that, there's no debt service and there are no members of the public to provide any comments. So, we return it to the Board for any questions or comments or we can take a motion to approve.

Mr. Soukup: Are there any questions or comments on the resolution? If not, we need a motion for approval.

On MOTION by Ms. Zaresk seconded by Mr. Brown with all in favor Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Appropriating Funds was adopted.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: The second resolution that we have is Resolution 2025-06, which imposes the assessments onto individual property Tax Bills. Attached to this resolution is the Adopted Budget that you just approved, as well as the very large Excel spreadsheet, that has every property listed in the District, along with the assessment that ties to it. It is the same amount for every property. No members of the audience are present to provide comments, so we can open it up for any questions or comments from the Board or a motion to approve.

Mr. Soukup: Are there any questions or comments on the resolution imposing special assessments?

Mr. Jaisingh: No.

On MOTION by Mr. Jaisingh seconded by Ms. Zaresk with all in favor Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We would just look for a motion to close the public hearing.

On MOTION by Mr. Brown seconded by Ms. Zaresk with all in favor the public hearing on adoption of the budget for Fiscal Year 2026 was closed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We'll turn it over to Staff Reports and we'll start with District Counsel.

Mr. Clark: Okay, thank you. At the last meeting, the Board had a discussion about a request from GigaPower, to bring some fiber lines into the neighborhood. There were some questions that I had, that I think the Board had about that. I've spent a good amount of time since then, going over documents, looking at the very preliminary plans, which I think Jason has brought a copy of, for the Board Members.

Mr. Showe: Yes.

Mr. Clark: I asked questions about exactly what devices would show in our right-of-way area and what that would look like. They've included that. They're kind of typical of what you probably have already or you would have for cable and internet. I've talked with the representatives

through some of the contractual and financial terms that we might do. There are CDDs that have done agreements like this. They've been heavily negotiated and they seem to work out all right. However, in some of the new CDD's that are just under construction and people are moving in, the CDD has been able to just get a little piece of the pie by getting some compensation from that. I asked that question of the representatives, regarding whether there would be some compensation for us. He indicated not on a mature deal such as this, where you're not having people right and left signing up for services. It's just not the same type of deal. The other issue that I raised, I said, *"This has to be revenue neutral to us and we're going to need a couple things. First of all, we anticipate that there will be some damage that will occur during this."* It always occurs when people are installing underground stuff and in talking through that, they offered to give us a bond for at least \$100,000, to cover us in case there are any damages to our property or right-of-way that they don't fix. I'm going to try to negotiate that to \$200,000. We're still talking about that, but they'll do at least \$100,000. I also asked them if they would provide a fund of up to \$15,000 to pay professional fees during the installation of this. That would cover my fees to handle the agreements and then we would be asking our engineer on several occasions, I think, during the process and certainly at the end of it, to walk through and do an inspection, to ensure that there are no damages that need to be addressed. They told me today that they're willing to do that as well. So, I believe that this deal can be done. We can make it happen. They did clarify one of the questions that I had last time, whether they wanted to install within the utility easements, which are on the house side of the sidewalk or within the right-of-way, which is the area between the pavement and the sidewalk. They want to do it the right way. So that is an agreement that would be with us. I've looked over the forms that they sent. They need some revisions, which I can work on if the Board wants to move forward. I think they're open to negotiating the form of the agreement with us. If this Board thinks that bringing the fiber in would be a benefit to the community, then I think it's something that we can accommodate. He indicated to me that they had fiber Internet speeds of up to 4 gig, which is certainly superior to what you currently have in the neighborhood. So essentially, if the Board wants to move forward, I will ask you to make a motion to authorize the CDD to enter into a service agreement and appropriate placement with GigaPower, subject to counsel being content with the form of the agreement, including bonding and cost recovery provisions. So, I'll let you discuss now or ask questions before we vote on that.

Mr. Soukup: Jason, have you had any CDDs that have gone with this company?

Mr. Showe: None that I'm aware of. I haven't had dealings with this particular company. I know that we've had similar situations with other companies at other CDDs. Certainly, you can expect that it's going to be a mess for a little bit, while they're in here doing the work. I think that's a fair expectation.

Mr. Scheerer: Yeah, they'll do a lot of potholing, basically just digging, trying to locate their directional bores. As long as they can pre-cut the sod and move it over, they can do it that way.

Mr. Soukup: I'm less worried about the main roads and individual residential roads.

Mr. Brown: Sorry to laugh, but why the hell would you want to put it in the right-of-way? You need to go through the asphalt and you have to contend with every single tree in this neighborhood. I don't understand that.

Mr. Showe: That was their answer when Scott asked the question.

Mr. Scheerer: Maybe they just didn't understand what the right-a-way was.

Mr. Brown: Maybe.

Mr. Scheerer: That's only a strip this wide.

Mr. Brown: Yeah.

Mr. Soukup: Yeah.

Mr. Brown: Or it's the asphalt.

Mr. Soukup: Plus, the utilities for each house.

Mr. Brown: Yeah, maybe we should clarify that, because that doesn't seem like that would be an answer that they would accept.

Mr. Clark: Yeah. If the Board votes to move forward, they will be submitting some more detailed plans than what you see right now. The first step would be to look at the plans, look at the routing and try to identify conflicts and problems. The trees are an issue, but they may have ways to work around trees. I don't know all about their technology in doing the installation. They'll have to give us some more information about that.

Ms. Zaresk: I would be interested in knowing what the plan is for that right-a-way. As far as the concept goes and as far as the fact that they're willing to put up a bond and that would like higher speed service, I think is great. So, from that perspective, yeah, but....

Mr. Jaisingh: I watched them put in the fiber optic conduits in Neptune and they actually bore under the ground.

Mr. Scheerer: Yeah.

Mr. Jaisingh: It's not a manual thing. They would just dig a hole here about 50 feet down and bore from section to section. When they come to an interruption, they will go down and open it up and then they'll work around it and keep going. I don't think roots are going to be a problem for them, but I'm not too sure how they work. I think we should try to get that.

Mr. Soukup: Yeah, so I think we definitely want to see some sort of plan first, as part of the consideration. Does the Board agree?

Mr. Brown: Oh, yeah. Maybe we can't do this. I don't know. But if they do say that the easement is probably the smarter place to go, on top of the bond that we do, can we get a bond of \$100,000 that can be used for personal property, in case they damage personal property? Because they may not care about that as much as they care about us.

Mr. Clark: I don't know what our trigger would be for that, because those are public utility easements created by the plat. If they go in that location, they really don't need our involvement at all. They just go with the easement. So, there might actually be less protection if they build it there. But they very specifically wanted to go in the right-of-way between the sidewalk and the road, as opposed to in people's yards and the easement.

Mr. Brown: Okay.

Mr. Scheerer: We have a lot of irrigation in there. Lots of irrigation.

Mr. Brown: Well, even the homes have irrigation in there.

Mr. Scheerer: Yeah.

Mr. Brown: I have irrigation in there.

Mr. Scheerer: Yeah, that's what I mean.

Mr. Jaisingh: It depends on the depth. I've seen them go two feet down.

Mr. Scheerer: Yeah, they're pretty genius when it comes to these bore machines. These guys know what they're doing.

Ms. Zaresk: I approve of the concept.

Ms. Zaresk MOVED to authorize the CDD to enter into a service agreement and appropriate placement with GigaPower, subject to District Counsel being content with the form of the agreement, including bonding and cost recovery provisions and Mr. Mehrlich seconded the motion.

Mr. Scheerer: Do you approve of the set of plans?

Mr. Jaisingh: Right, showing where they are going.

Mr. Scheerer: If we had an engineer, he could show you.

Mr. Soukup: Yeah, right.

Mr. Brown: Yeah, maybe.

Mr. Showe: Okay, but you're okay with staff proceeding with getting more information, getting a set of plans and starting to negotiate a contract?

Mr. Soukup: Yeah.

Mr. Jaisingh: Yes.

Mr. Brown: And maybe a methodology of how they're going to accomplish it.

Mr. Soukup: Right.

Mr. Clark: There is going to be a process over several months here with the planning and installation. It is probably a 90-to-120-day process.

Mr. Scheerer: We couldn't get it started before school started.

<p>On VOICE VOTE with all in favor authorizing the CDD to enter into a service agreement and appropriate placement with GigaPower, subject to District Counsel being content with the form of the agreement, including bonding and cost recovery provisions was approved.</p>

Mr. Soukup: Okay. Anything else, Scott?

Mr. Clark: No, that's all. I'll get this one moving and keep reporting back to you.

Mr. Soukup: Okay, sounds good. Thanks.

B. Engineer

Mr. Soukup: Our engineer is AWOL.

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 will start with the approval of the Check Register. In the General Fund, we have Checks #7586 through #7597, Capital Reserve Checks #150 and June payroll, for

a grand total of \$93,967.56. 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.

Mr. Soukup: Are there any questions about any individual invoices or a motion for approval?

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the June 18, 2025 through July 15, 2025 Check Register in the amount of \$93,967.56 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: The next item is your Balance Sheet and Income Statement. No action is required by the Board. We are performing better than budget to actuals and we are well over 99% collected on our assessments. We're actually at 99%. So, we're in great shape there.

iii. Presentation of OCSO Reports

Mr. Showe: You also have your Osceola County Sheriff Reports.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Showe: We also want to get some Fiscal Year 2026 items completed. We will start with the approval of the Fiscal Year 2026 meeting schedule. We decided to keep your same meeting schedule. It is up to the Board, but I would tentatively recommend moving the November and December meetings up a week, because right now they're scheduled in that fourth week, which is the same week as Thanksgiving.

Mr. Soukup: I would agree with you there.

Mr. Showe: So, we recommend moving the November meeting to the 18th and the December meeting to the 16th.

Mr. Soukup: Correct.

Mr. Showe: The rest of those don't conflict with any holidays. So, with those changes, we would take a motion to approve.

On MOTION by Ms. Zaresk seconded by Mr. Jaisingh with all in favor the Fiscal Year 2026 meeting schedule as amended changing the November meeting to November 18th and the December meeting to December 16th was approved.

v. Adoption of District Goals & Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

**b. Presentation of Fiscal Year 2025 Goals & Objectives
Authorizing Chair to Execute**

Mr. Showe: Finally, we have one other compliance item. We're doing these at all of our Districts now. Obviously, we're still required to do our annual goals and objectives for the District. So, we provided a Fiscal Year 2026 set of goals and objectives, which mirror your 2025 goals and objectives. Additionally, we would also like to get approval for the Chair to execute the 2025 goals, with your budget approval today, as we have completed all the goals for the year. That really just goes on your website as a posted completion report. So, would like to get a motion to approve the Fiscal Year 2026 goals and authorize the Chairman to execute the 2025 goals.

Mr. Soukup: We need a motion.

Mr. Brown: I have a question. So, unlike goal 1.3, the access to records compliance, should we put in that objective, that by putting it on the website, it's ADA compliant?

Mr. Showe: That's a statutory requirement. So, it can be in there.

Mr. Brown: If its somewhere else, that's fine.

Mr. Showe: It's duplicated somewhere else.

Mr. Brown: Okay.

Mr. Soukup: Are there any other questions?

Mr. Jaisingh: No.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the approval of the Fiscal Year 2026 goals and objectives and authorization for the Chair to execute the 2025 goals and objectives were approved.

D. Field Manager's Report

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

Mr. Scheerer: I didn't get any phone calls. The lights are on.

Mr. Jaisingh: Yay.

Mr. Scheerer: If you haven't seen them, the lights at the E. Lakeshore Boulevard gate are on.

Mr. Brown: Cool.

Mr. Soukup: What took so long?

Mr. Scheerer: We finally got that project done.

Ms. Zaresk: Wow.

Mr. Soukup: We need something new for you to talk about.

Mr. Scheerer: Well, that was something that's off my plate now. I almost called you, because there was something in permitting that OUC said that we needed to provide them. We provided it to them, but I guess it had to be in a different format. So, Terry's Electric got with whoever, they put it in a different format and next thing you know, the meter was installed. So, I came out last Friday or the Friday before and turned on all of the breakers and checked all of the lights. So, all of the entry lights are working. We will be moving into some of the landscape lights, because as you know, we had a lot of Palm trees over there, that have gone bad. So, we'll have to readjust some of the lights where those are. The landscaper completed a lot of the warranty replacement work, at no charge to the District. In front of Club Villas, there was some stuff and a couple of the Podocarpus, which are the green plants right in front of the monument signs, some of those were failing. Those have been replaced. Probably next month, we'll wrap up with Somerset and maybe Eagles Landing. We'll see how the money plays out. Then after that, we are going to have to figure out how we're going move forward with the perimeter walls, up and down Remington Boulevard, any of the entrances, especially down here at Partin Settlement Road, once they're done messing up the Partin Settlement Road entrance. Because I know that's going to be something we'll end up being on the hook for. On Oak View, the pothole is still there. We have been communicating with Toho. It's just basically handing them the PO or work order and somebody approves it. It's kind of like if you remember the one we had at Christmas? It's hopefully not as bad, but we are communicating with Toho. We are still doing AC filters and checking the guard house's cameras every week, making sure that's good. We wrapped up the majority of the concrete work from grinding and sidewalk replacements. We ended in, I want to say Somerset. Oak View and Windsor Park, I think were the last three neighborhoods that we did. So, that's been completed. We did have at the end of McKinnison and Oak View, at the cul-de-sac, a tree that

died. So, we went ahead and cut that tree down, in advance of hurricane season. Other than that, we're still looking for a maintenance company for our fitness equipment. As I told you at the last meeting, our gentleman had retired with no recommendations for replacement. But we are working with another vendor in another CDD. They just need to make sure that they get out here when I'm here, so I can let them in and see what's going on. Other than that, that's all I have.

Mr. Brown: I had someone tell me today, that in Westmoreland, there's a place in the asphalt that is wavy, not from breaking. It's kind of lined up with the manholes. We thought it might be another starting to occur.

Mr. Scheerer: At that first left there.

Mr. Brown: I haven't looked at it, so I don't know.

Mr. Scheerer: I haven't seen it. I was just in there with Jason. We didn't go through that little turn, where there's another little in between.

Mr. Soukup: Barnsley. That's where I used to live.

Mr. Scheerer: I didn't go down Barnsley, so maybe that's where it is at. We'll take a look at it.

Mr. Brown: I haven't been through there. They just told me that today.

Mr. Scheerer: Alright. We'll take a look.

Mr. Jaisingh: I think we should start looking at repointing the walls along Remington.

Mr. Scheerer: Doing what?

Mr. Jaisingh: Repointing them. Because the mortar from in between the bridge, is coming loose.

Mr. Scheerer: Well, you know, we put \$88,000 aside. That is for three locations. There's one on Knightsbridge. There's one up here on Remington Boulevard for Somerset. Then there's the one on Partin Settlement Road, that we have to work with. If we can get that done, then we're definitely going to have to start filling some grout joints in, throughout the community, as ongoing maintenance, but maybe we can just absorb that, depending on the dollar amount out of the General and R&M Funds. So, we can definitely look at that. I haven't seen the mess they made. I know they come right up to that island at the entrance at Partin Settlement Road. So, keep an eye on what's going on there.

Mr. Soukup: Yeah. That shoulder on the right side is all down.

Mr. Scheerer: Yeah.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Jaisingh: Nothing.

Mr. Soukup: Ms. Zaresk?

Ms. Zaresk: I have none. Thank you.

Mr. Soukup: Mr. Mehrlich?

Mr. Mehrlich: I'm good.

Mr. Soukup: Mr. Brown?

Mr. Brown: I'm just glad that we have the electric back in time for GigaPower to cut it.

NINTH ORDER OF BUSINESS

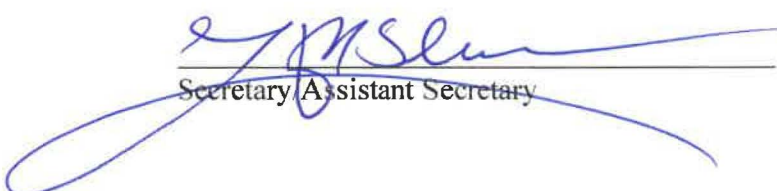
Next Meeting Date – August 26, 2025

Mr. Soukup: Our next meeting is scheduled for August 26, 2025.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Soukup adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman

