

**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, **October 28, 2025** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

Kenneth Soukup <i>by phone</i>	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 <i>by phone</i>	District Counsel
Pete Glasscock	District Engineer
Alan Scheerer	Field Manager
Sabrina Petitfrere	DSI Security Services
John Thacker	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. Jaisingh, Ms. Zaresk and Mr. Brown were present in person and Mr. Soukup and Mr. Mehrlich were present by phone.

Mr. Showe: We're actually using some new software to recognize the voices, to try to get the minutes a little more accurate.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Mr. Showe: We have no modifications to the agenda.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Ms. Zaresk: Security Report.

Ms. Petitfrere: We'll start with the Partin Settlement Road gate. The total guests that we had was 2,981 and 18,435 residents. At the E. Lakeshore Boulevard gate, we had 1,437 guests and 6,901 residents. There were 80 violations and one tow.

Ms. Zaresk: Are there any questions?

Mr. Soukup: No questions.

Mr. Thacker: Actually, Jason, I don't know if you've seen it or not. A short time ago I sent you an email. We just needed an updated text.

Mr. Showe: Yeah, I just sent it a few minutes ago.

Mr. Thacker: Perfect. There is nothing else.

Ms. Zaresk: Okay. Thank you all.

FOURTH ORDER OF BUSINESS

Public Comment Period

Ms. Zaresk: There are no public comments.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2026-01 Appointing an Assistant Treasurer

Ms. Zaresk: Let's go on to organizational matters.

Mr. Showe: Sure. We presented Resolution 2026-01, naming Ms. Jill Burns in our office, as an Assistant Treasurer. This is just for the purpose of signing some checks for our accounting process. So, we would just look to add her on and would look for a motion of the Board to approve.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor appointing Ms. Jill Burns as Assistant Treasurer as evidenced by the adoption of Resolution 2026-01 was approved.

SIXTH ORDER OF BUSINESS

Approval of Minutes of the September 23, 2025, Board of Supervisors Meeting

Mr. Showe: We have the minutes of the September 23, 2025 meeting. We can take any corrections or changes at this time or a motion to approve.

Mr. Brown MOVED to approve the Minutes of the September 23, 2025 Board of Supervisors Meeting as presented and Mr. Jaisingh seconded the motion.

Ms. Zaresk: Is there any discussion? Hearing none,

On VOICE VOTE with all in favor the Minutes of the September 23, 2025 Board of Supervisors Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we can go to Staff Reports and we'll start with Scott.

Mr. Clark: Good evening, everybody. One thing that I wanted to update the Board on, is I touched base this morning with the folks from GigaPower to see how they were doing. They've made a decision to move forward with the project, subject to the powers that be, being happy with it. They've got their numbers and projections for financing on the deal, but their plan is that they will be going forward and starting construction in two to three months. So, we'll be seeing some activity on that pretty soon, I think. Other than that, it's pretty quiet my way.

Ms. Zaresk: Okay. Are there any questions for Scott? Hearing none,

B. Engineer

Mr. Showe: Next up is Pete.

Mr. Glasscock: The only thing that I have, is Jason asked me to go by 112 Murrell Road, to look at some flooding. It was on the property side, which pretty much automatically makes it our problem. It looks like an irrigation meter is the problem. There's nothing for the CDD to do.

Ms. Zaresk: Okay, great.

Mr. Glasscock: Other than that, I don't have anything, unless you have any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks #7676 through #7693, as well as capital reserve Check #153. A summary of those invoices follows. Alan and I can take any questions the Board might have or we can take a motion to approve. We will note that you do have your

insurance for Fiscal Year 2026. That is the full year amount, which is why it's a little higher this month than normal. But you won't see that again. Other than that, I think everything else is just its normal kind of activity. We can take any questions or comments or a motion to approve.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the September 17, 2025 through October 15, 2025 Check Register in the amount of \$119,783.70 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. I know these say they're through September 30th. I'll just point out; these are not audited. So, there may be some final invoices to come in or some adjustments made. But overall, we did do better than budget to actuals, so we're in great shape. We also got over 100% collected on assessments, so we are in good shape all the way around.

iii. Presentation of OCSO Reports

Mr. Showe: We have your Osceola County Sheriff Reports.

D. Field Manager's Report

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

Mr. Scheerer: Yeah, not a lot to report. You may notice that the palm trees have been pruned throughout the property. Also, we have contractual tree trimming going on right now. If you look, I believe they started from Lakeshore and they're heading this way. The trees look amazing. I can't wait to see the finished product. New annuals were installed. I see Toho put some asphalt in the hole down the road, so we'll see how long that lasts. We're obviously on and off with the sidewalk grinding and replacement program. We had a stuck valve right across the street along the golf course. The sidewalk was wet, but Down to Earth had their irrigation tech here pretty quickly and got the shut valve off. We did have an issue with the Partin Settlement Road gate operator. It needed to be replaced. That was replaced this last week. So, it's a brand-new operator, brand-new camera, and we're monitoring that going forward. But that poor gate arm there has been whacked more than we care. If you're not aware and I'm sure you are, Daylight Savings Time is this weekend, so be prepared for that and dress warm on Halloween. I hear it's supposed to be a little cool.

Ms. Zaresk: That's for sure. Did anyone notice that they've started stringing our holiday lights at the front?

Mr. Jaisingh: I already did.

Mr. Showe: They string them up, but they won't activate them until the day after Thanksgiving.

Mr. Scheerer: We did confirm that all of the GFIs behind the walls, when the power was reconnected over there, were working. We are keeping an eye on the Partin Settlement Road side, just to make sure.

Ms. Zaresk: That's good.

Mr. Scheerer: That's all I have.

Ms. Zaresk: Are there any questions? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Zaresk: Are there any Supervisor's Requests?

Mr. Jaisingh: I have none.

Mr. Brown: I saw that someone sprayed, but they didn't seem to weed eat around the ponds.

Mr. Scheerer: Who?

Mr. Brown: The golf course.

Mr. Scheerer: Oh, okay.

Mr. Brown: Did you find the agreement?

Mr. Scheerer: I did not find the agreement.

Mr. Brown: I could find it because it's recorded.

Mr. Scheerer: I know we have it somewhere. Jason had it. But I did not find the agreement. I can only tell you what they told me. So that may be something that needs to go higher up.

Mr. Showe: I'll try to track that agreement down and I'll work with Alan. If we need to get it to counsel, we will.

Mr. Brown: Okay. That's it. Thank you.

Ms. Zaresk: Anything for anybody on the phone?

Mr. Showe: Did David have some?

Ms. Zaresk: David said no. Anybody else? Alright.

Mr. Mehrlich: No.

October 28, 2025

Remington CDD

Ms. Zaresk: Alright. Thanks, Tim.

NINTH ORDER OF BUSINESS

Next Meeting Date – November 18, 2025

The next meeting is scheduled for November 18, 2025.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Zaresk adjourned the meeting.



Tim Senn

Secretary/Assistant Secretary



Pamela Zaresk

Chairman/Vice Chairman