

*Remington
Community Development District*

Agenda

May 26, 2026

AGENDA

Remington

Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 19, 2026

Board of Supervisors
Remington Community
Development District

Dear Board Members,

The Board of Supervisors of the Remington Community Development District will meet **Tuesday, May 26, 2026, at 6:00 p.m. at the Remington Rec Center, 2651 Remington Blvd., Kissimmee, FL 34744.** Following is the advance agenda for the meeting:

1. Roll Call
2. Modifications to Agenda
3. Security Report from DSI Security Services
4. Public Comment Period
5. Approval of Minutes of the April 28, 2026, Board of Supervisors Meeting
6. Organizational Matters
 - A. Appointment of Individual to Fill Board Vacancy with Term Ending November 2028
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Consideration of Resolution 2026-04 Appointing Assistant Secretary
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of OCSO Reports
 - D. Field Manager's Report
 - i. Consideration of Inlet Repair Proposal
8. Supervisor's Requests
9. Next Meeting Date- June 23, 2026
10. Adjournment

MINUTES

**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, **April 28, 2026** 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	Assistant Secretary
David Jaisingh <i>by phone</i>	Assistant Secretary

Also present:

Jason Showe	District Manager
Scott Clark <i>by phone</i>	District Counsel
Pete Glasscock	District Engineer
Karley Chambers	GMS Field Services
Sabrina Petitfrere	DSI Security Services
Dacoda Weaver	DSI Security Services
Residents	

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. Mehrlich, Ms. Zaresk, and Mr. Brown were present in person and Mr. Jaisingh was present by phone.

SECOND ORDER OF BUSINESS

Modifications to Agenda

Ms. Zaresk: Are there any modifications to the agenda?

Mr. Showe: We have none other than what's in front of you.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Ms. Zaresk: Security Report.

Ms. Petitfrere: Good afternoon. At the Partin Settlement Road gate, there were total guests of 2,654 and 13,700 residents. At the E. Lakeshore Boulevard gate, there were 1,705 guests and 8,467 residents. There were 50 violations and three attempts to tow.

Mr. Mehrlich: How is the parking now? How is your perspective? I don't know if it was at the last meeting that you said that there was an issue, because you called a tow truck and one didn't show up. So, you felt like you didn't have any support.

Ms. Petitfrere: Yes. They still come.

Mr. Mehrlich: Do they say why?

Ms. Petitfrere: Their excuse is that it's busy, the driver had another car that he's picking up and as soon as he's done, he would head over to us. So, it takes them about roughly two hours sometimes to get there. I sent a couple of emails to show the length of time.

Mr. Mehrlich: Do you feel like it's because of a wasted call? In other words, if they were called and they were to come out, by the time they got here, even if it was within a reasonable amount of time, it would not result in a tow and if there's not a tow, they get no money. Do you feel like that's part of it?

Ms. Petitfrere: In all honesty, I wouldn't say so, because there are plenty of times that they do come out and the person already moves their car.

Mr. Mehrlich: My only other comment is, because our gates don't have a lot of teeth. I think the biggest reason you are here, the biggest reason we pay the amount of money that we do for security services, is to keep our streets clean, to park cars on the side of the road. So, I think even though it is a big problem and I'm going to speak again about this later, about the fact that we need to have a tow service that's going to support us, so that you have support if you have to call somebody. Because if you have no support, then why are you there?

Ms. Petitfrere: Yes.

Mr. Mehrlich: If we're paying thousands of dollars a month for basically keeping somebody off of the road, then if we don't have some support, then why do we pay that money? Do you know what I mean?

Ms. Petitfrere: Yes.

Mr. Mehrlich: So, I think you guys need to stay diligent. I think even though it's redundant, you guys at the gates need to stay on top of it. I know at 2:00 a.m., it's tough, but they like to push that gate up and let it hang up. I think that needs to be something echoed from us and I think that needs to be echoed from the security services, because we pay you guys.

Ms. Petitfrere: Exactly. I am getting to the bottom of why that gate is up at that time. I'm here during the day, but I am doing my part to see what is going on.

Mr. Mehrlich: Well, I come through at all different hours. I know when the gate goes up, it doesn't come right back down. They pushed it up and they left it up. So, if it comes back down, that means a car opened it. You can tell. So, if it goes up and the guy leaves it up with three or four or five or six cars, which they can do in the regular line, if there's a line.

Ms. Petitfrere: Yes.

Mr. Mehrlich: But they have to be reminded of the sole reason they're primarily here.

Ms. Petitfrere: Exactly.

Mr. Showe: So, the only question that I have for you, Sabrina, is have you had any attempted tows since April 8th? Because I know we instituted a new process to helpfully address your issue, Tim. We instituted a new process where they're notified. So, when was the last tow or attempted tow?

Ms. Petitfrere: The last attempted to tow was on April 8th.

Mr. Showe: Okay. Yeah, I have that one.

Ms. Petitfrere: Then on April 10th.

Mr. Showe: Because if you had one on April 10th, it was not emailed in, like the way we talked about.

Ms. Petitfrere: Okay.

Mr. Showe: Because that's how I'm tracking it, to keep up with Airport Towing to make sure that they're acting in accordance with the contract. So, we need to make sure that your officers are emailing in the way that we talked about so we can track it.

Ms. Petitfrere: Okay.

Mr. Mehrlich: Maybe we should even have something set up where they get paid a call fee.

Mr. Showe: Well, they only get paid if they tow the car.

Mr. Mehrlich: Exactly. So, there's no reason for them to come if they don't get towed. So, there needs to be some accountability on all parts. But if I'm a tow truck driver and I'm called by

Remington to show up, I know that 99% of the time there's going to be a conflict, because it's an HOA and I'm not going to get paid, so why am I going to show up? So, there should be possibly some reason for them to show up. I mean, if it's important enough for us to make a phone call, then it's important for us to make sure that they're reciprocated. Are they going to come without getting paid? I don't think so. So, that's my point.

Mr. Showe: Well, I was working over the last month since you brought the issue up, with both Airport Towing and DSI to come up with a new process, so that we could actually see what's happening. So, the process is supposed to be that when DSI calls in for a tow, they also send an email with a photo to the tow company, so I have a track of it. Then in the case of April 8th, DSI actually canceled the tow within 30 minutes of the vehicle being called in, because the vehicle moved.

Mr. Mehrlich: I think our neighborhood is beautiful.

Mr. Showe: Also, when they came out, they realized that there were several communities that didn't actually have signs up. So, I don't know if the HOA removed some of our signs. We actually had to have Airport Towing put some more signs up, because there were several neighborhoods that were missing signs. So, we're trying to track it and enforce it just to make sure, because I kind of want to get a feel for what's happening.

Mr. Mehrlich: I just know from an entrepreneurial standpoint, if I'm going to go someplace, there needs to be a monetary reason to do it. If I know that I'm going to come out here and it's going to result in a bunch of blah, blah, blah. In particular in an HOA where you have residents. Who wants that garbage? Nobody wants that garbage. So, there's got to be some process.

Ms. Zaresk: Well, they have a contract with us.

Mr. Showe: Correct.

Mr. Mehrlich: You know what I mean? Maybe there should be some sort of compensation. Even though it's an expense to us, if we're going to have somebody show up, there's got to be something involved, but at the same time it's got to be a legit call, you know?

Mr. Showe: Yeah.

Mr. Mehrlich: Because there's the onus on both of us.

Mr. Showe: Correct and that's why I'm trying to just track it. So, I think if you give me one more month and then if it's still not working out, we'll find another tow vendor. It's not a big deal.

We have other vendors that we can use. But I'm just trying to make sure that I can track it and see if there's a hole that I can fill, to resolve the issue in advance.

Mr. Mehrlich: I know 20 years ago they towed my car.

Ms. Zaresk: I agree, but since you're tracking like that, let's give it another month. But at the end of that month, we can modify their contract. In other words, a performance-based contract. We have a base contract with them and then every time we call, if they're not coming out, that gets subtracted. Scott, I don't know how this would work.

Mr. Mehrlich: I don't think a contract involves money.

Mr. Showe: Correct. That's what I was going to say. Essentially either they're performing or we terminate the contract. If you give me one more month, let me keep tracking it and then we'll have a better handle on it.

Mr. Mehrlich: I think we're doing remarkably well in lieu of everything. I mean this is just an issue within an issue.

Mr. Showe: I agree. Part of it is when we found that when they came out and reviewed, Alan and I actually looked at it. There were signs missing. So, even if the tow truck driver came out, he had no legal ability to even tow if the sign was missing. So, we went through and made sure that all of the signs were back up, they established everything and now I think if you give us another month to track it, if it's not working, then we'll certainly recommend termination.

Mr. Scheerer: Yeah. There was also a conflict with some of the other neighborhoods that had their own towing signs for parking on the grass.

Mr. Showe: Correct.

Mr. Scheerer: So, they were a little apprehensive with doing that and Jason and I had a conversation. He explained it to him. That has nothing to do with what you're doing for the District.

Mr. Showe: Correct.

Mr. Scheerer: We're not asking them to tow out of somebody's driveway or out of their yard. That's an HOA issue.

Mr. Mehrlich: Well, thank you for what you do.

Ms. Zaresk: Thanks, Sabrina.

Ms. Petitfrere: Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Ms. Zaresk: Public comment period, if you would like to make a comment, please identify yourself and your address.

Resident (Francis Cordero, Remington Boulevard): My name is Francis Cordero, and I am here on behalf of the school at 2557 Remington Boulevard. We received a notice about the park, so I am here to find out what's going on. We've been working for years with the kids. 90% of the kids that we have, live within the community. I think Louis came here last time. I'm not sure if he ever got to come, because we wanted to fix the park, but for that, we needed permission.

Mr. Showe: You just need to coordinate with Alan.

Mr. Scheerer: Are you talking about the ball field?

Resident (Francis Cordero, Remington Boulevard): Yes.

Mr. Scheerer: We had a conversation. He never gave us any additional information.

Resident (Francis Cordero, Remington Boulevard): His wife has cancer, so he hasn't been available a lot.

Mr. Scheerer: If you're still interested in making improvements to the baseball field, we'll make arrangements to get with you guys. You can make a wish list of what you want to do and how it's going to be funded.

Resident (Francis Cordero, Remington Boulevard): Okay. Because we really want to fix that fence and we want to fix the field. There are people from the community using it, so we want to make sure that it's built right.

Mr. Scheerer: I will be happy to meet with you anytime. I'll give you my card. You can contact me directly.

Resident (Francis Cordero, Remington Boulevard): Thank you. Then he said something about how much we are paying for it.

Mr. Showe: The Board had a discussion about two months ago and they wanted to increase the fee to \$2,500, instead of \$1,200, based on the cost of maintenance and some other items that we've received. Other than that, that was really the only change. We re-altered the agreement, if the Board approves, to make it 12:00 p.m. to 5:00 p.m., Monday through Friday, the way it was before.

Resident (Francis Cordero, Remington Boulevard): 12:00 p.m. to 5:00 p.m.

Mr. Showe: Yeah, Monday through Friday.

Resident (Francis Cordero, Remington Boulevard): Monday through Friday. Okay, but you want to increase the amount to \$2,500 from \$1,200?

Mr. Showe: Yes.

Resident (Francis Cordero, Remington Boulevard): Why?

Mr. Showe: Because rental fees in the field are \$25 per two-hour shift. So, it kind of works out similar to the amount of time that you're utilizing it for. It makes it commiserate with what a resident would rent the field for.

Resident (Francis Cordero, Remington Boulevard): So, a resident rents the field for how much?

Mr. Showe: \$25 for two hours.

Resident (Francis Cordero, Remington Boulevard): Okay, but we keep up with the field. Residents don't keep up with the field.

Mr. Scheerer: There's nobody keeping up with that field. We're mowing and maintaining the field. You're not maintaining the field, meaning the school. The residents pay their CDD fees to the landscape contractor that oversees the maintenance of the field. I know the school is not doing any maintenance of the field.

Resident (Francis Cordero, Remington Boulevard): Is there any way that it could be less than \$2,500?

Mr. Showe: That's up to the Board.

Resident (Francis Cordero, Remington Boulevard): That's kind of steep.

Mr. Mehrlich: That's for the year. Right?

Mr. Showe: Correct. That's a yearly fee.

Mr. Scheerer: It's an annual fee.

Mr. Mehrlich: When you guys are out there, your school is taking over the facility. There are no other people that can go out there and use it. Like when you're taking over the tennis court, if you're doing something there, playing volleyball, whatever you're doing there or if you're out on the other fields, I'm sure people can come out there and use it, but you pretty much have control of that field. Somebody is not going to walk and start doing this or doing that, in the midst of all of the kids. So, when you are, in fact out there, you pretty much have control.

Resident (Francis Cordero, Remington Boulevard): We sometimes take kids from the community, if they want to learn how to play golf.

Mr. Mehrlich: Well, you charge for your services. Right? You charge for the school. They don't go to the school for free.

Resident (Francis Cordero, Remington Boulevard): No, we charge for the school. But sometimes kids come and say that they want to learn how to play baseball, to see if they really want to come to the school. Because basically most of our students are athletes that play baseball.

Mr. Mehrlich: Yeah. I think it's a big statement that you made, that 90% of the kids are from the community. I didn't realize that there were that many kids from the community. That's a big statement, because they are in fact paying, whether they're renting or owning. They pay CDD dues.

Resident (Francis Cordero, Remington Boulevard): I have kids from 6 months old to 12th grade. I not only have the kids that are playing baseball in the afternoon, but all of the kids are playing.

Mr. Mehrlich: When they are there, they take over. They are all over the fence. The kids are everywhere when they're out there. That's fine to an extent, but \$2,500 isn't much, as I spent \$300 at Walmart for not even a basket of groceries today.

Resident (Francis Cordero, Remington Boulevard): I thought it was \$2,500 per month.

Mr. Showe: No, it's for the year. I just did some quick math. If you were to pay the same hourly rate that the residents are paying, it equates to about \$10,000 for eight months' worth of use. We were trying to make it something reasonable but trying to make it a little more equivalent to what a resident would rent the field for, for exclusive use.

Mr. Mehrlich: Yeah and again at least there is just one person here, not everybody. I'm just saying, but if everybody is from the community, I think that says a lot. If you're bringing people in from outside, then it is something else.

Resident (Francis Cordero, Remington Boulevard): Yeah. I'm very happy this year, because they keep the garden separate. You see them in the afternoon. We take them to the games. That was my concern. I need your card, because I started at 6:00 a.m. this morning.

Resident (Francis Cordero, Remington Boulevard): Thank you so much.

Ms. Zaresk: What is your name?

Resident (Maribel Frattali, 517 Berry James Court): My name is Ms. Maribel Frattali and I live in 517 Berry James Court.. I like to know the towing rules, because I wasn't aware that there is a towing company. I don't see any signs.

Mr. Showe: They are at the front of every community when you pull in. There is a CDD sign that says, *“No Parking On The Street At Any Time.”*

Resident (Maribel Frattali, 517 Berry James Court): I haven't seen those signs.

Mr. Showe: The rules are in general terms, as a resident, you can't park on the street. You can have visitors park on the street, but you have to go to our website and there's a link that you put in and you register the visitors. That goes to security.

Resident (Maribel Frattali, 517 Berry James Court): I don't park in the street. I have a huge driveway.

Mr. Showe: Well, our parking only applies to the street.

Resident (Maribel Frattali, 517 Berry James Court): But I'm concerned, because I have seen in the past, a lot of people parking in a cul-de-sac and it's horrendous.

Mr. Showe: Well, if they register them as visitors, then we have to track them in.

Resident (Maribel Frattali, 517 Berry James Court): How long, because some people have been parking for a month or two?

Mr. Showe: The rule is they can park six days in a row or seven days in a 30-day period. If they go beyond that, they're no longer a visitor and they can be towed.

Resident (Maribel Frattali, 517 Berry James Court): Okay. How many warnings do they receive?

Mr. Showe: They receive one bright orange sticker on their car. The next time that they get a violation, they can be towed.

Resident (Maribel Frattali, 517 Berry James Court): Okay. I was just wondering, because I've been here since 2005 and it is getting worse.

Mr. Mehrlich: You have to let Jason know.

Mr. Showe: Yeah.

Mr. Mehrlich: Because if you let it go, it gets worse. So, you have to nip it in the bud and stay on top of it.

Resident (Maribel Frattali, 517 Berry James Court): Another question that I have. What about the ponds? I live behind a pond and I see people fishing. Who can control that?

Mr. Showe: We let security know when we get reports of it. Obviously there is supposed to be no fishing, no trespassing. So, if we catch them, we have to call the police. Sometimes they

show up and sometimes they don't. Security has to catch them. Alan catches them when he's out here and tells them to go.

Ms. Zaresk: Or residents call in. Every time I see somebody with a fishing pole, I approach them and say, "*The sign says no fishing.*"

Resident (Maribel Frattali, 517 Berry James Court): Because some people actually come in, like on a bicycle and park their bicycle back there. They bring backpacks and everything. Actually, I was talking to one neighbor. They had children and he doesn't like it at all.

Ms. Zaresk: Well, he needs to call the police.

Resident (Maribel Frattali, 517 Berry James Court): Yeah.

Mr. Showe: Yes.

Resident (Maribel Frattali, 517 Berry James Court): Because they're small children. You don't know who they are.

Mr. Showe: Because even if our security catches them, they can ask them to leave. But ultimately they're going to have to depend on the police.

Resident (Maribel Frattali, 517 Berry James Court): How is security catching them? Do they go onto ponds or do they just drive around?

Mr. Showe: They're driving in their car.

Resident (Maribel Frattali, 517 Berry James Court): It's easy if you drive on Remington Boulevard, to see who is on the ponds, but what about us? We are on the side.

Mr. Showe: There's no one that patrols that regularly.

Ms. Zaresk: Yeah. It's up to the residents. We hear a lot of that, but as residents if we see something like that, it's up to us to make a phone call to the non-emergency number to say, "*I have trespassers in back of my house, they don't belong here. It's posted. Please respond.*" Now I'll be the first one to be realistic and tell you that the police aren't going to make that a priority. However, we do have police officers off duty in here that patrol at certain times too. If that kind of a call is made, I would imagine that dispatch would send one of the officers that's here patrolling and I'm sure that they can send police officers. We can maybe reassert that at the Police Department.

Mr. Showe: I will.

Ms. Zaresk: When the officers are here doing other patrols, because we do pay for extra patrol to have the police in the community, we ask them to pay particular attention to that. We can

certainly do that. But we're here all the time and we have to take some responsibility when stuff like that happens. But that's all that can be done. It's a trespass situation. It's not an HOA thing or whatever.

Mr. Brown: Or a felony.

Ms. Zaresk: Yeah, or a felony.

Resident (Maribel Frattali, 517 Berry James Court): Do you guys control the scooters in the morning?

Mr. Showe: No, law enforcement has to do that. I would call the non-emergency number and report it. By law, CDDs are forbidden from doing any law enforcement.

Ms. Zaresk: Yeah, we can't.

Resident (Maribel Frattali, 517 Berry James Court): So, one of the things that's happening, because I walk with my husband every day, there are very rude people. Not everybody, but you didn't even know that they are coming like this and sometimes you don't hear it.

Mr. Mehrlich: I see kids on scooters all over the place. I see them at Lake Nona, I see them here.

Ms. Zaresk: I see them on the walking path out here.

Mr. Mehrlich: I think that's the fad today. Do you know what I mean?

Resident (Maribel Frattali, 517 Berry James Court): Somebody is actually using carts with no license plates.

Mr. Mehrlich: This is a golf cart community. So, there's a gray area there.

Resident (Maribel Frattali, 517 Berry James Court): Yeah.

Ms. Zaresk: Okay. Are there any other concerns?

Resident (Maribel Frattali, 517 Berry James Court): Yes. What about the crossing guards for the pedestrians? I don't know if the community can do something, like put some kind of a light when a pedestrian is crossing. Because in the morning, when people are going to work, they do not respect you. You have to actually stop for people. Not everybody. Some people are really nice, but some pretend that they don't see you.

Mr. Mehrlich: When everybody's trying to go to work, leave them alone.

Ms. Zaresk: I'm just going to share with you. If you go the trail on E. Lakeshore Boulevard, if you're a pedestrian, you go up and push the button. It's instantaneous. The lights are flashing. Do you know how many times somebody almost ran me over with the lights flashing there? I'm

just saying to you. I understand. I'm a walker, too and I do it before the sun is up. I walk all over. But that one in particular, amazes me, because this is not something that somebody can't see. I mean, these things are blinking and everything. I almost got run over the other day, because I looked and I saw the blinkers going. I started across and this person was not going to stop. So, I don't know.

Mr. Mehrlich: It's lit up pretty good up there. There are a lot of lights. I don't know why they have so many lights up there on E. Lakeshore Boulevard.

Ms. Zaresk: Well, you have two houses across the street that have to be able to get out.

Mr. Mehrlich: Is that what that's for?

Ms. Zaresk: I think two of those are strictly for those residents.

Mr. Mehrlich: So, a house has a light.

Ms. Zaresk: Yeah. So does the one at the corner of Partin Settlement Road and E. Lakeshore Boulevard. They have their own light. So, I hear you, but your concern is that we should do more with the crosswalks?

Resident (Maribel Frattali, 517 Berry James Court): I don't know, because it blew my mind that we have to look in order to cross. There is still speeding. The speed limit is 35 miles-per-hour (MPH) and people are going 45 MPH. It is amazing.

Mr. Mehrlich: We do pay officers to come out here to patrol the area, over and above their regular scheduled time. I don't know how often.

Mr. Showe: About twice a week.

Mr. Mehrlich: We pay officers to come out. So, if there's a particular thing that is a particular problem, then if you communicate with Jason, we can have them watch something like that. For example, if there's a particular crosswalk that's particularly hazardous.

Mr. Showe: We could ask them to sit on the crosswalk for two hours. Yeah.

Mr. Mehrlich: They would watch that. It's a pretty big fine, if you violate a crosswalk. I think it's over \$100.

Resident (Maribel Frattali, 517 Berry James Court): I have seen sometimes when the school buses come and turn on their lights, people know they're going to stop and speed away.

Mr. Mehrlich: I've seen a car pass a school bus that stopped on Remington Boulevard.

Ms. Zaresk: Thank you for coming.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the February 24, 2026, Board of Supervisors Meeting

Ms. Zaresk: We have the approval of the minutes of the February 24th 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 February 24, 2026 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Supervisor Resignation, Seat 1

Mr. Showe: We have been notified of a resignation of a Board Member because they have relocated to St. Augustine, which is Mr. Kenneth Soukup. We would look for a motion of the Board to accept that resignation.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor Accepting the Resignation of Mr. Kenneth Soukup in Seat 1 effective immediately was approved.

B. Appointment of Individual to Fill Board Vacancy with Term Ending November 2028

Mr. Showe: The next part of that is we do have a vacancy on the Board now, for Seat 1, which has a term ending 2028. Although we just accepted it, I don't know that we have anybody that's expressed any interest yet. But if you have anybody or you know of anybody, if you send them my information, we can get a resume or a letter of interest in the next agenda and you can consider filling that seat in the future.

Ms. Zaresk: When does that seat end?

Mr. Showe: 2028.

Ms. Zaresk: Okay. Is that on our website?

Mr. Showe: Yes.

Ms. Zaresk: So, anybody in the community that might be interested sitting on this Board, can apply.

C. Administration of Oath of Office to Newly Appointed Supervisor

This item was tabled to a future meeting agenda.

D. Consideration of Resolution 2026-02 Electing Officers

Mr. Showe: That leaves a vacancy in the Chair position. What we would like to do is to go ahead and adopt Resolution 2026-02, electing officers. Is there any discussion of the Board about who you would like in the Chair and Vice Chair positions?

Mr. Brown: I nominate Pam for Chair.

Mr. Showe: Is there anybody who is interested in serving as Vice Chair?

Mr. Brown: Tim.

Mr. Showe: Okay. Do you accept that?

Mr. Mehrlich: Yes.

Mr. Showe: I can read the resolution with those names in it and then you can just accept it as read, if the Board's amenable with that. Ms. Zaresk would serve as Chair, Mr. Mehrlich would serve as Vice Chair, Mr. George Flint in our office, would serve as Secretary, Mr. Jaisingh, Mr. Brown and I would serve as Assistant Secretaries, Ms. Katie Costa in our office would serve as Treasurer, I would serve as Assistant Treasurer, as well as Ms. Jill Burns and Mr. Darrin Mossing Sr.. Is there a motion to approve that resolution as read?

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor electing Ms. Zaresk as Chair, Mr. Mehrlich as Vice Chair, Mr. George Flint as Secretary, Mr. Brown, Mr. Jaisingh and Mr. Showe as Assistant Secretaries, Ms. Katie Costa as Treasurer and Mr. Showe, Ms. Jill Burns and Mr. Darrin Mossing Senior as Assistant Treasurers as evidenced by the adoption of Resolution 2026-02 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03
Approving the Fiscal Year 2027 Proposed
Budget and Setting a Public Hearing to
Adopt**

Mr. Showe: Next is Resolution 2026-03 approving the proposed Fiscal Year 2027 budget. This does a couple things for the Board. It starts with adopting the Fiscal Year 2027 proposed budget and sets the public hearing for your July meeting. It also directs us to transmit that budget to Osceola County, in accordance with the Florida Statutes. Behind that is Exhibit A, which is your

Proposed Budget. Alan and I have been able to maintain the same budget level this year, so we didn't do an assessment increase. I'm not sure how long we'll be able to hold that, given what we anticipate with potential price increases over the next year.

Ms. Zaresk: Yeah.

Mr. Showe: But we feel pretty good about it right now. We're still transferring \$235,000 to the *Pavement Management Fund* and we're still putting almost \$300,000 into the *Capital Projects Fund*. So, we feel pretty good about those. Behind that, are your line-item details. We try to at least spell out as much as we can for all of those account lines, where we're spending them and how we get those funds. Then on the last page, you have your proposed *Pavement Management Fund*, which we anticipate having over \$1 million at the end of this year and your *Capital Project Fund*. We've allocated some projects for next year, such as fitness equipment and pressure washing. We put some money in landscape improvements, because I know that we may have some things with some of the plant replacements. Obviously, the District spends a significant amount of money on sidewalk repairs, so that's still in there, as well as some additional wall repairs, once they finish the project on Partin Settlement Road. Then there are some additional rec center improvements. So, we feel like we've got a lot of the bases covered, in terms of projects and there's still some additional funds in there. So certainly, Alan and I can take any questions you might have on that budget or we can take a motion to approve it as presented. Again, I think in large part, it's very similar to the budget that you've seen in the past. We tried to keep it as level as we could.

Ms. Zaresk: Good job. Fingers crossed is all I can say.

Mr. Showe: We agree.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for July 26, 2026 at 6:00 p.m. at this location was adopted.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Related to the November 2026 General
Election and Qualifying Period**

Mr. Showe: There is another resolution, Resolution 2026-04, outlining the General Election process for this year. It is also a public announcement. We are announcing that three seats up for election this year. Seat #2, held by Ms. Zaresk, Seat #3, held by Mr. Mehrlich and Seat #4,

held by Mr. Brown, are all scheduled to be in the November 2026 General Election. It also outlines the qualification process, as well as the Florida Statute compensation and the terms of office. Behind that, is the notice that we place in the newspaper, describing what is available and the description on how you qualify. If you are interested in qualifying, you would need to do that at the Supervisor of Elections. You should not have to provide your Form 1, as you have already completed that online as a Board Member, but you must complete an Oath of Office, as well as a notice of intent and pay a \$25 fee or you can collect 25 signatures. We note on here, if you collect the signatures, you do have to have that back by May 11th, because they must have time to validate the signatures. There is a charge of \$0.10 per signature for them to validate. The qualifying period is from noon on June 8th through noon on June 12th. We will note in most counties, you don't have to wait for that window. You can go and qualify right now if you want to. That's just the official statutory window for full qualification. So, if you wanted to qualify right now, you could do that. But each county is a little different, so we just encourage you to reach out to the Supervisor of Elections, because they handle that on their own. We can take any questions or a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor Resolution 2026-04 Related to the November 2026 General Election and Qualifying Period was adopted.

- **Consideration of Resolution 2026-03 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt (Con't)**

Mr. Brown: Before we move on, I just had a question about the budget.

Mr. Showe: Sure.

Mr. Brown: Don't we also have to do a separate vote on what the assessment is or is that later?

Mr. Showe: So that's actually part of the budget. It's not a separate vote. When you adopt the final budget, we'll do a vote on levying the actual assessments. So that's kind of mechanically wrapped into the budget here.

Mr. Brown: Okay. For some reason, I thought we had to set that separately.

Mr. Showe: No, you're setting it by proxy through adopting the budget. So, at this point, you wouldn't be able to raise your assessments from now on for the year.

NINTH ORDER OF BUSINESS

Discussion of School Field Use

Mr. Showe: Then we can touch on that School Use Agreement. We just wanted to bring this back. Obviously, we were having discussions with the school. I know that the guy who runs the school, was having some health issues with his wife. So, we wanted to just bring this back again. It's essentially the same agreement that we've been operating under, except that we increased the fee to \$2,500, which, again, I think is a fair amount for the use that they get out of it. So, we would just look for a motion of the Board to approve it.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the School Use Agreement for the field in the amount of \$2,500 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll turn it over to the attorney. It's your turn, Scott.

Mr. Clark: Okay. I don't really have anything that I had planned to report on tonight, but if you have questions or something that you want me to address, let me know.

Mr. Brown: I have a question. In the Statutes or with our founding documents, can we change what a quorum is? Can a quorum be a percentage of the Board that's seated at the time, in case we have trouble finding people?

Mr. Clark: No, you cannot change the documents, unlike a private corporation, which can do that. Our requirements are set by Statute. So, a quorum of 5 is 3. Unfortunately, a quorum of 4 is also 3, just because of the math. You can't fight math. People have tried for centuries. I have taken the position that if there are only three members of the Board, two people constitute a quorum, but I don't like a Board to be in that situation. You try to fill your seats so you don't get into that situation. But I operated for a short period of time with three people and I believe the law provides that two is a legal quorum.

Mr. Brown: Okay. That was essentially the question.

Mr. Showe: Typically, we'll hold a meeting with three or two Board Members, for the purpose of appointing the rest of the seats.

Mr. Brown: Oh, yeah.

Mr. Showe: Because there is a provision in the Statutes, that if there is a vacancy, it's filled by the remaining members of the Board. So, there is a little flexibility when it comes to that. Then we use those members to fill the seats and then you can have a quorum. But as Scott indicated, we always try to have at least three Board Members as best practice.

Mr. Brown: Yeah.

Mr. Clark: I may have a little bit more flexibility, but when you're doing things that have legal significance, you really should have the three. If you want to do financing or stuff like that, they're not going to go without three.

Mr. Brown: Okay, thanks.

Ms. Zaresk: Do you have anything else, Scott? If not, thank you.

Mr. Clark: You're welcome.

B. Engineer

Mr. Glasscock: The only thing that I have, is the inspection for the District is ongoing. I'm not sure if my guys made it out here yet. They should be out here. So, we should have that for you at the next meeting. The other is, Jason and Alan asked me to look at another issue where the roots are uprooting the curb. That's at the first house on Hardwood Circle. I did go by there. I went by there twice, actually, one on the way through and it didn't appear that there were any sprinklers on anytime recently. They have water holding way too long. It actually appears as though it's beginning to happen right across the street from that one. There is an inlet very close by, so it should be a pretty easy fix. But it would still require ripping up the curb and doing patchwork. So, depending on how you all want to phase your paving, we know that the Boulevard is going to be first, but generally every other year, you'll do another section. All of the streets look pretty much the same. You all can do a coin flip on who goes first or you can go by the oldest ones. So, if you wanted to do a patch with the curb replacement, we could do it now. We know that it's roughly going to be around \$25,000 to \$35,000. Because we own and maintain the roads, generally we follow FDOT and Osceola County standards on how we do patches. Because we're coming up on a paving or repaving cycle, we could alter them. It would be a little bit smaller, because they will definitely hold up for five years. It's a smaller patch and we won't have to worry about it. So, we are in that realm of where we could say, "*Well, we can't deal with a smaller patch.*" That may be a little bit more unsightly, knowing that it's only going to be for a few years. But again, that's

entirely up to the Board. It is definitely holding water. Yes, we know that the curb replacement is about \$150 per linear foot, between demo and replacement. Then the asphalt work is the asphalt work.

Mr. Brown: So, did you also look at that on Cornwall Court?

Mr. Glasscock: Yep. It's the same thing. I'm surprised that we're not hearing about more. But yeah, they're all tree issues. You're going to have more of them. As the years go by, more of these Oak trees are getting stronger, healthier and more aggressive.

Mr. Showe: Yeah. I think in the past we've addressed these kind of as Pete indicated, as we've done the paving process, just to try to reduce the mobilization and the impact to people.

Mr. Glasscock: When we go out there and do an assessment before we do the paving jobs, we usually try to go out there after a rain event and see what the curves are doing. I looked at three of them. So, I've added this one to the list, of ones that need to be taken care of. But it's the Oak trees and sadly, you're going to have more and more.

Ms. Zaresk: Yeah.

Mr. Glasscock: I take that back. You could have a service go through and root prune all of the Oak trees along the curb. That will stay quite well actually. They usually add about five to seven years before they actually find their way back into somewhere else.

Mr. Brown: So, for that one, the only reason that I would like to see something and even if we can rig something to maybe cut a notch in the curb or something, to let the water go, is because that's right in front of the mailbox. So, everybody trudges through that water, when they go to get their mail. I don't necessarily know that that needs to be pulled up and fixed completely. But if there's a way just to get it to drain.

Mr. Glasscock: We could have somebody go in there and try to just do a 5-foot section of curb, because you can tell it's plain as day where it's holding water at. I think if we hit that about 10 feet, maybe 25 feet at the most, possibly they could do that without doing any kind of damage to the asphalt. We could saw cut that curb up finally, which is another cost and then they jackhammer it out. There is the potential to replace 15 to 20 feet of it and get it to flow better.

Mr. Showe: I mean at least make it maybe a little better until we can get to the full thing. I'd be okay with that approach, if the Board agrees, because I know that we've typically addressed these on a more permanent basis, as we're doing the road. It just makes it a little more efficient.

Mr. Glasscock: I generally don't like to replace anything less than 10 feet.

Mr. Showe: Yeah.

Mr. Glasscock: The main cause is that you get shifting. It's easier for it to shift in a 5-foot section than a 10-foot section. It's got more to spread out. So, I usually like to at least do 10 feet or preferably 20 feet. But if they can do it, I can bring a guy out here and say, *“Do you think that you can do this and not mess with the asphalt.”*

Mr. Showe: Yeah, I think just get us a price. Maybe that one and the one on Cornwall Court too.

Mr. Glasscock: Yeah, Cornwall Court might be a little bit more sensitive. This is much flatter, because we had problems with that exact same area when we were paving, to get that even flow.

Mr. Brown: There is not a lot of relief from even the end of the cul-de-sac to the front of the road.

Mr. Glasscock: Yeah.

Mr. Showe: Maybe you can price them separate, just so we have options.

Mr. Glasscock: Yeah.

Mr. Mehrlich: So, when you take the roots out of these trees, in a place that's fixed, how long is it fixed for?

Mr. Glasscock: When you get what?

Mr. Mehrlich: When roots are cut out of an area that's damaged, how long does that repair last? Are those roots permanently gone from that particular area?

Mr. Glasscock: Not permanently, but it does retard them back. If you were planting a tree, you're going to start seeing problems around 12 to 15 years. What it will do, is it will retard it about five to seven years. So, if you did it now, you're delaying any more stuff for about five years. What they do, is just go through there and pretty much just saw a straight line and they put a root barrier in there. The soil will give a little bit before the curve.

Mr. Mehrlich: Yeah. I mean, because the alternative is to have it as a cow pasture. So, you know, I kind of like the trees.

Mr. Glasscock: A tree is nice.

Mr. Mehrlich: Yeah.

Mr. Glasscock: I wish they would do a less aggressive tree, where they only have a 5-foot green area. All of the landscapers will still tell you, *"Oh well, they grow to their environment."* They are going to get as big as they can get.

Mr. Mehrlich: In my opinion, they put too many trees on the Boulevard. I like the trees, but they could have been spaced quite a bit farther.

Mr. Glasscock: Well, no, because when you plant them that close together, it's too hard for them to grow. It retards their growth.

Mr. Mehrlich: Yeah.

Mr. Glasscock: I think to that point, it probably is a little bit true. But the Oak trees are very aggressive, because they have a shallow root system. Within 2 to 2.5 feet, you're well within that whole structure of that road.

Mr. Mehrlich: Yeah, but the promise to this community back in 1997, was that it was going to be a beautiful neighborhood and everybody wants to cut the damn trees down now. I'm like, *"Well, that's crazy. We've been waiting all of these years for the trees to grow and now that they are grown, now you're cutting them down."*

Mr. Glasscock: Yeah. I'm not saying cut the tree out with a root prune. So, basically Down to Earth has an arborist onsite. You could get with them and say that you want to root prune the trees. Then you would hire somebody to root prune it, take the curb out and replace the curb.

Mr. Mehrlich: Well, me personally, if there were things that we could do to get ahead of it a little bit, I would certainly be in favor of that type of thing, because I'm in favor of the trees.

Mr. Glasscock: They're beautiful. But I love the Magnolias, too and they do fine.

Mr. Mehrlich: They're a lot more wind tolerant, too.

Mr. Scheerer: Yeah, we've been using bio barrier and root barriers in another CDD, when we're doing the sidewalk work.

Mr. Mehrlich: Oh, do you?

Mr. Scheerer: Yeah, because that's what creating all of the sidewalk problems. Anywhere where there's not enough space, though, you need to remember, if you have to cut both sides of the tree, you're basically going to have to take the tree out, because there's going to be no support system for that tree.

Mr. Mehrlich: Right.

Mr. Scheerer: Because it will just go one way or the other.

Mr. Mehrlich: I'm amazed that those guys got that cable through like they did.

Mr. Scheerer: Yeah, they didn't mess around, did they?

Mr. Glasscock: Other than that, if you don't have any questions, that's all we have.

C. District Manager's Report

i. Approval of Check Register

Ms. Zaresk: District Manager's Report.

Mr. Showe: I will start with your Check Register. In your General Fund, we have Checks #7769 through #7793 for a total of \$99,625.57. Alan and I answer any questions that you might have. I know there's a larger Guardian expense. I think that was to replace the reader at the Partin Settlement Road gate.

Mr. Scheerer: It was for the Barcode Automation, inc. (BAi) scanner.

Mr. Showe: Other than that, I think most of the expenses are relatively normal. But certainly, Alan and I can take any questions if you have any or we can just take a motion to approve.

Ms. Zaresk: Okay.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the March 1, 2026 through March 31, 2026 Check Register in the amount of \$99,625.57 was approved.
--

Mr. Glasscock: Can I add a little bit to that? There will be an extra cost for doing some surveying.

Mr. Showe: Just tell us what the cost is.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. No action is required by the Board. We'll point out, that we made some additional transfers into your State Board of Administration account to hopefully gain you guys some additional interest. We are performing about \$80,000 better than budget to actual. So, we're in good shape on our financials. I think you guys are at 95% on your assessments through March 10th. So, we're great shape there.

iii. Presentation of OCSO Reports

Mr. Showe: You have your reports from the Osceola County Sheriff's Office when they come out and do their patrols.

iv. Presentation of Registered Voters – 2,828

Mr. Showe: Every year we are required to announce the number of registered voters. As of April 15th, there are 2,828 registered voters in the District, which is down about 150 from last year.

D. Field Manager's Report

i. Discussion of Proposals for Pickleball Court Stripes

Mr. Showe: With that we'll turn it over to Alan for the field side.

Mr. Scheerer: In your agenda package, there are a couple of proposals. One is for 90 Company. Actually, there are two proposals. There was a request to add pickleball lines to one of the tennis courts and there's a price from 90 Company to come in and do that for \$1,500. That is to convert one tennis court and add the pickleball lines.

Mr. Showe: Just the lines.

Mr. Scheerer: Just the lines for two pickleball courts out of one tennis court. The thing to understand though, is you're going to need a net for pickleball, because our nets aren't going to work for that. I don't know if you choose to do this, if we want to purchase a net, because we have no way to issue or pick up the net. If somebody wants to play pickleball, they can bring their own net, I guess. But the striping is \$1,500.

Mr. Mehrlich: I thought that I've heard people say that they bring their own net.

Mr. Scheerer: Okay.

Mr. Mehrlich: I don't know that for a fact.

Mr. Scheerer: I don't know either. I have no idea.

Mr. Mehrlich: But that's what I thought.

Mr. Glasscock: They do make portable nets.

Mr. Scheerer: Yeah. Well, there's one in here that they supply. Then if you wanted to permanently convert one, it's \$14,910.

Mr. Showe: To convert one court to pickleball courts. Permanently.

Mr. Scheerer: But there is a survey charge.

Mr. Brown: To make sure that the lines are straight?

Mr. Scheerer: Yeah, to make sure that they are going the right way. So that's something the Board can think about. If you want to take action on it, great. If you want to just hang on to it for now, that's cool too. If not, we'll take whatever direction the Board would like.

Mr. Mehrlich: I just see them everywhere and I see our community not using the tennis courts as much. Personally, I think it would be kind of neat.

Ms. Zaresk: I was going to say, I'm for the non-permanent one.

Mr. Showe: Just the striping?

Ms. Zaresk: Yeah. The only reason I'm saying that...

Mr. Showe: It at least gives people the option.

Ms. Zaresk: Exactly.

Mr. Showe: Yeah.

Ms. Zaresk: Not to mention the fact that the fad is growing in some places.

Mr. Mehrlich: It's crazy.

Ms. Zaresk: But anyway, does anybody want to make a motion for the temporary stripes?

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the proposal from Nidy for pickleball court striping in the amount of \$1,500 was approved.

ii. Consideration of Preventative Gate Maintenance Renewal

Mr. Scheerer: The next thing in the agenda is just a Preventive Maintenance Agreement with Guardian Access. We currently have one in place, now. This would just be a renewal. They come out four times a year, test all of the batteries, go through all of the equipment, check the gears, check the gear reducer, check the pulleys and all of that fun stuff. The cost is \$2,180 for the entire year. We're currently under contract with them through the remainder of this year. I think it's pretty self-explanatory. They would provide four barrier gates and access control. There's also some secondary barrier gates and emergency devices as well and complete preventative maintenance. I get regular reports from them when they're done, as well as when we're out here on Friday mornings, we double check things as well. So, I think it's been pretty beneficial. The only thing that seems to give us a headache from time to time, is the barcode reader.

Mr. Mehrlich: I'm all for getting ahead of things.

Mr. Showe: We would look for a motion for four times a year preventative maintenance.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the Preventive Maintenance Agreement with the Guardian Access in the amount of \$2,180 was approved.

Mr. Scheerer: Then just briefly, around the community, the Amenity Center cameras are working, the filters have been changed. The Fitness Center is in good shape. The new fitness provider has been out. We have these protective pads that go over some of the equipment that were worn really bad. He has already replaced those. The pool, as you can see today, has been getting a lot of use. It's in good shape and operating properly. We passed our most recent inspection. The emergency phone is tested weekly. The cameras are working. Probably in 2028, I know this is a ways out, since we just did 2027, I think it's been 11 years since we resurfaced the pool. So that's probably going to be coming up. We have a couple of areas in there that they had a temporary patch and that's usually the first sign to come, that we're going to have to do a resurface at some point. We installed two new pool rule signs: one on the waiting pool and one on the main pool. The gates are in good shape. The AC filters were cleaned. That's done weekly. The bathrooms are being maintained. We tightened all of the gate arms and wiped down all of the cameras. The cameras are all working. The lakes are in good shape. Applied Aquatics is doing a good job. We're going to be getting in probably some algae mode right now, with the change in temperature. So, if you see it, don't panic. They will be out to take care of it. We're mowing weekly now. On April 1st, we started weekly landscape maintenance. The landscaper will be out probably starting tomorrow. The next day they will start removing all of the freeze damage plants. So, you'll see some activity there. Also, the porter is working on cleaning out all of the sidewalk drains, the little drains where we hold water on the sidewalk that we've added all of the French drains. They are working on making sure that those are clean and clear. The outdoor fitness equipment has been checked and is in good shape. Sidewalk grinding and replacement is ongoing. We have about \$88,000 in the budget to repair three sections of walls in the community. The worst one is out by the construction on Partin Settlement Road. We're going to get it done before the end of the fiscal year. I just want to wait as long as we can to save mobilization fees. I don't want them to have to come back twice. There's one here over by the guardhouse on Partin Settlement Road, as well as on Knightsbridge. Then of course, there are the main ones down off of Partin Settlement Road. So, we're going to try to get those done as quickly as possible.

Ms. Zaresk: Does that include the wall at E. Lakeshore Boulevard?

Mr. Scheerer: No, these are the three that were identified and included in your budget for this year.

Ms. Zaresk: Okay.

Mr. Scheerer: We're going to keep an eye on that and see how that works up. We picked up some additional bright orange little parking violation stickers and provided those to security. So, with that said, I can try to answer any questions you might have. If you have any concerns for me, please let me know. I'll try to answer your questions.

Mr. Jaisingh: What is going on with the hole that is on the baseball field?

Mr. Scheerer: We have All Terrain Tractor coming out to take a look at it. It looks like it's a storm drain, probably a joint that collapsed and it's sucking in the dirt around it. So, we try to keep it taped off, but I know the kids were out there. I'm not sure if they're messing with the tape, but we check it regularly, so All Terrain can give us an estimate.

Ms. Zaresk: Are you okay with that, David?

Mr. Jaisingh: Yeah.

Ms. Zaresk: Okay, thank you. Tim?

Mr. Mehrlich: The golf course mowed the ponds. Are they going to continue mowing that?

Mr. Scheerer: I hope so. Do you mean cleaning up the edges of the ponds?

Mr. Mehrlich: Yeah.

Mr. Scheerer: I hope so. It's been a welcome sight.

Mr. Mehrlich: Was that from a discussion?

Mr. Showe: Not on our end.

Mr. Scheerer: Well, I spoke with the Golf Course Manager, Mr. Jimmy Dutcher. I talked to him a couple times. Down to Earth handles that for the golf course and Down to Earth handles our maintenance. I talked to our Account Manager, John, and talked to Jimmy, who is the Golf Course Superintendent and just said, *"Look, we need to try to keep the edges of these ponds down."* Now that we're going into rainy season and maybe growing season, that might change a little bit. But as of the last couple of months, they've been looking tight, They've been looking good, like they should.

Ms. Zaresk: Yeah.

Mr. Scheerer: That's the only thing I can tell you. I don't know if it was anything more than that.

Ms. Zaresk: Well, for extra little leverage, our HOA has Down to Earth now too.

Mr. Scheerer: Congratulations. Let me know if you have any problems. I know a guy.

Ms. Zaresk: Yeah, but that's kind of been our thing. You're doing the 10 foot behind our homes over here, but you're also doing the golf course. Now, I know it's another section, but there shouldn't be any demarcation. So maybe with all of this, we have a little more influence on them. I don't know.

Mr. Scheerer: Whatever helps.

Ms. Zaresk: Yeah.

Mr. Mehrlich: My other thing is, I don't know how this falls into this, but our trees on Remington Boulevard are 13 feet, 6 inches (13:6). Shouldn't we maintain 13:6 through there?

Mr. Scheerer: They're maintained once a year. We come and trim them and they're trimmed up to 14 feet.

Mr. Mehrlich: When they are less than 14 feet, shouldn't they be redone?

Mr. Scheerer: Well, they're not part of the contract. But once a year, we can certainly have them addressed.

Mr. Mehrlich: But is that not part of the responsibility of a road or not?

Mr. Scheerer: The trees fall under our landscape contract.

Mr. Mehrlich: Well, I'm talking about just in general, like are you supposed to maintain 13:6 on the roads? We are maintaining the roads, so shouldn't they be 13:6 regardless?

Mr. Scheerer: Sure, regardless. Yeah, sure, absolutely. We do them in other places that we are not supposed to be maintaining them too, like a tree branch hanging over a sidewalk. The owner isn't cutting it. So, John will go out with the guys and he'll do it as a favor for us.

Mr. Mehrlich: Well, I'm embarrassed to say that I drive a truck right now and I hate trees that hit my trunk.

Mr. Scheerer: I understand. Yes, sir.

Mr. Mehrlich: That's Remington Boulevard. That's not residential. That's a main thoroughfare. I think that should be 13:6.

Mr. Scheerer: Yeah. When they cut them, it's every bit of 13:6.

Mr. Mehrlich: I think that it should be maintained 13:6. I don't think they should be 10 foot sometimes.

Mr. Scheerer: Well, they're not 10 foot. Their roadway height is 13:6 or 14 feet for DOT, when they come out annually, because that's part of their contract. Annually they have a company that comes out and trims all of our trees to the DOT standard of 14 feet, on the roadway side. However, through the course of the year, obviously the trees are going to grow and start to hang. If there are a few that are problematic, we can ask them to come back out and address them. But we'll have to pay extra for it.

Mr. Mehrlich: They're not 13:6 and they should be.

Mr. Scheerer: They were trimmed last year.

Mr. Mehrlich: But is it a requirement for the trees to be 13:6, according to DOT regulations?

Mr. Scheerer: I think it's recommended that you keep the trees at 13:6 or higher, because I know that we had an issue with one of the neighborhoods when you guys authorized the \$25,000 a year for three years. Somebody was claiming that the trees weren't trimmed high enough and I followed the trash guy through here and he stopped and approached me and asked me what I was doing. I said, "*Well we had complaints that the trees weren't trimmed high enough.*" I followed them all through Water's Edge and he didn't hit one tree. But we do the trees annually.

Mr. Mehrlich: Well, what I'm saying, I'll say it a different way, I think our trees should be maintained 13:6 throughout the course of the year.

Mr. Scheerer: Okay.

Mr. Mehrlich: I think that probably should be the legal requirements. I don't know if it is or not.

Mr. Scheerer: I don't either. I just know that we do it annually and if you want it done more than that, I can certainly look into doing that more than once a year.

Mr. Glasscock: Generally, it's instructions. If they're maintaining it at that 14-foot level, if the tree branch gets that big where it starts drooping down, at some point they would have to cut that branch off. But for an Oak tree to grow that rapidly over a year, that's a lot of work.

Mr. Mehrlich: They're pretty low right now. From my standpoint, my perspective, I'm fighting trees being taken out of the neighborhood. I'm the tree lover here, the tree hugger. If you don't maintain them and take care of them, they're going to look worse. If you're banging them

with trucks, it's going to make a not so great thing. But if they're cut nice and pruned nice and you have a beautiful canopy, people aren't going to want to mess with them, because they're beautiful. But if you got them all shaggy and all of this mess, it's not looking good. Back in 1997 when I bought this place, it was supposed to be a canopy lined housing development that was beautiful and we've gotten to that point now. So, I think we should take care of it and keep it nice.

Mr. Scheerer: We're happy to do that. Yes, sir. I don't disagree.

Mr. Mehrlich: I'm only one Board Member, so that's one vote.

Mr. Scheerer: Well, you know what? That one vote prompts me to go out and look into that.

Mr. Mehrlich: Well, I drive a truck, too, so that makes me see it.

Mr. Showe: Yeah, absolutely.

Mr. Scheerer: You're sitting a little higher than my car.

Mr. Brown: It's not Rooms To Go?

Mr. Mehrlich: No, sir. I drive my own.

Mr. Brown: I saw a Rooms To Go truck get stuck on my street here.

Mr. Mehrlich: Oh, really?

Mr. Brown: Because he was hung up on a tree. But it was because the tree had one limb that was relatively low where it started and he pulled all the way over to the side to park, because he was delivering and he was too close to it and he jammed it up under that limb.

Mr. Mehrlich: Well, that big truck, has a thin sheet of fiberglass. Those limbs will go through that. I know that from a personal experience.

Mr. Scheerer: Well, we're going to use your truck.

Mr. Showe: Alan will follow you around.

Mr. Scheerer: Yeah. I'll stand on top of your cab and we'll tag each one.

Mr. Mehrlich: I couldn't even get my boat through here and it's a big boat.

Ms. Zaresk: Okay.

Mr. Scheerer: That's all I have.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Mehrlich: It's nice to come in from out of town and see the place look nice.

Mr. Scheerer: You know, you guys made a commitment. Jason and I were talking about it.

Mr. Showe: Absolutely. We just talked about how great this place looks.

Mr. Scheerer: We used to have Bahia grass on opposite sides of the road and no irrigation and this Board committed to making those improvements. That was money well spent. It's paid off for the last 21 years.

Mr. Mehrlich: Yeah. For an old community, she looks okay.

Mr. Showe: You guys look great.

Mr. Scheerer: You guys are doing a great job. It doesn't happen without the Board.

Mr. Brown: So now that we have light poles up and boxes, do we still have electricity to the sign?

Mr. Scheerer: Which gate do you come in, Supervisor Brown? Yes, we still have lights. Everything's good.

Mr. Showe: I think we've gotten through it. Christmas will be joyous this year.

Mr. Scheerer: Yeah, we won't need extension cords for the holiday season.

Ms. Zaresk: David, do you have anything?

Mr. Jaisingh: No, I'm good.

Ms. Zaresk: Okay. Two things. Just to alert the staff, you will probably be getting a call from AT&T.

Mr. Showe: Oh, yeah.

Mr. Scheerer: Oh, yeah.

Ms. Zaresk: Because they want to do an event.

Mr. Showe: Yeah. We've already talked to them and told them that the CDD is probably not the appropriate body for them to plan an event through.

Ms. Zaresk: Well, the problem is this. They asked me, because we are having an event in there. But as I explained to them, each one of these individual neighborhoods doesn't really have a communal place. I explained that this is the only communal place and it is under the auspices of the CDD. So, I don't know if that's the way that they approached you, but I want you to know that's coming.

Mr. Showe: We kind of told them that we would approach it similar to a national night out. If the HOA wants to do an event and have them as a sponsor, we can certainly look to donate space like we normally do.

Ms. Zaresk: Okay.

Mr. Showe: But because we only handle common areas, it's really not our place to let them advertise individual services to homeowners. Part of your rules are no advertisements here anyway.

Ms. Zaresk: Right.

Mr. Showe: So, we felt like it was more appropriate if they approach the HOA. So, they're working with the HOA. Again, I'm more than happy to help them, if the HOA is coordinating the event and feels comfortable allowing them to use the parking lot or whatever they need to use for it. But it does get a little dicey, because obviously their intent is to sell services to residents.

Ms. Zaresk: Absolutely.

Mr. Showe: So, it's not quite as clean as a community event like we normally have here.

Ms. Zaresk: Absolutely. Great.

Mr. Showe: But they've already reached out to us.

Ms. Zaresk: Very good. I have nothing else.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – May 26, 2026

The next meeting was scheduled for May 26, 2026.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Zaresk adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION C

RESOLUTION 2026-04

A RESOLUTION OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Remington Community Development District desires to appoint _____ as an Assistant Secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REMINGTON COMMUNITY DEVELOPMENT DISTRICT:

_____ is appointed as Assistant Secretary of the Board of Supervisors.

ADOPTED ON THIS _____ DAY OF _____ 2026.

Secretary/ Assistant Secretary

Chairman/ Vice Chairman

SECTION VII

SECTION C

SECTION 1

Remington Community Development District

Summary of Check Register

April 1, 2026 to April 30, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	4/9/26	7726	\$ 9,330.41
	4/9/26	7794-7805	\$ 40,914.68
	4/22/26	7806-7818	\$ 43,999.88
			\$ 94,244.97
Capital Reserve			\$ -
			\$ -
Total Amount			\$ 94,244.97

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00303	9/16/25	252734	202512	320	53800	34600		ACCESS CARDS	V	2,250.00-		
		10/27/25	255057	202512	320	53800	34800		GATE REPAIRS	V	6,018.84-		
		12/01/25	256689	202512	320	53800	34800		MONTHLY WIPAK FEE	V	240.00-		
		12/04/25	256552	202512	320	53800	34800		GATE REPAIRS	V	265.00-		
		12/09/25	256576	202512	320	53800	34800		QUARTERLY INSPECTION	V	556.57-		
ACCESS CONTROL SYSTEMS DBA WI-PAK												9,330.41-007726	
4/09/26	00038	10/20/25	255532	202510	320	53800	34800		EXIT BARRIER GATE RPR	*	735.26		
		10/31/25	252734	202510	320	53800	34600		ACCESS CARDS	*	2,250.00		
		11/10/25	256037	202511	320	53800	34800		MEGA GEAR REDUCER	*	2,532.08		
		12/01/25	256689	202512	320	53800	34800		MONTHLY WIPAK FEE	*	240.00		
		12/04/25	256552	202512	320	53800	34800		CARD READER MAINT	*	265.00		
		12/09/25	256576	202512	320	53800	34800		PREVENATIVE MAINT	*	556.57		
		3/01/26	258229	202603	320	53800	34800		MONTHLY WIPAK FEE	*	240.00		
ACCESS CONTROL SYSTEMS LLC DBA												6,818.91	007794
4/09/26	00288	3/12/26	99703	202603	320	53800	53300		LARGE SIGN POLES	*	552.00		
AIRPORT TOWING SERVICE												552.00	007795
4/09/26	00290	1/29/26	5996	202601	320	53800	53300		REPAIRED SPEED BUMP SIGN	*	375.00		
		3/20/26	6041	202603	320	53800	57200		REPAIRED MENS SINK	*	285.00		
BERRY CONSTRUCTION INC.												660.00	007796
4/09/26	00344	4/09/26	06012025	202604	300	36900	10000		RENTAL FEE REFUND	*	40.00		
		4/09/26	06012025	202604	300	36900	10000		RENTAL DEPOSIT REFUND	*	200.00		
CECILIA GONZALEZ												240.00	007797
4/09/26	00127	3/18/26	5295841	202602	310	51300	31100		ENGINEERING FEES FEB26	*	900.00		
HANSON, WALTER & ASSOCIATES, INC.												900.00	007798
REMI -REMINGTON - LPOPELKA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00213	2/23/26	58069	202602	320	53800	34500		OFF DUTY DEPUTY	*	973.56		
		3/10/26	58120	202603	320	53800	34500		OFF DUTY DEPUTY	*	973.56		
OSCEOLA COUNTY SHERIFF'S OFFICE												1,947.12	007799
4/09/26	00291	4/01/26	1012644	202604	320	53800	46400		POOL MAINT APR26	*	850.00		
ROBERTS POOL SERVICE AND REPAIR INC												850.00	007800
4/09/26	00125	4/18/26	23851	202604	320	53800	46500		CHEMICAL CONTROLLERS	*	125.00		
SPIES POOL LLC												125.00	007801
4/09/26	00335	4/01/26	171194	202604	320	53800	46200		LANDSCAPE MAINT APR26	*	26,450.40		
SSS DOWN TO EARTH OPCO LLC DBA												26,450.40	007802
4/09/26	00071	4/06/26	47069679	202604	320	53800	46800		PEST CONTROL	*	83.46		
TERMINIX COMMERCIAL												83.46	007803
4/09/26	00292	3/31/26	2603-035	202603	320	53800	34500		SERVICE CALL FOR MAR26	*	432.00		
		3/31/26	2603-036	202603	320	53800	53300		12 VOLT BATTERY	*	299.94		
		4/01/26	2604-007	202604	320	53800	53300		TRAFFIC SIGNAL MAINT APR2	*	149.00		
TRAFFIC ENGINEERING & MGMT LLC												880.94	007804
4/09/26	00282	3/24/26	26-1839	202603	320	53800	46700		JANITORIAL SVCS	*	1,206.85		
		3/24/26	26-1839	202603	320	53800	35000		JANITORIAL SVCS	*	200.00		
WESTWOOD INTERIOR CLEANING INC.												1,406.85	007805
4/22/26	00038	4/01/26	258788	202604	320	53800	34800		MONTHLY WIPAK FEE	*	240.00		
		4/17/26	258697	202604	320	53800	34800		GATE REPAIRS	*	270.30		
ACCESS CONTROL SYSTEMS LLC DBA												510.30	007806
4/22/26	00093	3/31/26	235421	202603	320	53800	47100		AQUATIC MANAGEMENT MAR26	*	1,381.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,381.00	007807

REMI -REMINGTON - LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/22/26	00345	3/25/26	03252026	202604	300	36900	10000		RENTAL REFUND	*	200.00		
									BILAL NAVEED			200.00	007808
4/22/26	00290	4/17/26	6067	202604	320	53800	35100		CLEANED GUARD HOUSE	*	385.00		
		4/17/26	6068	202604	320	53800	47300		INSTALLED NEW POST	*	485.00		
		4/17/26	6069	202604	320	53800	47400		REPLACE 2 SIGNS	*	765.00		
		4/17/26	6070	202604	320	53800	57200		SHAMPOOED THE CARPET	*	785.00		
		4/17/26	6071	202604	320	53800	57200		AMERICAN FLAG	*	385.00		
		4/17/26	6072	202604	320	53800	34800		REPAIR BROKEN GATE	*	385.00		
									BERRY CONSTRUCTION INC.			3,190.00	007809
4/22/26	00082	4/01/26	19394	202603	310	51300	31500		ATTORNEY FEES	*	390.00		
									CLARK & ALBAUGH LLP			390.00	007810
4/22/26	00346	4/02/26	BC04013	202604	320	53800	57200		PREVENTATIVE MAINT	*	700.00		
									COMMERCIAL FITNESS PRODUCT			700.00	007811
4/22/26	00321	3/30/26	5567	202603	320	53800	34500		FUEL MARCH26	*	228.59		
		3/31/26	5525	202603	320	53800	34500		TRACKTIK JAN-MAR26	*	450.00		
		3/31/26	5539	202603	320	53800	34500		SECURITY MAR26	*	36,757.84		
									DSI SECURITY SERVICES			37,436.43	007812
4/22/26	00168	4/01/26	573	202604	320	53800	12000		FIELD MANAGEMENT APR26	*	2,838.25		
		4/01/26	574	202604	310	51300	34000		MANAGEMENT FEES APR26	*	7,085.58		
		4/01/26	574	202604	310	51300	35200		WEBSITE ADMIN APR26	*	95.50		
		4/01/26	574	202604	310	51300	34100		INFORMATION TECH APR26	*	143.33		
		4/01/26	574	202604	310	51300	51000		OFFICE SUPPLIES	*	.96		
		4/01/26	574	202604	310	51300	42000		POSTAGE	*	23.78		

REMI -REMINGTON - LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		574	COPIES	202604	310	51300	42500			*	1.05		

GOVERNMENTAL MANAGEMENT SERVICES-CF												10,188.45	007813
4/22/26	00284	4/16/26	04162026	202604	300	36900	10000			*	200.00		
SECURITY DEPOSIT REFUND													
ILEANA MANDIA												200.00	007814
4/22/26	00272	2/09/26	2019030	202602	310	51300	49400			*	1,455.75		
2025 TAX ROLL													
OSCEOLA COUNTY PROPERTY APPRAISER												1,455.75	007815
4/22/26	00125	4/01/26	326505	202604	320	53800	46500			*	952.95		
BULK BLEACH													
SPIES POOL LLC												952.95	007816
4/22/26	00334	3/30/26	100741	202603	300	15500	10000			*	4,555.82		
HOLIDAY LIGHTING													
TPG LIGHTING LLC												4,555.82	007817
4/22/26	00128	3/31/26	FL122857	202603	320	53800	53000			*	1,500.00		
STREET SWEEPING													
USA SERVICES OF FLORIDA, INC												1,500.00	007818

TOTAL FOR BANK A											94,244.97		
TOTAL FOR REGISTER											94,244.97		

REMI -REMINGTON - LPOPELKA

SECTION 2

Remington
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Pavement Management Fund</u>
5	<u>Capital Projects Fund</u>
6-7	<u>Month to Month</u>
8	<u>Assessment Receipt Schedule</u>

Remington
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 370,396	\$ -	\$ 370,396
Pavement Management	\$ -	\$ 483,535	\$ 483,535
Capital Projects Fund	\$ -	\$ 339,324	\$ 339,324
Investments:	\$ -	\$ -	
State Board Administration	\$ 1,128,986	\$ 552,518	\$ 1,681,504
Prepaid Expenses	\$ 4,556	\$ -	\$ 4,556
Total Assets	\$ 1,503,937	\$ 1,375,378	\$ 2,879,315
Liabilities:			
Accounts Payable	\$ 52,356	\$ -	\$ 52,356
Accrued Expenses	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -
Total Liabilities	\$ 52,356	\$ -	\$ 52,356
Fund Balances:			
Assigned For:			
Capital Projects	\$ -	\$ 339,324	\$ 339,324
Pavement Management	\$ -	\$ 1,036,054	\$ 1,036,054
Nonspendable:			
Deposits and Prepaid Items	\$ 4,556	\$ -	\$ 4,556
Unassigned	\$ 1,447,026	\$ -	\$ 1,447,026
Total Fund Balances	\$ 1,451,582	\$ 1,375,378	\$ 2,826,959
Total Liabilities & Fund Equity	\$ 1,503,937	\$ 1,375,378	\$ 2,879,315

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Maintenance Assessment	\$ 1,876,345	\$ 1,876,345	\$ 1,855,511	\$ (20,834)
Miscellaneous Income	\$ 5,300	\$ 3,092	\$ 1,994	\$ (1,097)
Interest Income	\$ 1,000	\$ 583	\$ 26,777	\$ 26,194
FEMA Reimbursement	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,882,645	\$ 1,880,020	\$ 1,884,283	\$ 4,263
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 12,000	\$ 7,000	\$ 5,400	\$ 1,600
FICA	\$ 918	\$ 536	\$ 413	\$ 122
Engineer	\$ 15,000	\$ 8,750	\$ 1,950	\$ 6,800
Attorney	\$ 27,500	\$ 16,042	\$ 8,353	\$ 7,689
Annual Audit	\$ 3,150	\$ 1,838	\$ -	\$ 1,838
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ (0)
Property Appraiser Fee	\$ 1,000	\$ 583	\$ 1,456	\$ (872)
Management Fees	\$ 85,027	\$ 49,599	\$ 49,599	\$ -
Information Technology	\$ 1,720	\$ 1,003	\$ 1,003	\$ -
Website Maintenance	\$ 1,146	\$ 669	\$ 669	\$ -
Telephone	\$ 80	\$ 47	\$ -	\$ 47
Postage	\$ 1,200	\$ 700	\$ 760	\$ (60)
Insurance	\$ 59,684	\$ 59,684	\$ 53,959	\$ 5,725
Printing and Binding	\$ 1,000	\$ 583	\$ 21	\$ 562
Newsletter	\$ 3,500	\$ 2,042	\$ -	\$ 2,042
Legal Advertising	\$ 2,300	\$ 1,342	\$ 264	\$ 1,077
Office Supplies	\$ 200	\$ 117	\$ 7	\$ 110
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administrative Contingency	\$ 1,350	\$ 788	\$ -	\$ 788
Total General & Administrative	\$ 222,682	\$ 157,227	\$ 129,761	\$ 27,467
<i>Operation and Maintenance</i>				
Environmental				
Lake Maintenance	\$ 18,200	\$ 10,617	\$ 9,667	\$ 950
Utilities				
Kissimmee Utility Authority	\$ 7,072	\$ 4,125	\$ 3,652	\$ 474
Toho Water Authority	\$ 49,596	\$ 28,931	\$ 19,859	\$ 9,072
Orlando Utilities Commission	\$ 32,949	\$ 19,220	\$ 11,853	\$ 7,367
Centurylink	\$ 8,140	\$ 4,748	\$ 4,859	\$ (110)
Bright House Network	\$ 5,433	\$ 3,169	\$ 3,083	\$ 86
Roadways				
Street Sweeping	\$ 36,000	\$ 21,000	\$ 18,000	\$ 3,000
Drainage	\$ 7,000	\$ 4,083	\$ -	\$ 4,083
Signage	\$ 10,000	\$ 5,833	\$ 4,146	\$ 1,687

Remington
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Common Area				
Landscaping	\$ 317,405	\$ 185,153	\$ 185,153	\$ 0
Feature Lighting	\$ 6,000	\$ 3,500	\$ 765	\$ 2,735
Irrigation	\$ 10,500	\$ 6,125	\$ 8,613	\$ (2,488)
Trash Receptacles & Benches	\$ 1,000	\$ 583	\$ -	\$ 583
Plant Replacement and Bed Enhancements	\$ 9,500	\$ 5,542	\$ 2,250	\$ 3,292
Miscellaneous Common Area Services	\$ 10,500	\$ 6,125	\$ 1,345	\$ 4,780
Soccer/Ball Field Maintenance	\$ 4,000	\$ 2,333	\$ -	\$ 2,333
Holiday Lighting	\$ 9,112	\$ 9,112	\$ 9,312	\$ (200)
Recreation Center				
Pool Maintenance	\$ 22,461	\$ 13,102	\$ 6,682	\$ 6,420
Pool Cleaning	\$ 10,200	\$ 5,950	\$ 6,500	\$ (550)
Pool Permits	\$ 550	\$ 321	\$ -	\$ 321
Recreation Center Cleaning	\$ 16,695	\$ 9,739	\$ 8,305	\$ 1,434
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 4,667	\$ 5,896	\$ (1,230)
Pest Control	\$ 936	\$ 546	\$ 877	\$ (331)
Security				
Recreation Center Access	\$ 5,300	\$ 3,092	\$ -	\$ 3,092
Security Guard	\$ 447,200	\$ 260,867	\$ 232,379	\$ 28,488
Gate Repairs	\$ 15,000	\$ 15,000	\$ 25,375	\$ (10,375)
Guard House Cleaning	\$ 3,600	\$ 2,100	\$ 1,350	\$ 750
Guard House Repairs and Maintenance	\$ 3,500	\$ 2,042	\$ 385	\$ 1,657
Gate Maintenance Agreement	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Other				
Contingency	\$ 12,500	\$ 7,292	\$ 1,536	\$ 5,756
Field Management Services	\$ 34,059	\$ 19,868	\$ 19,868	\$ -
Total O&M Expenditures	\$ 1,124,908	\$ 666,243	\$ 591,709	\$ 74,533
Total Expenditures	\$ 1,347,590	\$ 823,470	\$ 721,470	\$ 102,000
Other Financing Uses				
Transfer Out - Pavement Management	\$ 235,000	\$ 235,000	\$ 235,000	\$ -
Transfer Out - Capital Projects	\$ 300,055	\$ 300,055	\$ 300,055	\$ -
Total Other Financing Uses	\$ 535,055	\$ 535,055	\$ 535,055	\$ -
Total Expenditures & Other Financing Uses	\$ 1,882,645	\$ 1,358,525	\$ 1,256,525	\$ 102,000
Net Change in Fund Balance	\$ 0		\$ 627,758	
Fund Balance - Beginning	\$ -		\$ 823,824	
Fund Balance - Ending	\$ 0		\$ 1,451,582	

Remington
Community Development District
Pavement Management Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest Income	\$ 5,000	\$ 2,917	\$ 14,201	\$ 11,285
Total Revenues	\$ 5,000	\$ 2,917	\$ 14,201	\$ 11,285
Expenditures:				
Contingency	\$ 600	\$ 350	\$ 312	\$ 38
Total Expenditures	\$ 600	\$ 350	\$ 312	\$ 38
Excess Revenues/Expenditures	\$ 4,400		\$ 13,889	
Other Financing Sources:				
Transfer In	\$ 235,000	\$ 235,000	\$ 235,000	-
Total Other Financing Sources	\$ 235,000	\$ 235,000	\$ 235,000	-
Net Change in Fund Balance	\$ 239,400		\$ 248,889	
Fund Balance - Beginning	\$ 1,021,704		\$ 787,165	
Fund Balance - Ending	\$ 1,261,104		\$ 1,036,054	

Remington
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest Income	\$ 10	\$ 6	\$ 424	\$ 419
Total Revenues	\$ 10	\$ 6	\$ 424	\$ 419
Expenditures:				
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ -	-
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ 17,900	-
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 11,000	\$ 11,000	-
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	-
Capital Outlay - Wall Repairs	\$ 88,000	\$ -	\$ -	-
Contingency	\$ 600	\$ 350	\$ 266	84
Total Expenditures	\$ 254,600	\$ 29,250	\$ 29,166	\$ 84
Excess Revenues/Expenditures	\$ (254,590)		\$ (28,742)	
Other Financing Sources:				
Transfer In	\$ 300,056	\$ 300,056	\$ 300,055	(1)
Total Other Financing Sources	\$ 300,056	\$ 300,056	\$ 300,055	(1)
Net Change in Fund Balance	\$ 45,466		\$ 271,313	
Fund Balance - Beginning	\$ 86,055		\$ 68,011	
Fund Balance - Ending	\$ 131,520		\$ 339,324	

Remington
Community Development District
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 1,996,104.16 \$ 1,996,104.16
 Net Assessments \$ 1,876,337.91 \$ 1,876,337.91

ON ROLL ASSESSMENTS

100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/04/25	ACH	\$0.00	\$0.00	\$0.00	\$66.05	\$66.05	\$66.05	\$66.05
11/14/25	ACH	\$21,759.31	(\$415.92)	(\$963.38)	\$0.00	\$20,380.01	\$20,380.01	\$20,380.01
11/21/25	ACH	\$171,286.56	(\$3,288.69)	(\$6,851.34)	\$0.00	\$161,146.53	\$161,146.53	\$161,146.53
12/11/25	ACH	\$581.78	(\$11.46)	(\$8.73)	\$0.00	\$561.59	\$561.59	\$561.59
12/11/25	ACH	\$1,392,682.88	(\$26,739.54)	(\$55,706.35)	\$0.00	\$1,310,236.99	\$1,310,236.99	\$1,310,236.99
12/19/25	ACH	\$202,633.12	(\$3,895.26)	(\$7,870.15)	\$0.00	\$190,867.71	\$190,867.71	\$190,867.71
01/09/26	ACH	\$34,705.12	(\$673.28)	(\$1,041.17)	\$0.00	\$32,990.67	\$32,990.67	\$32,990.67
01/09/26	ACH	\$9,015.92	(\$175.25)	(\$253.72)	\$0.00	\$8,586.95	\$8,586.95	\$8,586.95
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$1,240.56	\$1,240.56	\$1,240.56	\$1,240.56
02/09/26	ACH	\$2,022.37	(\$40.45)	\$0.00	\$0.00	\$1,981.92	\$1,981.92	\$1,981.92
02/09/26	ACH	\$25,222.79	(\$504.45)	\$0.00	\$0.00	\$24,718.34	\$24,718.34	\$24,718.34
03/10/26	ACH	\$22,765.43	\$0.00	\$0.00	\$0.00	\$22,765.43	\$22,765.43	\$22,765.43
04/08/26	ACH	\$9,679.33	\$0.00	\$0.00	\$0.00	\$9,679.33	\$9,679.33	\$9,679.33
04/08/26	ACH	\$70,183.39	\$0.00	\$0.00	\$0.00	\$70,183.39	\$70,183.39	\$70,183.39
04/24/26	ACH	\$105.79	\$0.00	\$0.00	\$0.00	\$105.79	\$105.79	\$105.79
TOTAL		\$ 1,962,643.79	\$ (35,744.30)	\$ (72,694.84)	\$ 1,306.61	\$ 1,855,511.26	\$ 1,855,511.26	\$ 1,855,511.26

99%	Net Percent Collected
\$20,826.65	Balance Remaining to Collect

SECTION 3



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington # 117036

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
05/04/2026	1300	2651 REMMINGTON BLVD	ARRIVED	
05/04/2026	1315	EAGLES LANDING	PATROL	
05/04/2026	1330	HAWKS NEST	PATROL	
05/04/2026	1345	HARWOOD	PATROL	
05/04/2026	1400	WINDSOR PARK	PATROL	
05/04/2026	1415	WATER'S EDGE	PATROL	
05/04/2026	1430	OAKVIEW	PATROL	
05/04/2026	1445	SOMERSET	PATROL	
05/04/2026	1500	WESTMORELAND	PATROL	
05/04/2026	1515	PARKLAND SQUARE	PATROL	
05/04/2026	1530	GLENEAGLES/ REMINGTON PLACE	PATROL	
05/04/2026	1545	BROOKSTONE	PATROL	
05/04/2026	1600	CROWN RIDGE	PATROL	
05/04/2026	1615	ARDEN PLACE	PATROL	
05/04/2026	1630	STRATHMORE	PATROL	
05/04/2026	1645	SOUTHAMPTON	PATROL	
05/04/2026	1700	OFF-DUTY		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 05/04/2026

SO-09-238 Rev. 4/6/10



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
5/8/2026	1626	Remington	Begin detail	26C079151
5/8/2026	1634	1013 Somerset Drive	Parking violation / left wheels to	Curb. Citation issued.
5/8/2026	1650	2551 Remington Boulevard	Parking violation / parked in a	Handicapped parking spot
Without a	Handicap	Placard. Citation issued.		
5/8/2026	1734	202 Cornwall Court	Parking violation / left wheels to	Curb. Citation issued.
5/8/2026	1826	1005 Tramells Trail	Parking violation / parked on the	Sidewalk. Citation issued.
5/8/2026	1905	748 Stonewyk Way	Parking violation / left wheels to	Curb. Citation issued.
5/8/2026	1929	Recreation / Pool area	Area checked. All appears to be	In order.
5/8/2026	1947	2610 Willow Glen Circle	Parking violation / parked on the	Sidewalk. Citation issued.
5/8/2026	2008	2555 Crown Ridge Circle	Parking violation / left wheels to	Curb. Citation issued.
5/8/2026	2019	Club house parking lot	Area checked / all appears to be	In order.
5/8/2026	2031	Remington	End detail	26C079151

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	7	Parks	1
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: Brad Butler

ID #: 1209

Date: 5/8/2026

SO-09-238 Rev. 4/6/10



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Remington # 117037

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
05/13/2026	1300	2651 REMMINGTON BLVD	ARRIVED	
05/13/2026	1315	OAKVIEW	PATROL	
05/13/2026	1330	SOMERSET	PATROL	
05/13/2026	1345	PARKLAND SQUARE	PATROL	
05/13/2026	1400	WINDSOR PARK	PATROL	
05/13/2026	1415	GENEAGLES	PATROL	
05/13/2026	1430	REMINGTON PLAZA & PARK	PATROL	
05/13/2026	1445	EAGLES LANDING	PATROL	
05/13/2026	1500	HARWOOD	PATROL	
05/13/2026	1515	BROOKSTONE & SOUTHAMPTON	PATROL	
05/13/2026	1530	CROWN RIDGE & ARDEN PLACE	PATROL	
05/13/2026	1545	HAWK'S NEST	PATROL	
05/13/2026	1600	STRATHMORE	PATROL	
05/13/2026	1615	WESTMORELAND	PATROL	
05/13/2026	1630	WATER'S EDGE	PATROL	
05/13/2026	1645		PATROL	
05/13/2026	1700	OFF-DUTY		

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	2
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	2
Reports		Ordinance						Construction	

Name: D/S Y. FONTANEZ

ID #: 2388

Date: 05/13/2026

SO-09-238 Rev. 4/6/10

SECTION D

Mainline Site Development, Inc.

4475 Packard Ave S

St. Cloud, FL

State License # CUC1224520

Estimate

Date	Estimate #
5/19/2026	7237

Name / Address
Hanson Walter & Associates 8 Broadway - Suite 104 Kissimmee, FL 34741 ATTEN Pete Glasscock

			Project
			Remington ball field ...
Description	Qty	Rate	Total
Mobilization	1		
Locate Utilities	1		
Remove 20' of broken 15" HDPE pipe and replace 15" HDPE pipe	20		
Grout storm inlet	1		
Restoration of disturbed areas			
TOTAL	1	15,000.00	15,000.00
		Total	\$15,000.00