

**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, **February 24, 2026** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

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

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jason Showe
Scott Clark *by phone*
Pete Glasscock
Alan Scheerer
John Thacker
David Canales

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Modifications to Agenda

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

Mr. Showe: We did add the discussion of the Field Usage Agreement. I sent you guys an email on that. We'll talk about that when we get there.

THIRD ORDER OF BUSINESS**Security Report from DSI Security Services**

Ms. Zaresk: Security report from DSI.

Mr. Showe: No one from DSI is available at this point. I guess they had a meeting conflict, so they gave me the gate counts. At the Partin Settlement Road gate, there were 1,989 guests and 13,480 residents, for a total of 15,469. At the E. Lakeshore Boulevard gate, there was 1,327 guests and 6,175 residents, for a total of 7,522. There was 22,991 altogether, 60 violations and no tows this month.

Mr. Mehrlich: I'd just like to mention, I noticed that while it's not anything like it used to be, the guy at the gate is starting to open the gate for someone driving through and instead of closing it right away, they will let everybody that's behind go through. I don't know if it's a particular person or not, but we need to watch that practice, because it will encourage people to drive through. I've also noticed and it's embarrassing, but mainly on my road, Westmoreland Circle, there seems to be more people wanting to park on the road and I've seen an increased number of commercial vehicles wanting to park on the road, including tractor trailers. I drive a tractor trailer, so I know that an individual driving a tractor trailer knows he's not allowed in a residential area. I went and said something to the guy, from one driver to another and got into a conversation that shouldn't be from one neighbor to another. So, I don't feel like it's my position to get involved in these situations. I'm also seeing more people on the road and seeing cars drive by. Now I know we've got 30 minutes of parking on the road and I try to do that. I get all over my people that stay at my house to stay off road. I told Jason that I spent quite a bit of money for off-site parking. My mother-in-law recently moved in with me. We're challenging that right this minute. I spend almost \$1,000 a month on off-site parking for my vehicles that I don't have in my yard. I'm a big advocate of parking on the street. I just would ask that they continue to stay on top of it. The other thing that I mentioned to you, that they mentioned last time, is that they have a problem with the tow agent. I would personally get involved with finding a tow agent that would be here, if that's what you need. If they're asked to do a job and they don't have anybody that might be a tow agent, then they are not going to completely do their job, because they're not going to pull down on the road and say, *"Well I'm going to tow you"* and then they laugh at it while they're waiting for the tow truck. It's just not going to happen.

Mr. Showe: Yeah, we did talk to Airport Towing and they said that they would look into it and try to resolve whatever issue was going on. So, I'm following up with security one more time,

to see what's going on with that and if we need to find another tow vendor, we'll find another tow vendor. We can certainly coordinate that.

Mr. Mehrlich: I do think you mentioned that they are on Westmoreland Circle. I do see them, but just like some of the residents, we wonder what they're doing when they just drive by. But it's better than what it was.

Mr. Showe: Okay.

Mr. Thacker: Mr. John Thacker is on the line from DSI Security.

Mr. Showe: We just had all of the comments for security from the Board. I'll email them to you.

Mr. Thacker: Are there any questions or anything that you need me to answer?

Mr. Showe: I'll email you all of the comments.

Mr. Thacker: I appreciate it. Thank you.

Mr. Showe: Thank you.

FOURTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We can go to public comments. .

Ms. Zaresk: Okay, Public Comment Period. Identify yourself. Let us know where you live, if you would like to make any comments.

Resident (David Canales, Burnside Way): Yes, my name is Mr. David Canales. I live on Burnside Way which is part of the CDD. Regarding your concern of the parking on the street, I was interested to know what the policy is, regarding the first time that the person is parking on the street. I have parked on the street accidentally when I first moved here and I forgot that my car was on the street and I received a sticker on the driver's side, a yellow sticker. I was like, "Oh geez." So, I just removed it. I don't know if first time offenders or first time that the people park on the street, get the sticker and then eventually there are other consequences such as towing. I was referred here by the Remington HOA, that meets on the first Thursday of each month. They told me go to the CDD meeting, because they have other more ample opportunities to talk about different topics. So that's why I'm here. I addressed my two items.

Mr. Showe: Sure, I can go through the policy with you. It's very similar to what you described. That's our current policy. For your first violation, you get a sticker on your car. The second violation you're eligible to be towed. That's the policy. But you are able to have visitors at

your house. There's a form on our website, which is Remingtoncdd.com. If you have visitors, you're allowed to put them in and you can have visitors at your house either six days consecutively or seven days in a 30-day period. So as long as you're in that range, then you're allowed to have visitors here. Folks that put those in, need to make sure that they include either a Driver's License or registration, because we verify if the vehicle is a visitor or not. But the policy is the same, very similar to what you described. We've had some updates throughout the years, to try to close some of the loops. There were some people that were shuffling cars in their driveway. So, we've tried to address as many of the holes as we can in the policy, but it's very similar to what you described.

Mr. Brown: So, with the sticker, how long do you have until he doesn't have a second one?

Mr. Showe: It's typically 24 hours. So, once they get the first one, they get about 24 hours to move the car off of the road.

Resident (David Canales, Burnside Way): It comes off the list at some point?

Mr. Scheerer: If he doesn't have a second one within 12 months, he starts over. It starts at zero.

Mr. Showe: Yeah, right.

Mr. Brown: So, within a year you might get towed.

Mr. Showe: Yeah, after you received the first one.

Mr. Mehrlich: You have 30 minutes to be on the street if you're a non-resident.

Mr. Showe: Yeah.

Resident (David Canales, Burnside Way): If there is construction, not necessarily construction, but maintenance?

Mr. Showe: Yeah. All of that is on the website too. So, when you go to the website, there are several different buttons that you can put in. If it's just one visitor, you can use the visitor tab. If you're having a party, there's a party button, where you won't have to put all of the vehicle information in. Then there's a construction on property tab. So, if you're having construction on your property, we just try to make sure people aren't abusing it. So, I'm always checking those. But as long as it's every now and then, if you have construction on your property, you can input that in the system as well. There's room for all of that inside of that form.

Resident (David Canales, Burnside Way): Sometimes Spectrum will come in or something like that.

Mr. Showe: Yeah, absolutely.

Mr. Mehrlich: I tried to get two tags and then a tow, but I was overruled.

Mr. Brown: That's what it was when we started out.

Ms. Zaresk: All I know is that in my space, literally, I had to go get somebody who was parked on the street, find them and get them to move, because between a construction vehicle that was there and the fact that somebody had to get to the hospital, the emergency vehicle couldn't get through. There was a delivery going on and I was just freaking out. So that's behind the policy. When we park on the street, emergency vehicles can't get through. It is really bad.

Mr. Mehrlich: On Westmoreland Circle, my truck will barely go through.

Ms. Zaresk: Luckily somebody was there to yell at him and get him out of the way. But anyway, are there any other concerns or questions?

Resident (David Canales, Burnside Way): Not at this time.

Ms. Zaresk: Thank you for being here.

Resident (David Canales, Burnside Way): Oh, yes. My other question is, can I join the meeting on the phone instead of coming here?

Mr. Showe: Typically, we reserve the phone for Board Members and staff. It's not really typically open, but all of our minutes are also on the website, so you can always find out what's happening. Our agendas are all posted on the website and if you email me, I can also send you a recording right after the meeting if you'd like as well.

Resident (David Canales, Burnside Way): That's what I was not able to find. Do you have a different website?

Mr. Showe: It's Remingtoncdd.com. If you go there, there's a tab up top that just says, "Meetings" and then it drops down and says, "Agendas and Minutes." All of the agendas and minutes will populate right in there for you.

Resident (David Canales, Burnside Way): Okay. Thank you.

Mr. Showe: Absolutely. I'll give you my card. You can always email me and I can let you know what's going on or if you have specific questions, we're happy to help.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the January 27, 2026, Board of Supervisors Meeting

Ms. Zaresk: We will go to approval of the minutes of the January 27th meeting.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the Minutes of the January 27, 2026 Board of Supervisors Meeting was approved as presented.

- **Discussion of Field Usage Agreement**

Ms. Zaresk: The next item is what Jason referred to earlier. It's a discussion of the Field Usage Agreement. We're talking about the softball and baseball fields.

Mr. Showe: I received a call from a very concerned resident who said that there are several concerned residents. We've only heard from the one, that we're not essentially charging enough for the use of the school that's utilizing that field. So, our current agreement with them, is they use the field up to five days a week and it's \$1,200 a year for the usage. I guess our concern was that if you're on any travel baseball team, it's more expensive to use rent fields than that and she thinks they're getting a bargain for use of the CDD's facility. So certainly, we can open it up for the Board, if you want to.

Ms. Zaresk: \$1,200 for?

Mr. Showe: The year. Initially it was two days a week and it was \$485. Then we renegotiated that several years ago for up to five days a week at \$1,200.

Mr. Brown: I don't disagree with them.

Mr. Showe: Okay.

Mr. Brown: Wasn't it originally for recess and then it became for teams?

Mr. Showe: Yeah. So originally it was two days a week and they were just kind of using it for their recess. Then they wanted to use it more for practice. I think the field rental is \$25 a day for two hours. So, I think somewhere between the \$1,200 and what that fee would be for five days a week at 50 or 40 weeks, might be a solid solution. But we're just looking for the Board's feedback. I know the residents were very concerned.

Mr. Mehrlich: Personally, I think it's inexpensive. When they use it now, they use a lot more than they used to. They're on the baseball field. They're up at the other end. They're hanging their stuff on the fence and stuff out there. They have a lot of bags stacked up against it. I see one of the fence posts broken up there. I don't know if they were part of that or not. I don't know how many of those guys are residents of the neighborhood either. I'm not sure if they're brought in or if they are residents.

Mr. Showe: Well, the one factor would be, that the school does pay assessments to the District. I just want to make sure people don't think that they're not contributing to the District. They're contributing at a commercial rate. If you did \$25, which is the typical rental, times five days a week, times 40 weeks, it comes up to \$5,000. So, if the Board makes a motion tonight as to what you want to see, we can certainly email them and let them know we're rescinding the current agreement and we could have Scott draft up a new agreement and get that over to them.

Mr. Mehrlich: Have we mentioned anything to them?

Mr. Showe: Not yet, no. I just received this call on Monday, right when I sent you guys the email.

Mr. Mehrlich: So why don't we get their feedback? Maybe because they're more active, they would be willing to just volunteer more money.

Mr. Showe: If we're going to draft a new agreement, I'll need some parameters from the Board, as far as what you would be looking for.

Mr. Brown: How many units do they pay?

Mr. Showe: I think 33.

Mr. Mehrlich: When they're on the field, are residents not allowed on the field?

Mr. Showe: It's difficult.

Mr. Scheerer: I don't see any way for them to get on the field.

Mr. Showe: When they were out there today, they were taking up the entire field. They were doing some practice further out.

Mr. Scheerer: They take the entire infield and outfield to practice and drills and all of the baseball stuff that you would normally do.

Mr. Mehrlich: They play volleyball and tennis.

Mr. Showe: Well, yeah, their agreement only covers the baseball field. So, if they're using other facilities, we can address that.

Mr. Scheerer: Are they using the basketball court?

Mr. Brown: I've seen them practice.

Mr. Showe: I'm sorry. They can use the basketball court. They can't use the tennis court.

Mr. Scheerer: That's correct.

Mr. Brown: I've seen them on the tennis courts.

Mr. Mehrlich: I've seen them on the tennis courts.

Mr. Scheerer: Well, when I'm here, I ask them to leave and I talk to the manager. They're usually pretty good about it.

Mr. Showe: Definitely. If you see them using it, let me know. I'll get a hold of them immediately. Sometimes the kids kind of just wander out.

Ms. Zaresk: I don't disagree, but I think maybe there should be an increase in the amount. Does anybody have a proposed amount?

Mr. Mehrlich: I think it should be \$5,000.

Mr. Showe: Scott can attest to the rationality of it. It still has to be something that's equitable. You can't overburden somebody. Again, if they were to rent the field for two hours, it's \$25, five days a week, times 40 weeks, which would be when school was in session. So that comes to \$5,000.

Mr. Scheerer: When is baseball season, though? They're not out there all year round.

Mr. Showe: Yeah.

Mr. Scheerer: It's seasonal.

Ms. Zaresk: Yeah, that's a good point.

Mr. Scheerer: I don't know what those months are from this month to that month, because Little League starts up in February in St. Cloud, Kissimmee, and runs through maybe August.

Mr. Showe: Yeah. So, Ken, to answer your question, that commercial unit pays the equivalent of 33 homes.

Mr. Brown: So, they're paying about \$35,000?

Mr. Showe: For that entire building. They take up a good chunk of that building.

Mr. Brown: I think they take up it all. Except for where the mini-mart was.

Ms. Zaresk: That's still vacant.

Mr. Mehrlich: They pay for their own parking lot.

Mr. Showe: Correct. That's not part of the CDD responsibilities.

Mr. Mehrlich: That's a pretty big amount of money to consider.

Mr. Showe: Yeah.

Ms. Zaresk: Does anybody have an amount that they might want to suggest?

Mr. Brown: When one house pays, how much goes to infrastructure? How much goes to recreation?

Mr. Showe: I have not done that yet, but I can do some quick math.

Mr. Brown: I'm just curious of how much of that \$35,000 goes to maintaining the recreational fields.

Mr. Showe: So only about 11% of your budget is admin. The rest of it would go to field operations. So, you're at about 88% total of field operations. It's kind of hard to break it out, other than by section.

Mr. Scheerer: Hurry up, Jason.

Mr. Showe: So approximately \$30,500 would go to field operations and capital expenses, infrastructure maintenance.

Mr. Brown: But that includes the roadway.

Mr. Showe: That includes the roads, sidewalks, landscaping, the rec center. The same would apply to anybody.

Mr. Brown: So probably more goes to roads than anything.

Mr. Showe: Your road contribution is \$300,000. Your overall operations is \$1.1 million out of the \$1.8 million, which is still a significant amount. But yeah, about a third of it goes to payment management as well as just capital projects. You're at about \$21,000, if you take out the roads, \$21,000 for just the maintenance stuff.

Mr. Brown: Yeah.

Mr. Jaisingh: Is that \$21,000 for the year?

Mr. Showe: Yeah, for that property.

Ms. Zaresk: So, after doing the math, you say we should charge them \$5,000.

Mr. Showe: I think that's a reasonable defensible amount.

Ms. Zaresk: But then considering the fact that it is seasonal. I'm thinking up it to \$2,500.

Mr. Scheerer: \$2,500.

Mr. Brown: \$2,500.

Mr. Showe: We can do that. If that's the Board's direction, we'll have Scott draft the contract and let him know.

Mr. Brown: So, the \$21,000, whatever that would shake out to be for recreation, the piece of that, is it assumed that you're going to use it as much as they do?

Mr. Showe: Correct.

Mr. Scheerer: There's nobody on those fields hardly at all. I think basketball, tennis and volleyball are probably the big three that gets used down here

Mr. Brown: Because they don't use the playground.

Mr. Scheerer: Yeah, they're not using the playground.

Mr. Brown: They use this building.

Mr. Scheerer: They use the outdoor gym. It's kind of hard to stop that.

Mr. Showe: So, I think we would look for a motion to direct staff to negotiate a contract with the vendor at an increased fee of \$2,500. Is that reasonable, Scott?

Mr. Clark: Yeah, I think so. I'll draft the agreement and use what kind of notice of provision we have. We'll work through that.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor authorization for staff to negotiate a contract with the vendor to increase court fee to \$2,500 was approved

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Zaresk: With that, we're going to go to our Staff Reports. Scott, do you have anything for us?

Mr. Clark: A couple things pretty quickly. There were likely some updates on the fiber that maybe field staff and the engineer have, because I understand that there were some onsite meetings or at least they're trying to schedule those. So, I'll leave those comments for others. As a follow up from the last meeting, Supervisor Brown brought up the issue of House Bill 105, that creates sanctions against local governments for arbitrary and illegal actions, including monetary penalties and attorney's fees. I kind of looked into where that is, since it came up last time. There are two versions of the Bill, one in the House and one of the Senate. The one in the House, includes only cities and counties and not Special Districts like us. The version in the Senate includes Special Districts and would apply to us. It's not clear to me whether the Bill is going to go anywhere. The version of the Senate that would include Special Districts, seems to have no energy at all. So right now, I don't really have a concern about that piece of legislation. The one about the Supervisor recall, seems like it's probably going to become law and if it does, we'll need to look at our rules and do some things to be ready for that, if it happens. But again, we'll see what finally gets through the legislature and what the Governor signs into law. Then at the appropriate time, I'll report back

on what the final version was. Other than that, I don't really have anything that I'm tracking, unless the Board has questions for me.

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

Mr. Clark: Sure.

B. Engineer

Mr. Showe: Pete?

Mr. Glasscock: I met with the contractor putting in the fiber optic cable. He seemed like a nice guy. He pretty much told me, *"Make sure they don't see what you've done."* Basically, what I told them, is to be clean, be cognizant of the neighbors, don't block anybody in. They did send an email asking if they could work on weekends.

Mr. Showe: I think it said Saturday.

Mr. Glasscock: There was going to be non-noise stuff like pulling wires and crimping wires, splicing in.

Mr. Showe: Yeah, I think the question would be, is there any opposition from the Board for letting them do that on Saturdays? I think we probably don't want them to do both days, but I think Saturdays might be okay. Okay, we'll let them know.

Mr. Glasscock: They seem like nice group of people. But yeah, I definitely told him, don't be seen, don't be heard.

Ms. Zaresk: Did you get a sense that there might be two different subs?

Mr. Glasscock: Well, I think we only have one guy that comes in here. It may be the same sub, but it would be different crews. So, one crew will come in and put the pipe in. It seemed like to me the other guy would come in there and pull the wire.

Ms. Zaresk: Well, the reason I'm asking that, is as you know, they have to have a separate agreement with us and Club Villas, which we're in the process of doing. They were in there today. That's a whole different story, except that when I asked the gentleman what he was doing, he said, *"Oh, thank goodness because there's some other guys out there that are a different company than me"* and then I got totally confused.

Mr. Glasscock: They said it was ultimately going to be AT&T, which has lots of subcontractors. But for them to have two separate contractors working in the same neighborhood, is kind of a little bit odd. But maybe the one just couldn't handle the work. I don't know.

Ms. Zaresk: Okay. I appreciate that.

Mr. Brown: Have they started?

Mr. Glasscock: I'm not sure. They were supposed to call me when they did, but I don't think they have yet.

Mr. Showe: I got to tell you; Alan and I were driving around down by Strathmore and there are locates everywhere.

Mr. Scheerer: It looks like they're getting ready to do their permitting.

Mr. Brown: Are they doing open cuts in the road?

Mr. Showe: No.

Mr. Glasscock: They're going to be in the green space.

Mr. Scheerer: It's all directional bore, pretty much. They probably have some minor trenching, but everything I've ever seen with these guys, it's all been directional boring.

Mr. Glasscock: Yeah, we wouldn't let them cut the road.

Mr. Brown: That's what they did when they punched a hole in my sewer line.

Mr. Glasscock: Yeah. Physically it just probably wouldn't be worth their while to do it, if they did have to do any kind of open cuts on roads or driveways. All they have to do is at the property line.

Ms. Zaresk: Right. Okay. Are there any other questions for our engineer? Thanks, Pete.

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 #7739 through #7758, as well as Capital Reserve Check #155, for a grand total of \$1,102,965.04. Alan and I can take any questions you might have or a motion. We will note that one of that is a transfer of the revenues that we received, into the State Board of Administration (SBA) account. So, it will earn a little more interest. As we go throughout the year, we'll transfer that back. But we like to put it over there when we have some excess, to try to generate some additional interest for the Board. But other than that, I think everything else is pretty normal and we can answer any questions that you might have.

Ms. Zaresk: Are there any questions and or a motion to approve?

Mr. Mehrlich: I'd like to just say to Alan, I would just like to make sure that we are on top of our subcontractors doing our workforce, like grinding and doing our sidewalks. I used to take care of 200 homes and I just fixed them and charged what I thought was appropriate. Always whatever was appropriate was what was really nice for my budget, not that I charged more or less based on this or that, but I certainly got the most that I could get for that job. I went and talked to the guy that was doing the concrete by us, who was a super, super nice guy. He knew who I was, which kind of surprised me.

Mr. Scheerer: Is he an old guy? I believe its Chet.

Mr. Mehrlich: Yeah. It was really nice that he knew name and everything, but I was just trying to be a nosy neighbor.

Mr. Scheerer: He's being a nosy contractor.

Mr. Mehrlich: But you would always wonder if they are milking the job. I'm not insinuating that. But yeah, we did have a \$385 net replacement that was kind of buried into other stuff, before that went under net replacement. But I would just challenge you to make sure that our pricing is where it should be on those types of things.

Mr. Scheerer: Will do. I know that he doesn't charge by the hour. I can assure you that, because we do have an open panel down the road from your house. One thing to take into consideration and I should have brought something in for show and tell, maybe I will next meeting, is the effort it takes to remove some of the tree roots that are under these sidewalks. The one he pulled out of there, was every bit of this big around and sometimes he has to get a stump grinding machine, in order to get that out. But I'll stay on top of it. Chet is very reliable. He's a very honest contractor. He does very good work. But I'll make sure that we're getting the best bang for the buck, because we don't want to spend your money unwisely at all.

Mr. Mehrlich: It's not like that. It's just if you get too comfortable, it's too easy.

Mr. Scheerer: Yeah.

Mr. Mehrlich: He can certainly be paid as much as he needs to be paid for the job.

Mr. Scheerer: Right.

Mr. Mehrlich: We just have to be careful.

Mr. Scheerer: Yes, sir.

Ms. Zaresk: I have a question about that. When you come in the E. Lakeshore Boulevard gate, before you hit the pedestrian gates, if you will, on the sidewalk, is there anything that could ever be done about that water that just sits there?

Mr. Scheerer: In the sidewalk? Yeah, there is, because there's a drain there.

Ms. Zaresk: Okay.

Mr. Scheerer: I already reached out to the landscape contractor that we have. Over the years, we've installed several sidewalk drains, some French drains, in order to remove the water from the sidewalk, because it was a lot cheaper than trying to pour 15 to 20 panels to level it all out. But I saw that there on Friday, when I was here and I sent the email over to Down to Earth. Their porter guy is supposed to be cleaning that out sometime this week.

Ms. Zaresk: Okay.

Mr. Scheerer: But yeah, I see them periodically and like I said, usually when you see that, there's typically a drain there. I don't think we have any new locations, but I know exactly where it is. It is right before the first stormwater inlet.

Ms. Zaresk: Exactly.

Mr. Scheerer: On the right side. Yes, ma'am.

Ms. Zaresk: It is always full of water, whether it's from sprinkling or a small rain.

Mr. Scheerer: Yes, ma'am.

Ms. Zaresk: Okay, great.

Mr. Scheerer: He's aware of it. Yes, ma'am.

Ms. Zaresk: Thank you.

On MOTION by Mr. Brown seconded by Mr. Mehrlich with all in favor the January 1, 2026 through January 31, 2026 Check Register in the amount of \$1,102,965.04 was approved.

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. Just in looking at it, we are performing better than budget to actuals and these are through January 31st. So, we're in really great shape and I think we're in good shape on our assessments. Yeah, we're at 92% collected. So excellent shape there.

iii. Presentation of OCSO Reports

Mr. Showe: We included all of the Osceola County Sheriff Officer Reports that we received for their off-duty officers.

D. Field Manager's Report

Mr. Showe: We'll turn it over to Alan.

Mr. Scheerer: Okay, well, in your agenda package we'll start with that. As you know, I think that I reported a few months back, the gentleman David Hatch Fitness Showcase retired. He's no longer doing fitness equipment work. So, we had to find another vendor. There's a Community Development District called Tohoqua, off of Neptune Road across from Neptune Middle School. The HOA folks there, I know who they are, recommended Commercial Fitness Products. They were the ones that were doing the install for all of their fitness equipment over at the new gym pool facility at Tohoqua. We had a phone call or email from a resident. No, it was probably security that said, the multi-use gym was messed up. So, I thought, *"Well, let me give this guy a call."* He came over, found the problem, fixed the problem and didn't charge us anything. He said, *"Would you be interested in a contract?"* I think we should at this point in time, maybe entertain that. So included in your agenda package, is basically a quarterly maintenance for all of the fitness equipment in there. It's \$700. He puts a subtotal. Obviously he'd have to remove the tax, so there would be no tax on that. So, it would be \$700 annually for him to come out, check all of our equipment and make sure that everything is good. He lists the treadmill, the bike, the stepper, the chest arm, multi gym. So that's all included. It's four services a year for \$175 each. He also does upholstery work, because we have some equipment in there, where the upholstery is starting to crack and tear. I already asked him, if anything, to give me a price to fix it. So, if the Board chooses not to do this right now, then at least I would have something in line to go ahead and get the padding on top corrected.

Ms. Zaresk: Well, looking at their labor rate alone, if we weren't to do a contract, it looks like the contract is the way to go.

Mr. Scheerer: Yeah.

Ms. Zaresk: The labor rate is \$95, if you don't have a contract with them.

Mr. Scheerer: Yeah. Emergency services is \$155 an hour.

Ms. Zaresk: Yeah.

Mr. Scheerer: I wouldn't think we'd need emergency services. We would just have security, close the gym and then we would bring them out during a normal service call.

Ms. Zaresk: Yeah.

Mr. Jaisingh: Have you considered other companies that can give you different prices?

Mr. Scheerer: We haven't found another company, yet.

Mr. Showe: Yeah.

Mr. Scheerer: We had a good company and he was servicing us for a long time, but I don't think he was this cheap.

Mr. Showe: No.

On MOTION by Mr. Mehrlich seconded by Mr. Brown with all in favor the proposal from Commercial Fitness Products for a quarterly contract in the amount of \$700 was approved.

Mr. Scheerer: I thought it was a really good number. Okay, so moving on to the Field Manager Report, good old pickleball. I've been in contact with Nidy Sports Construction (Nidy) and I was hoping to get something by today, but I don't believe they're going to do just the temporary striping. They're going to want to do the whole court.

Mr. Mehrlich: Just one court, right?

Mr. Scheerer: One court. One tennis court will be pickleball. The other one would be tennis. I know in some places they run a temporary net between the two, to keep the balls from flying into the other courts. Well, apparently about a year or so ago, we had the same question come up and Nidy actually sent us a proposal during budget season. It was shot down to be added to the budget. But back in 2025, the cost to convert one court was \$8,525. I'm waiting for updated quotes and if that's something the Board is interested in, we could obviously add that to the 2027 budget. We usually keep about \$10,000 in fitness, but that is to completely machine surface and wash the court, patch any cracks, flood the court, check it, acrylic surface, two coats of coloring, inbounds, color, which I guess is a dark blue, and outbounds, which is a dark green. They would use the existing posts and put up a new net. That's kind of what it entails. It's kind of like resurfacing your tennis court. But we're still looking. I'm just giving you an update. She found this old quote and sent it to me. Jason just found it.

Mr. Showe: \$8,525.

Mr. Brown: They're going to use the same post and they're not going to convert it to two.

Mr. Scheerer: No, it's going to be one court.

Ms. Zaresk: I don't know how you can maintain a tennis court and have a pickleball court.

Mr. Scheerer: That's why I said, they just put the temporary net in between the pickleball and the tennis.

Ms. Zaresk: Okay.

Mr. Scheerer: Yeah. I've seen them down at Mount Dora. They have them on their courts, but they have 10 pickleball courts. There's a curtain in between each court. So that's something that we could entertain.

Mr. Showe: Yeah.

Mr. Scheerer: But anyway, that's just informational, only until I hear back from them.

Mr. Mehrlich: Well one tennis court makes two pickleball courts.

Mr. Scheerer: That's my understanding. This only says one court. But we would want two. So, we could have two on one tennis court.

Mr. Showe: So actually, the conversion to two pickleball courts is \$14,890.

Mr. Scheerer: Yeah, it was even more than that.

Mr. Brown: Have we resurfaced that before?

Mr. Scheerer: We resurfaced the whole tennis court and we resurfaced the basketball court. But it's been a minute.

Mr. Brown: I just wonder how much it was.

Mr. Scheerer: Well, let's get through this and I'll find it. Jason's redoing all of the math here.

Mr. Showe: You're putting my brain through a lot tonight.

Mr. Brown: \$8,000 seems like a lot of money.

Mr. Scheerer: It does to me.

Ms. Zaresk: It does to me too.

Mr. Scheerer: Well, it's not just striping. It's a resurface of the entire court.

Mr. Showe: Yeah.

Mr. Scheerer: I wouldn't think you'd pay more than \$2,500 for striping.

Mr. Showe: Yeah.

Mr. Scheerer: Then you have to fix the gouges and the cracks. So, while Jason is doing his brain teaser, the Barcode Automation, inc. (BAi) scanner at the Partin Settlement Road gate, was replaced. I received a text message at about 4:00 a.m. from security on Sunday, the 15th, about a young man, teenager, 18 years old, on an e-scooter, flying down Remington Boulevard and taking out the gate. I found the video and got with our camera guy. He downloaded the video from various angles. He went about chest high through the gate and slid about 20 feet. I was told he was carted off to the hospital. I don't know the extent, but it was just like somebody played limbo and shot out of a cannon. So, I hope the person's okay, but I sent the information to Jason and I think he sent that off to...

Mr. Showe: We did notify insurance, just let them know. We provided them with all of the materials. Also, to answer your question on the court resurfacing, that was done in 2020. The tennis court was almost \$7,000 at that time, just to resurface it.

Mr. Brown: For the whole court?

Mr. Scheerer: That's for both.

Mr. Showe: Yes. Correct.

Mr. Scheerer: Okay. Thank you, Jason. You're hired.

Mr. Showe: Thank you.

Mr. Scheerer: Security sent me a note about somebody complaining about a car from Texas parking in their driveway and they wanted to know if we could do anything about it. I explained, *"You can't do that. You have to contact the sheriff."* They contacted the sheriff. The sheriff said, *"We can't do anything about it. The HOA has their own towing company."* It was somewhere off of Berkeley. If somebody wanted the address, I could get it for you, but I just said, *"Well, we can't tow off a private property."* So, I would suggest they reach out to the HOA or reach out to the sheriff's office, but they told me that the sheriff couldn't do anything about it.

Mr. Mehrlich: For parking in their driveway?

Mr. Scheerer: Yeah. It would be like me coming over to your house and leaving my car in your driveway and I'm going to live in another house. I don't know, maybe they were drinking, maybe they were confused.

Ms. Zaresk: I don't understand the sheriff.

Mr. Scheerer: Yeah. They were a renter. So, I don't know how that works. I guess if you have a formal rental agreement, I would say, *"There's a car parked in here, come and tow it."* I

don't know what the rules are with that. Anyway, so that's how that was handled. We had a freeze about a month ago and we're cold again. But I have to tell you, the place looks pretty darn good, considering.

Mr. Showe: I will say compared to some of our other properties, you guys are doing very, very well.

Mr. Scheerer: So, you'll see some of the new plant material, the Arboricola Trinettes, which are the yellow and green variegated plants, as well as your Dwarf Ixoras, some of those and the Loropetalum, look really bad right now and are struggling. The information we're getting is, wait until mid-March, which believe it or not, is in a couple weeks and then we'll get with the landscaper and find out whether any of that plant material is going to survive. Obviously there's no warranty and insurance don't cover landscaping. So, whatever happens, we'll have to deal with it.

Mr. Showe: Luckily you guys for the most part, have mostly established stuff and it seems to be fine. We've got properties that have newer installs and it's a disaster zone.

Mr. Mehrlich: Back in the day, we used cold, hardy plants.

Mr. Scheerer: You don't get cold here.

Mr. Showe: A lot of our newer communities want that tropical Palm tree look and they did not do well.

Mr. Scheerer: Yeah, any of your Palms are probably not going to do well. So, Tim took my sails out of my concrete stuff, so I'm not even going to talk about the sidewalks. The piece de resistance, I took the caution tape off of the gate after the meeting. How did you describe it, Pam?

Ms. Zaresk: A crime scene.

Mr. Scheerer: Crime scene tape. So, after the meeting, I went out the E. Lakeshore Boulevard gate and I took the crime scene tape down and threw it away. Other than that, budget season is coming, believe it or not, at the end of April?

Mr. Showe: I think ours is going to be the end of April. So, we would encourage you, if you have any other items that you want included, let me know. Certainly, we can include the pickleball stuff. Any other items specifically you'd like included, just let us know so we hopefully have some time to get some real numbers for you and then you can discuss that as part of the budget process.

Mr. Scheerer: Anything that we've heard or any suggestions.

Mr. Brown: He knows what I'm going to suggest.

Mr. Showe: Keeping the assessment level?

Mr. Scheerer: That's not what he was going to say.

Mr. Brown: No.

Mr. Scheerer: Go for it, sir.

Mr. Brown: Well, no, keeping the assessment level for most everyone.

Mr. Scheerer: Most everyone?

Mr. Brown: Yes.

Mr. Scheerer: Okay.

Mr. Brown: But raising the assessment on the golf course and trimming the ponds ourselves.

Mr. Scheerer: Are you getting that much heat?

Mr. Showe: I will have to talk to District Counsel on how we can accomplish that.

Mr. Brown: Because we have that agreement that says they'll do it, but they haven't been doing it.

Mr. Scheerer: I saw two of them nicely trimmed today.

Mr. Brown: Yeah, so maybe they're doing it.

Mr. Showe: We noticed it today when we drove through.

Mr. Scheerer: Especially this little one right up here on the right-hand side.

Mr. Brown: It looks really good.

Mr. Scheerer: Yeah, that's what I told Jason. I said it looks good when they do that.

Mr. Showe: Yeah. Some look like they weren't done yet and some definitely haven't got that far yet.

Mr. Scheerer: Well, the Par 3 on the left was done.

Mr. Showe: Yeah, down that way, there's a few that have been done.

Mr. Brown: Okay.

Mr. Mehrlich: Yeah, well, I'm all for that, too, by the way.

Mr. Scheerer: If you would like, in the interim, I guess I can try to get a preliminary price from our landscaper and have them go out on the golf course and assess all of the ponds and provide us a number to add pond trimming.

Mr. Showe: We can see if there are any provisions in that agreement, that allow us to send them a separate invoice for the work, potentially.

Mr. Mehrlich: We don't want to close them down.

Mr. Brown: No. Well, my hope is that that would spur them.

Mr. Showe: I understand. We'll take a look at what our options are.

Mr. Scheerer: Okay.

Mr. Brown: Can you look at my street in front of the mailbox and see if there's anything we can do for that curb?

Mr. Scheerer: Pete will look at that. I'm not the engineer.

Mr. Brown: It never drains anymore.

Mr. Glasscock: I don't know if you remember, but when we did the re-pavement, we actually did that curb around there, twice, because it didn't flow. It is extremely flat. So, I don't know. If he wants, we can re-survey that curb line to see where it's stopping at. But I'll bet you a chicken dinner right now, it is going to be right in front of one of those Oak trees, where the curb is kind of raised up a quarter, three-eighths of an inch and that's all it's going to take for that area, because it's flat. It doesn't take nothing to block up the water. We can have our surveyors go out there and do that section, just to see what it's doing.

Mr. Brown: Okay.

Mr. Glasscock: But I did go by there, because I noticed it too.

Mr. Scheerer: Do you know that a stormwater drain right in the middle of that cul-de-sac, just cut a hole in the road and run a French drain right in there.

Mr. Glasscock: Okay.

Mr. Showe: Pop a hole right in it.

Mr. Brown: Yeah, it seems to be holding more water than it was.

Mr. Showe: Direct bore.

Mr. Glasscock: If you want, I can have our surveyors go by and give me some 25 feet or so.

Mr. Showe: Yeah.

Mr. Glasscock: Is that okay with all of you?

Mr. Brown: Yeah.

Ms. Zaresk: Yeah.

Mr. Scheerer: You just can't charge for the survey.

Mr. Showe: Yeah. Not to exceed \$25.

Mr. Brown: I have a level, if you want me to use it.

Mr. Showe: See.

Ms. Zaresk: Is there anything else?

Mr. Scheerer: Not from me. Thank you.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Mehrlich: Nothing from me.

Ms. Zaresk: Anything else? Ken?

Mr. Soukup: Nothing from me.

Ms. Zaresk: David?

Mr. Jaisingh: Nothing from me.

Ms. Zaresk: Thank you, guys.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – March 24, 2026

The next meeting was scheduled for March 24, 2026.

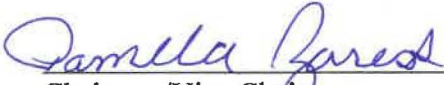
NINTH ORDER OF BUSINESS

Adjournment

Ms. Zaresk adjourned the meeting.



Secretary/Assistant Secretary



Chairman/Vice Chairman