

**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, **May 26, 2026** at 6:00 p.m. at the Remington Recreation Center, 2651 Remington Boulevard, Kissimmee, Florida.

Present and constituting a quorum:

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

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jason Showe
Scott Clark *by phone*
Pete Glasscock
Alan Scheerer
Sabrina Petitfrere
Dacoda Weaver

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Zaresk called the meeting to order at 6:00 p.m. and Mr. Showe called the roll. Mr. Jaisingh, Ms. Zaresk and Mr. Brown were present in person, Mr. Mehrlich was present by phone and Mr. Soukup was not present.

SECOND ORDER OF BUSINESS

Modifications to Agenda

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

Mr. Showe: We have none.

THIRD ORDER OF BUSINESS

Security Report from DSI Security Services

Ms. Zaresk: Then we'll go to our Security Report.

Ms. Petitfrere: Good afternoon. At the Partin Settlement Road gate, there were total guests of 1,989 and 13,480 residents, for a total of 15,469. At the E. Lakeshore Boulevard gate, there were 1,327 guests and 6,195 residents, for a total of 7,522. There were 89 violations, one attempted tow and one successful tow, which was on May 18th.

**Mr. Mehrlich joined the meeting via phone.*

Ms. Zaresk: Did they respond?

Ms. Petitfrere: Yes

Mr. Brown: Was that off of Burrell Circle?

Ms. Petitfrere: Yes.

Ms. Zaresk: Okay. Does anyone have any questions or comments? Is there anything for us?

Mr. Weaver: Jason, I get your emails. We've issued to staff the update to make sure we're following those Post Orders.

Mr. Showe: Okay.

Mr. Weaver: We're working on getting resolved.

Ms. Zaresk: Okay. Thank you very much.

FOURTH ORDER OF BUSINESS

Public Comment Period

Ms. Zaresk: I don't see anyone here for public comments.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the April 28, 2026 Board of Supervisors Meeting

Ms. Zaresk: Let's move on to the approval of the minutes of the April 28, 2026 meeting. I will entertain a motion for approval.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the Minutes of the April 28, 2026 Board of Supervisors Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

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**

Mr. Showe: At this stage, no one is interested in filling the current Board vacancy. So, unless the Board wants to make a motion to appoint someone, we'll just continue keeping this on the agenda. We encourage any Board Members if you know someone that might be a good fit for the Board, you can have them reach out to me. That will help us make sure we keep continuing to have a quorum so we can keep up with our business items.

Ms. Zaresk: Yes, that's very important.

Mr. Showe: We'll just keep that on the agenda for now.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Ms. Zaresk: Staff Reports, Scott.

Mr. Clark: I don't have anything that I need to bring to the Board's attention this evening, but I'll answer any questions if you have them for me.

Ms. Zaresk: Does anybody have any questions? I think you're clear. Thank you.

- B. Engineer**

Ms. Zaresk: Pete?

Mr. Glasscock: I just have two things. One, I got a price for Alan on fixing the ball field drainage structure. I think it came back at \$15,000.

Mr. Scheerer: Yeah, \$15,000. There is a box drain over by the school fence that's totally collapsed.

Mr. Glasscock: Yeah. The plastic pipe. So instead of making repairs, they suggest that you just go ahead and replace that one section. That way you don't worry about it ever, which I agreed with.

Mr. Jaisingh: Just one?

Mr. Glasscock: Yeah, that's the only one that I was able to get a hold of. I think it's a fair price from what I've been seeing lately. A repair coupling on it, would have been really close to that amount. I think it was a decent price. He also gave me a price on the curb of \$150 per foot.

When we went up there and looked at it closer and looked at the fall of the curb and everything, it looks like it's probably going to be 40 feet. So, we can make sure that we get a good repair of that inlet. I made him swear up and down, that he would not mess with the asphalt and he said yes, no problem.

Mr. Showe: Was that for both locations?

Mr. Glasscock: Usually as far as the asphalt, they would do a patching. It wouldn't be the end of the world for us, as we're coming into a new cycle of repaving. But still, I don't like them. They just look hideous for a while. But he swears he can get it out of there. He's going to jackhammer it and lift them out. He did not send me a quote on that yet. I haven't been in the office looking at my emails closely. But that would be \$6,000.

Mr. Showe: Was that for both locations that we should have talked about? We talked about the one near Ken's house as well.

Mr. Glasscock: No.

Mr. Showe: Okay.

Mr. Scheerer: Is this the other one?

Mr. Glasscock: No, just the one. We wanted to make sure that that one was on the list by your neighborhood, but we wanted to get a price for this one, to do this one quickly, so it was more invisible.

Mr. Jaisingh: Is this for the drain?

Mr. Glasscock: Yeah.

Mr. Jaisingh: Remember I have one in front of my house as well, that's sinking.

Mr. Glasscock: Which one is that one?

Mr. Jaisingh: The one on 142 Burrell Circle.

Mr. Glasscock: I will add that one to the list.

Mr. Jaisingh: That one is starting to crack. If you don't mind me asking, what is the plan for the paving?

Mr. Glasscock: It is slated for this next coming fiscal year.

Mr. Showe: For 2027.

Mr. Glasscock: We'll be starting a new round. We will be going around looking and see what we think. We know that the Boulevard is going to be first. That will be the first one and then we'll assess all of the roads for the next round.

Mr. Showe: Typically, we would work on repairing those curbs while they're doing the paving, just because it makes it a little easier.

Mr. Jaisingh: Right.

Mr. Showe: But for any areas that I think Pete feels are strongly needing it now, we can do that repair work now.

Mr. Glasscock: Just to let you know, depending on the prices, we may even put one on Knightsbridge as an alternate. If we can fit it into the budget, we'll do the Boulevard and Knightsbridge. Those are by far, the most two traveled roads.

Mr. Scheerer: The first phase was done by Junior Davis.

Mr. Glasscock: The first time.

Mr. Brown: Do we have any that are still missing the sidewalk access. You know how some of them have that and you have to go down somebody's driveway rather than the sidewalk coming out?

Mr. Scheerer: Yeah. There are still a bunch that are here. There are also some in Owenshire that have brick paved style crosswalks, but they're not crosswalks. They are decorative pavers with a little grass on them. There are a few that are missing within the community. I would have to go back.

Mr. Jaisingh: I would actually suggest that we look at maybe removing those this time.

Mr. Scheerer: The pavers?

Mr. Jaisingh: Yeah. The concrete ribbon curb that we call a soldier curb. It is supposed to keep all of the bricks from moving too much. Those grooving curves look bad.

Ms. Zaresk: Yeah.

Mr. Jaisingh: They're still doing their job. They're still functioning, but every 12 years, they are going to have new cycles.

Mr. Showe: Yeah.

Mr. Jaisingh: We might want to look at just demoing those intersections and doing straight asphalt in there.

Mr. Scheerer: We can add two speed humps at the Partin Settlement Road gate.

Mr. Brown: Yeah. So, I was just thinking the last time we paved the neighborhood that I live in, it didn't have the corners where the sidewalk came out. We added them at the top.

Mr. Showe: The flares.

Mr. Brown: I didn't know if we did them everywhere or not.

Mr. Glasscock: When we do your corner too, I suggest that we survey the curb, because there are a couple of problem areas in that neighborhood. Again, it's been 15 years, I think, since we did yours. So, I think we should go through there. Some of those areas, like on Burrell Circle, where we have a couple of the problem areas, we will just make sure that we know what kind of fall we're going to get on them. Because there is not a lot of longitudinal flow on the road. Just to get it to flow correctly.

Mr. Scheerer: I think in that Phase 2 section, we focused a lot on Somerset Place Drive, Parkland Square, all of those in there. That was the big focus.

Mr. Brown: That cul-de-sac will sometimes hold water at the end of it. That doesn't really bother me. The only reason the one place bothered me, is because it's right in front of the mailbox and people have to trudge through it. Like at the end of the cul-de-sac, it evaporates and we're done with it.

Mr. Glasscock: If you want, I can have our surveyors go up there and we can do that section. When I looked at it, I'm thinking you'd probably almost have to go to that first driveway and come all of the way around the curve. So, you're probably looking at about 200-foot curving. Then for them not mess up the roadway in 200 feet, I think it would be a miracle. Again, we're coming into a paving cycle, so it's not that big of a deal. We can just do a quick patch on it, knowing that in a year or two it will be back together.

Mr. Brown: Yeah.

Mr. Glasscock: But if you would like, I can send the surveyors out and see what kind of fall we're working with.

Mr. Showe: Yeah, I think you should look at his and at the one on Burrell Circle, too. Let's get one quote for everything and then see if we can knock it out.

Mr. Brown: I'm not an engineer and haven't played one on tv.

Mr. Showe: No, I know.

Mr. Brown: I don't know the address. I say the guy with the big yellow truck, where security used to get called to all the time. I don't remember what address that was. It is where the Hacketts used to live. Between there and just past the mailbox, is really the only thing that holds water.

Mr. Glasscock: That is because it blocks up there. Again, I believe it's the tree, but you can't just take that one section out, because if you don't have the right fall, it will just move the water somewhere else and hold it there.

Mr. Brown: Okay.

Mr. Glasscock: So, I would suggest that we have our surveyors go back there and map it out, so we make sure that we have no fall. If we don't, then we'll have to kick it up a notch and say, *"Alright, we want to do some re-engineering there."*

Mr. Showe: Yeah.

Mr. Glasscock: It should have a fall somewhere, so we'll just find it. But my gut feeling is there is probably about 200 feet of curbing there. Do you want to table the Westmoreland quote?

Mr. Showe: Yeah, I think we should get one for everything, to see if there are any savings in mobilization.

Ms. Zaresk: Okie doke. We'll wait until we get that.

Mr. Glasscock: That's all I have, unless you have any other questions.

Ms. Zaresk: Okay, thanks, Pete.

C. District Manager's Report

i. Approval of Check Register

Ms. Zaresk: We will move to the District Manager's Report.

Mr. Showe: For your Check Register, in your General Fund, we have Checks #7726 through #7818 for \$94,244.97. We have the summary of the invoices there. Both Alan and I can answer any questions that you might have on those or we would look for a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Jaisingh with all in favor the April 1, 2026 through April 30, 2026 Check Register in the amount of \$94,244.97 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. I will point out; we are about \$100,000 better than budget to actuals. So, if you do want to consider the inlet repair that's under Alan's portion, we do have the funding to cover that, based on our operational costs. You are also at 99% collected on your assessments. So, we're in great shape on all of those.

iii. Presentation of OCSO Reports

Mr. Showe: We also included all of the Osceola County Sheriff's Office reports.

D. Field Manager's Report

i. Consideration of Inlet Repair Proposal

Mr. Showe: We can have Alan go through his report.

Mr. Scheerer: In your agenda package, is that proposal that the engineer provided. I missed the fact that you wanted to do another proposal or we good to go on that one?

Mr. Glasscock: I can work on getting some more proposals. We are coming into rainy season.

Mr. Brown: That's true. Where is this?

Mr. Glasscock: It's in the left field in the ball park.

Mr. Scheerer: There are a couple of different box culverts connect back in there. This one is at the far-left field fence area by the school. That came to our attention from the school itself. They have kids out there that play baseball, soccer and stuff. I know that when I talked to Pete about it, we were going to call a couple of other contractors, but the one that Pete chose, was a local contractor and would probably give us the better price. So, if the Board is amenable, I would like to see it done, knowing that we probably have daily rains coming now, There is a 70% chance of rain over the weekend. We are trying to get this knocked out before hurricane season.

Mr. Glasscock: This guy has done some work for us in the past. He is actually scaled down to where this is all he's doing. He's focusing just on CDD work.

Mr. Jaisingh: I would like to see a couple of proposals, just to let everyone know that we're making an informed decision.

Mr. Showe: Yeah. Alan and I can tell you that we're trying to get proposals for a lot of projects and we are pulling teeth to get proposals from anybody anymore. So, when we do get a proposal, Pete knows what's going on in the industry and will know if it's a decent price or not.

Mr. Glasscock: When contractors are busy, they don't want to come to the CDD.

Mr. Showe: It's a very small job.

On MOTION by Mr. Jaisingh seconded by Mr. Brown with all in favor the proposal from Mainline Site Development for an inlet repair in the amount of \$15,000 was approved.
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Ms. Zaresk: Okay, we're good to go on that?

Mr. Scheerer: Just a couple of other things. The rec center is in good shape. I had both of the AC units serviced. We did a complete preventative maintenance for the summer. The pickleball lines were installed on the tennis court. They look good. The school was here last month asking about some renovations to the ball field. They have not called or contacted me since that meeting. So, I still have no information as to what and how they want to approach that going forward. We got the protective covers on the fitness equipment with our new preventative maintenance contractor. The pool is in good shape. The emergency phone was tested. We had to do some work inside of the gatehouse, to adjust the door strikes. Also, the sliding glass doors were getting jammed, so we had those all of those cleaned out. The palms are being treated in accordance with our agreement. I know that it was brought up by Supervisor Mehrlich about keeping the trees at 13:6. I am still waiting on a mid-year price from Down To Earth. It won't be all of the trees. It will only be the ones that fall under that 13:6. They are going to trim them for us. As soon as I get that information, I'll work with the District Manager. If that's something we feel we can just fit into the budget, we'll go ahead and do it. If we think the Board needs to review and approval, we'll do that. We're going to do that with our current landscape contractor. On a bigger note, I received an email from Mr. Daniel Espinosa of 1037 and 1039 Berkeley Drive in Somerset. I guess you guys had a doozy of a storm out here. It took down a couple of pine trees along Partin Settlement Road, that crashed through a chain link fence and into this guy's backyard. We looked at it today. I have some photos. I already talked to Down To Earth. They are going to have a crew here tomorrow to get it all cleaned up. There was another tree right next to that, that looks like it's under stress. We're going to remove that tree at the same time, just so you know. We did let Mr. Espinosa know that we would address that.

Mr. Showe: We emailed the resident that we were taking care of it.

Mr. Scheerer: I tried calling him, but the phone didn't pick up. Other than that, we are doing sidewalk removal and replacement. We had a couple of done this last couple of days. The drinking fountain by the tennis court was leaking. We had to replace the handle. We also put a shut off on it, because previously, you had to shut down the building here, to shut down the water at the tennis court. So now we have a valve on that to shut that off. I noticed that the E. Lakeshore Drive signal is flashing. It looks like it's going to be an interesting experiment with E. Lakeshore Drive and

Remington Boulevard. As we talked about earlier, hurricane season is just a few days away. We got about four or five days. So just be ready, be prepared and we're going to be doing the same for you folks.

Ms. Zaresk: Great.

Mr. Scheerer: I can answer any questions if you have any.

Mr. Brown: I haven't seen a sign for that. Typically, they put out a sign telling you when that's going to go live.

Mr. Scheerer: I haven't been down E. Lakeshore Boulevard, but I know there's not one on Remington Boulevard.

Mr. Brown: No, there's not one on E. Lakeshore Boulevard either.

Mr. Scheerer: Yeah, I haven't been down E. Lakeshore Boulevard.

Ms. Zaresk: It's going to be interesting.

Mr. Scheerer: I go north now instead of east.

Mr. Jaisingh: Speaking about schools, did we get an answer on the fee increase?

Mr. Showe: Yeah, we're going to increase the fees. I'm still waiting for them to execute the agreement.

Mr. Jaisingh: Okay.

Mr. Showe: They've gone into Summer, so it's been a little hard to get a hold of somebody. But it's on my list. I'm following up with it. But yeah, they agreed to it while they were here at the meeting.

Mr. Jaisingh: Alright, I probably have his number.

Mr. Showe: I've got it. They're kind of sporadic responding.

Mr. Scheerer: There was a young lady that showed up last month. She thought that it was a monthly fee.

Mr. Showe: Yeah.

Ms. Zaresk: She seemed to be very happy when she figured out that it wasn't a monthly fee.

Mr. Showe: Yeah.

Mr. Brown: Yeah, they probably went into travel ball season, because they do travel ball.

Mr. Showe: Probably. I think so.

Mr. Scheerer: I haven't seen them.

Mr. Jaisingh: It was probably the wife. It was a blond lady.

Mr. Showe: Maybe.

Mr. Scheerer: I don't remember. I'll check the video and let you know.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Zaresk: Are there any Supervisor's Requests? David, do you have anything?

Mr. Scheerer: You have my number.

Mr. Jaisingh: I usually email.

Mr. Scheerer: Email, text, whatever you want.

Mr. Showe: Smoke signal.

Mr. Scheerer: I'll be here again on Friday. We drive every road, so if you see me, let me know.

Mr. Brown: I have nothing.

Mr. Jaisingh: Oh, you know what I saw? I don't know exactly where, but the cap of the drainage off of the road, a whole section is missing.

Mr. Brown: That's on Knightsbridge. I know exactly what you're talking about.

Mr. Jaisingh: Yeah. Okay. As long as you know what I'm talking about.

Ms. Zaresk: I know we're keeping an eye on the entrance at E. Lakeshore Boulevard, but that little gully there between the crosswalk and the actual gatehouse, seems to be getting bigger.

Mr. Scheerer: That storm drain?

Mr. Jaisingh: My car's moving a lot going out.

Ms. Zaresk: It's right in the middle of the roadway, where we have the pavers.

Mr. Jaisingh: It's right at the pavers. It created a little hump. There is a little hump that goes up and then goes down.

Mr. Glasscock: It shouldn't have, because those pavers are basically in a bathtub. We put 8 inches of concrete down.

Mr. Jaisingh: There's something going on, as you go out.

Mr. Scheerer: We'll check it out.

Mr. Brown: What did you do to the pavers?

Mr. Scheerer: We painted them.

Mr. Brown: Regarding that aforementioned storm.

Mr. Scheerer: Yes.

Mr. Brown: The inlet right before you get to the lady that did all of the landscaping.

Mr. Scheerer: Mrs. Patrick?

Mr. Brown: Yeah. So, the inlet on this side, wasn't draining very well. I've never seen that before. The only time that usually I ever see that, is on Harwood. That one right there that always seems to have problems. But this one was having problems. I haven't seen that before.

Mr. Scheerer: Okay.

Mr. Glasscock: On the Boulevard?

Mr. Brown: Yeah.

Mr. Scheerer: It is probably just a leaf drop.

Mr. Jaisingh: Who is responsible for cleaning out those drains?

Mr. Scheerer: The CDD.

Mr. Showe: That's us.

Mr. Jaisingh: Would the landscapers be doing it? Because all of those little boxes, right by the lake, between the villas and Hawks Nest, on the left, there are about four of them, where the sidewalk is slanted. It drains it onto the road, but it's all clogged up, so the water just sits there.

Mr. Scheerer: Well, that's different. We're talking about the storm drains on the road?

Mr. Jaisingh: Yeah.

Mr. Scheerer: You're talking about the sidewalk drains. That's the landscaper's responsibility. I'll talk to them.

Mr. Jaisingh: They blow the leaves, but they don't clean it. They won't touch it.

Mr. Showe: Well, that's easy.

Ms. Zaresk: That's it?

Mr. Jaisingh: Yes.

Mr. Showe: Tim, do you have any questions on your end?

Mr. Mehrlich: No, sir.

Ms. Zaresk: Alright. With that we will adjourn.

NINTH ORDER OF BUSINESS

Next Meeting Date – June 23, 2026

The next meeting was scheduled for June 23, 2026.

May 26, 2026

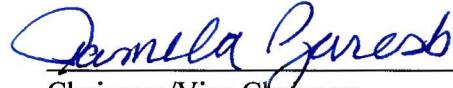
Remington CDD

TENTH ORDER OF BUSINESS

Adjournment

Ms. Zaresk adjourned the meeting.



Secretary/Assistant Secretary

Chairman/Vice Chairman