

**VILLA SOL
COMMUNITY
DEVELOPMENT DISTRICT**

SEPTEMBER 8, 2020

AGENDA PACKAGE

Due to the COVID-19 pandemic, and pursuant to Executive Orders 20-69, 20-121, 20-123, 20-139 and 20-150 issued by Governor DeSantis respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes, the meeting will be conducted using the following means of communications media technology (CMT):

Meeting ID: 863 6766 2668

Meeting URL: <https://us02web.zoom.us/j/86367662668>

Call in number: (929) 205-6099

VillaSol Community Development District
INFRAMARK, INFRASTRUCTURE MANAGEMENT SERVICES
 210 North University Drive • Suite 702 • Coral Springs, Florida 33071
 Phone: (954) 603-0033 • Fax: (954) 345-1292

September 1, 2020

Board of Supervisors
 VillaSol Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the VillaSol Community Development District is scheduled to be held **Tuesday, September 8, 2020 at 5:00 P.M.** via conference call under Executive Order 20-69 (as extended by Executive Orders 20-112, 20-123, 20-139, 20-150, 20-179 and 20-193 and as it may be further extended or amended), and pursuant to Section 120.54(5)(b)2., Florida Statutes: Meeting ID: 863 6766 2668 Meeting URL: <https://us02web.zoom.us/j/86367662668> Call in number: (929) 205-6099. While it is necessary to hold the meeting utilizing communications technology, the District fully encourages public participation in a safe and efficient manner. Additionally, participants are encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting by email to kristen.suit@inframark.com to facilitate the Board's consideration of such questions and comments during the meeting. The email subject should be "*Written Comments: VillaSol CDD September 8, 2020*" and the email must provide your name, address and email address. Future meetings may be cancelled, or locations and technology may be changed, so please refer to the District's website www.villasolcdd.org for current information. The following is the advance agenda for the meeting.

1. **Roll Call**
2. **Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
3. **District Engineer**
 - A. **Discussion and Review of Camera Inspection**
 - B. **Inspection Summary Site Visit- Depression Adjacent to 3123 Riachuelo Lane**
4. **Attorney's Report**
 - A. **Discussion and Review of Legislative Updates**
5. **District Managers Report**
 - A. **Approval of the Minutes of the July 14, 2020 Meeting**
 - B. **Financial Statements**
 - C. **Check Registers**
 - D. **Consideration of the FY 2021 Meeting Schedule**
 - E. **Consideration of Proposals for Series 2018 A1 & A2 Arbitrage Reporting**
 - F. **Audit Committee Selection Process**
 - i. **Appointment of Committee Members**
 - ii. **Establishment of RFP Evaluation Criteria**
 - iii. **Authorization to Proceed with RFP**

- G. Ratification of Chair Authorized Expenditures Between Meetings**
 - i. Ratification of Onsite Amenities Attendant 32 Hours per Week**
 - ii. Ratification of Gate Repairs by Envera**
 - iii. Ratification of Pool Repairs by Churchills**
- 6. Field Operations**
 - A. Field Management Report**
 - B. Gate Damages Status Report**
 - C. Discussion and Consideration of Purchasing Doggy Stations**
 - D. Discussion and Consideration of Purchase of Additional Gate Arms to be Held in Storage**
- 7. Supervisor Requests & Comments**
- 8. Adjournment**

I look forward to seeing you at the meeting. Please call me if you have any questions.

Sincerely,

Kristen Suit
District Manager/ms

Third Order of Business

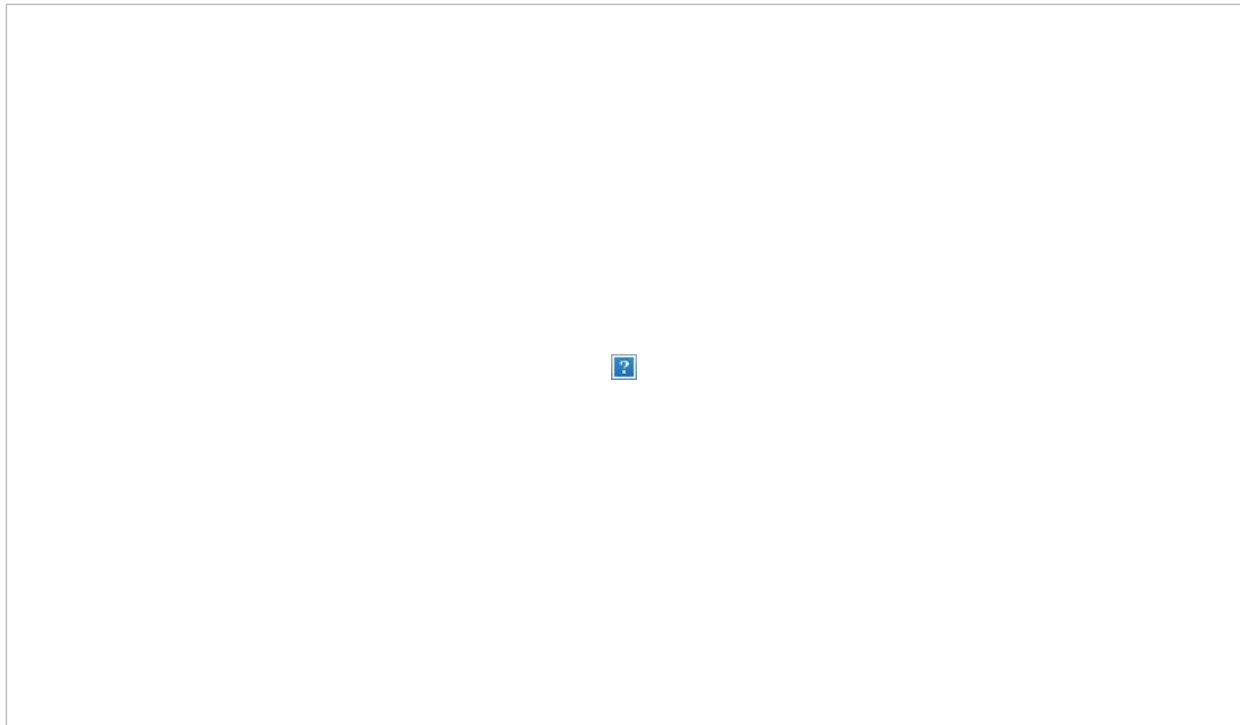
3A.

From: [Armans, Peter](#)
To: [Nicole Noble](#)
Cc: [John Masiarczyk](#); [Jamie Crow Jr](#); [Dennis Davis](#); [Malave, Rev](#)
Subject: RE: Villa Sol Camera Video
Date: Wednesday, August 19, 2020 11:30:04 AM

Nicole, I was able to download and review the videos. It would be good to get a price on installing a liner. The manhole to manhole run that needs repair is approximately 227 ft and shown in the picture below. We would not need a liner for everything that was CCTVed, only the run shown below. It would be very important to show the contractor the CCTV because this section has an offset joint, settled debris, and infiltration gushers.

Please make sure the price for the liner includes the following:

1. Type of liner, thickness, and curing method.
2. Cleaning the pipe of all debris prior to installation.
3. Stopping infiltration runners and gushers at joints prior to deployment of liner.
4. Bypass pumping during install if needed.
5. Pre- (showing cleaned pipe and no major infiltration) and Post- (showing fully cured liner) installation CCTV.
6. Liner test coupon with lab test results.



Thank you,

Peter Armans, P.E.
Dewberry
Orlando, FL 32803
321-354-9767 - Office

From: Nicole Noble <Nicole@AllTerrainTractorService.com>
Sent: Wednesday, August 19, 2020 9:36 AM
To: Armans, Peter <parmans@Dewberry.com>
Cc: John Masiarczyk <John@AllTerrainTractorService.com>; Jamie Crow Jr <jamie@AllTerrainTractorService.com>; Dennis Davis <Dennis@AllTerrainTractorService.com>
Subject: Villa Sol Camera Video

[CAUTION] External Email. Do NOT click links or open attachments unless expected. Please use the "Phish Alert" button to report all suspicious emails.

Good Morning Peter,

Let me know that you got this email. It should be fine as I copied the file as a link below.

We are currently getting a quote from Scott at J&H Waterstop to install a liner in the pipe as he believes that is all that is needed, rather than removing and replacing it. Once I receive the quote, I will forward it to you for review.

Let me know if you have any questions.

<https://www.dropbox.com/s/9anj8srzs3dztn/Villa%20Sol%20Storm%20Video.zip?dl=0>

Thank you!

Nicole Noble

All Terrain Tractor Service, Inc.

949 Shadick Drive, Orange City, FL 32763

Office: (386) 218-6969 | Fax: (386) 218-6970

[facebook.com/AllTerrainTractor](https://www.facebook.com/AllTerrainTractor)



3B.

From: Armans, Peter <parmans@Dewberry.com>

Subject: RE: Villa Sol 3123 Riachuelo Lane

Please see below summary of site visit:

1. Depression adjacent to 3123 Riachuelo Ln is between the fire hydrant and the sidewalk, extending a few inches below the sidewalk (see photo below). The noted depression is small in size (approximately 1 foot x 1 foot x 8-inches) and far from above ground structures. See map below (also attached) for depression location relative to adjacent homes. The depression should be filled, compacted, and monitored.
2. A large hole/depression in drainage area was noted and should be barricaded immediately. As shown on map below, adjacent to the stormwater catchbasin, a 4'x5'x2' depression formed. It appears that the connection of the stormwater pipe to the catchbasin structure needs to be repaired, and the void filled.





Peter Armans, P.E.
Dewberry

Fifth Order of Business

5A

**MINUTES OF MEETING
VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaSol Community Development District was held Tuesday, July 14, 2020 at 1:30 p.m. via virtual teleconferencing using Zoom.

Present and constituting a quorum were:

Ramon Bermudez	Chairman
Servando Comas	Vice Chairman
Mark Gosdin	Secretary
Michael Edgecombe	Assistant Secretary

Also present were:

Kristen Suit	Inframark - District Manager
Scott Clark	District Counsel
Rey Malavé	District Engineer
Mark Vega	Inframark – District Manager
Ariel Medina	Inframark – Field Supervisor

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS Roll Call

Ms. Suit called the meeting to order and outlined the parameters of the meeting.
Ms. Suit called the roll.

SECOND ORDER OF BUSINESS Audience Comments

- Mr. Edward Cunningham noted for the last seven days electronic communications have not been used very effectively by the CDD.
- Ms. Jessica Sepulveda addressed the “Discussion and Consideration of Amendment to Website Requirements” noting they feel the website meets the bare requirements and does not go above and beyond informing residents of hot topics. Additionally, they would like to know if they “Consideration of Annual Stormwater Inspection” being a Category 5 under F.S. 190.033 and if went through the formal bid process. She further addressed the Clubhouse noting they feel the area is being used by young people for drug use or other criminal activities.
- A resident, Herman, noted he is giving his three minutes to Jessica.
 - Mr. Clark noted they do not have a Rules and Procedure that allows for a speaker to give their three minutes to another speaker. It is at the discretion of the Chair if he wants to allocate additional time to a speaker.

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- Mr. Bermudez noted they have limited time and 55 people on the call, everyone is entitled to three minutes.
- Ms. Kristen Crease addressed having complete transparency of the financial statements including all bids. They are confused on how they end up with certain landscapers and hopes they can figure out why they are paying so much especially in a situation where they are trying to up it and have a higher budget.
- Mr. Jack Werckman addressed giving their three minutes to one person noting if the Board wanted to make the change to allow it, they could.
- Ms. Suit addressed some of the comments noting they were provided misinformation and were all responded to with the correct information. There is a bidding threshold for items, and these were under the bidding threshold. She noted the criminal activity is something they were not aware of and the Board can discuss that. For the website, they are not an HOA and do not old email addresses of residents as it would cause the residents to be subject to public records requests and solicitations. Again, they are a governmental agency and not an HOA so there are certain requirements the CDD is required to follow versus an HOA.
- Mr. Vega noted if the CDD had everyone's email they would be subject to public records request. Several CDD's that had resident emails have gone away from those because as soon as someone finds out there is an email list everyone has access to that and will then send you a spam list. There are residents at Bobcat Trail on a list from 2017 and there are companies still using that list they obtained through a request to the CDD. The difference between a CDD, F.S. Chapter 190, and an HOA, F.S. Chapter 720, requires you to provide information as such.
- Ms. Laura Marsh-Reye, Via Palma Lane, noted she does not have the agenda and was never informed there is one.
 - Mr. Vega noted it is available on the website at VillaSolCDD.org
 - Ms. Marsh-Reye addressed charges for services they did not receive and there is a tremendous increase in fees.
- Ms. Vila spoke in Spanish and a resident translated noting she is not happy with the HOA and she feels HOA is blaming the CDD and vice versa for the situation. They are paying a lot and not getting anything.

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- Ms. Vila continued and Mr. Vega translated noting she is not happy with the landscaper change with she was very happy with the previous landscapers; the entrance and common areas looked a lot better.
- A resident, Corey, addressed the confusion as to what exactly the CDD is and what it is responsible for. He suggested they update the website letting residents know what the CDD is responsible for. He noted Ms. Suit has been great in responding to their concerns. Additionally, he noted there is also confusion on what is CDD and what is county. He addressed the fact that they have a gate but cannot stop anyone because it is a public road.
 - Mr. Vega noted the road is public because it was built with public funds; it is not owned by Osceola County, it is owned by the CDD and is why they have to open the gate if someone wants to come in.
 - Ms. Suit addressed the use of bond proceeds to build the infrastructure. They can have a gated community but cannot deny access.
- A resident (name inaudible) 3149 Via Otera Drive, addressed the increasing of the CDD fees noting she would like to see transparency.
- Mr. Victor Cabrera requested the meeting be postponed until they can meet face-to-face with the Board and management company. This is a serious matter with an increase of this size and there are millions of people unemployed.
- Mr. Jesse Rivera, 3149 Riachuela Lane, inquired if the CDD has the ability to take out a loan for the work and requested they explore other avenues.

THIRD ORDER OF BUSINESS

Public Hearings

A. Consideration of Adoption of the Fiscal Year 2021 Budget

i. Fiscal Year 2021 Budget

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the public hearing was opened.
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- Ms. Suit noted the Board approved the tentative budget with increase of 90.1%. As discussed, there are several areas at which the infrastructure is failing. The District Engineer did an evaluation and had the area scoped to determine the cost to have the repairs made. It was determined the repairs could be done over a three-year period and are the increases in the budget.
- Mr. Bermudez noted his understanding of the situation nationally and globally. Unfortunately, the situation in the community is the drainage piping – some are damaged,

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some are collapsing, and some are blocked – meaning the water cannot flow to the ponds or lakes freely. There are sinkholes forming and they have been able to fix two. With the third they realized they have a serious situation and directed the District Engineer to perform a study of the drainage system infrastructure. The only way to fix the problem is to address the problem. The Board has the obligation to find a way to repair those pipes. The issue with the repairs is time is not on their side. He addressed the increases in assessments for the property types.

- Mr. Gosdin noted he is listening, but the situation is not good and addressed the first failure. He noted he understands the current situation with the pandemic and the strain it puts on people. On the flip side is they have to do something, they have to fix the infrastructure and that need is not going to go away. If they say they are not going to do it this year, they will have to do it next year and there will be more damage so whatever they do not do now will cost them more in the future. He addressed property taxes and escrow on mortgages. He addressed his concern of increasing stress on residents and is cautious about their decision. He wishes they could have made provisions for this earlier, but it was not apparent until about one year ago and it is just now that they can do anything about with the budget process. It is not that they are not sympathetic, do not know, do not understand or do not care because they do care.
- Mr. Comas noted unfortunately Mother Nature does not wait. Everybody is dealing with financial stress and he has the same situation. They have a person who has taken it upon themselves to be the leader of the underground website with 140 members that she has been using with the wrong information, talking against the CDD members and spreading wrong information. This is the reason to come to the meetings. There are 63 in attendance at 1:30 p.m.; they have never seen so many people present at any meeting. Unfortunately, they have sinkholes opening up around the community. The community was built in 2003/2004 and the builder took shortcuts. All of the pipes are collapsing and as Board members they have to take action; they cannot wait until something bad happens. The county does not do anything for the community, they have to do it for themselves. With this increase they are also creating fund so if something happens, they will have a fund to take care of what they need to. There was a tree that fell at the front entrance and in less two hours it was taken care of, that money was available. Those are the little things the

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community does not see every day, they do not go on to social media to say what they do or what they do not do; they do not discuss it on social media, they discuss it and clarify information at the meeting. The information is public, they are not hiding anything.

- A resident, Herman, addressed the CDD not sending emails but he received an email from the CDD.
 - Ms. Suit noted she sent an email to those she had received emails from; it was not to the whole community.
 - A resident, Herman, addressed the failing infrastructure and going to the developer. He further addressed providing the bids to the residents.
 - Ms. Suit addressed bidding thresholds and the misinformation that was circulated to the community. She urged residents to come to the District Manager with questions rather than to other residents or attend meetings to get better information and reduce their frustration.
- Mr. Cunningham noted he is a foreign based owner and an owner since 2010. He addressed seeking to recoup the cost/financial recourse from the developer. The residents would like some assurance that route will be explored.
 - Mr. Clark addressed the thought of going after the original developer noting it has been a long time and a lot of years and is nearly impossible after almost 20 years to bring and win a lawsuit for construction defects. It is suggested frequently, and his opinion would be that they would be throwing away a lot more money trying to pursue that than they would recover.
- Mr. Ariel Armanas addressed the line item for landscaping noting the majority is unhappy with the landscaping.
- Ms. Sepulveda addressed Mr. Comas comments noting she is not misinforming anyone about anything, and she considers it very disrespectful. She further addressed the assessment increase and the higher number than the \$100,000 stated at that meeting. She wants to know why the project does not have to go through the bid process and why it is not a Category 5 project, and lastly, she is a person of law and order and wants to reiterate that she is not looking to misinform anyone.
- Ms. Kristen Cruz noted she has some of the same concerns and would like to understand what Mr. Clark is stating and why they are not seeking restitution from the developer.

Additionally, can they find lower rates in other things the CDD is paying for to offset what it is going to cost to take care of the streets and water system. Why are they paying as much as they are for landscaping if they are not happy with it and not getting all the services stated on the contract. Why are they paying the Osceola Sheriff if they are having the situation at the clubhouse. She addressed the CDD being able to take a loan per F.S. 190 and inquired why they are not considering it. She further addressed resident attendance at meetings with the meeting time being 1:30 p.m.

- A resident, Marcel, addressed having a bidding process for transparency purposes. He also addressed the meeting time and continuing to have them by Zoom to allow for more attendance. If they want residents to be able to participate and voice their opinion, they should reconsider the time they have the meetings. He noted he agrees with the sheriff situation.
- Mr. Camilo Nin addressed the situation with drugs by the pool noting it has been going on for years. He understands what they are going through and that the roads need to be fixed. His concern is the timing with the current situation. He noted they are not trying to create problems they are trying to get information when they decided to do something and let the community know what is going on. They need to work together. He also addressed the meeting time of 1:30 p.m. noting it is not a good time for residents to be there.
- A resident of 3152 Via Palma Lane noted he understands more now after speaking with Mr. Gosdin and Mr. Bermudez. He noted they also have water backing up on Via Palma Lane and had to get sandbags last year; has the area been inspected. He addressed the website that was formed by residents noting it is for anyone. They are getting information so they can email everybody in the community what is going on and when there is a meeting; there is no conspiracy. They need to work together. He tried several times to send emails to everyone on the Board and never received responses. He noted they are elected to the Board and they work for them and need to be more open to listening to them, gathering the information to see what the community wants as a whole and then make a decision, it is not for them to make decisions on their own or only what they think is best.
- Mr. Jesse Rivera echoed the same concerns noting that Mr. Comas' comments were kind of hostile. He has not received any negative information from the new website and actually received more information from that site because it was emailed out to them. He noted Mr.

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Bermudez said he would review camera information after his wife's car was stolen and nothing came up. They came to his house to say his son was giving out the access code at the Clubhouse, it was found it was not his son and he received no apology.

- Ms. Suit noted this is the public hearing for the budget and comments should be on the budget only.
- A resident, Mario, 2964 Siesta View Drive, noted the CDD Board has never been elected and have been self-appointed and this is one of the things they should reconsider now that so many homeowners want positive things for the neighborhood. It is time they should consider an election as they have repeatedly shown their incompetence and are costing the residents money and putting them in the budget situation that is unacceptable.
- Ms. Suit addressed the General Election process.
- A resident, Corey, noted there are more residents involved now because of the increase, but that is a good thing. He addressed exploring options for loans even to cover part of it or grants through the County to offset some of the costs. He requested the Board tell them what they have looked at since this is the first time most are attending.
- Mr. Clark noted getting a loan is not simple for a governmental entity and it still results in assessments. They have to levy special assessments to repay the loan and no bank, no lender, no bond buyer is going to take out a loan that is not supported with an assessment program and then on top of the project itself, there are hefty fees that would be put on top of the amounts. He addressed the bond documents containing a clause that any loan is subordinate to the bonds and many lenders are nervous about that and not interested in making those types of loans. Options have been looked at but are more expensive than self-funding as the Board is looking at now.
- Mr. Cabrela inquired about the refunding of the bonds and whether any of those funds were put aside for repairs and maintenance.
 - Mr. Clark noted some amount of the funds were spent on roads, some was spent on other amenity improvements and he is sure they are wishing they had them for this project, but they do not.
- A resident inquired if the assessment was going to be forever or is three or four years.
 - Ms. Suit noted the way the budget is currently set up with the increase for a minimum of three years in order to get the projects done.

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- Mr. Bermudez noted once the road projects are completed; they do not want to continue this amount of assessments forever. There was a comment about \$100,000 and that was a discussion regarding placing that amount in a reserve fund so they will have funds for future repairs.
- Mr. Roberto Williams inquired if they have awarded the bid.
 - Ms. Suit noted the District Engineer has received the proposed amounts from this provider for the cost of the work to be done.
 - Mr. Williams noted they can go to bid for the work.
 - Mr. Clark noted no contract has been awarded.
 - Mr. Williams further addressed getting additional bids for the work. He addressed working together, the meetings being at the wrong time, and inquired as to where their source of information is so they are better informed. He inquired if the roads are also the responsibility of the county.
 - Mr. Clark noted they are not. The roads are public because the CDD is a public entity and owns the roads. They were built with public money and subject to legal rules that apply to public roads, but they are not county roads.
- Mr. Edgecombe noted he has been listening to everybody and their concerns. The thing that troubles him is that sometimes when they make decisions, they have to remember the Board is in the same boat that they are and whatever affects the residents affects them as well. He wants to see them work more closely together rather than taking jabs at each other. They want to do the best they can to make it a better community for all. The community is important to him. He is asking that they try not to attack each other and try to come up with ideas to address the issues. They care about everybody and they do not do things without thinking about everything; they try to do what is in the best interest of the community.

On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all in favor, the budget public hearing was closed.

ii. Consideration of Resolution of 2020-3 Relating to the Annual Appropriations and Adopting the Fiscal Year 2021 Budget

- Mr. Comas noted the 90.1% is for the O&M portion of the budget only.

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, Resolution 2020-3 a resolution of the Board of Supervisors of the VillaSol Community Development District relating to the annual budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year with the 90.1% increase in O&M Assessments was adopted.

iii. Consideration of Resolution 2020-4 Levying and Imposing a Non-Ad Valorem Maintenance Assessment

On MOTION by Mr. Gosdin seconded by Mr. Bermudez, with all in favor, Resolution 2020-4 a resolution levying and imposing non-ad valorem special assessments for the VillaSol Community Development District for Fiscal Year 2020/2021 was adopted.

FOURTH ORDER OF BUSINESS Engineer’s Report

A. Consideration of Annual Stormwater Inspection

- Mr. Malavé noted as part of the reporting to the Trustee and part of the requirements they required to a review of all the stormwater systems. They have done that in specific areas and this one is geared toward the operation.
- Ms. Suit noted the fee for the inspection is \$1,350 plus other direct costs.
- Mr. Bermudez addressed a request to be prepared for any storms or things of that nature and to clean the storm drains and making sure all the debris is removed from the outlets for proper drainage toward the ponds.
- Mr. Clark noted it is also part of the agreement with the Trustee that relates to the bonds.
- Mr. Gosdin requested the difference between what they have been doing and what this does. Are they just inspecting certain structures that are associated with the drainage into the retention ponds.
 - Mr. Malavé noted that is correct and the stormwater ponds themselves. There is a series of outfall structures that go into the wetlands. It is asserting those systems and that we have set aside dollars to maintain and operate the system.

On MOTION by Mr. Edgecombe seconded by Mr. Bermudez, with all in favor, Dewberry to provide annual stormwater inspection at a cost of \$1,350 was approved.

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- Ms. Suit addressed the proposals provide for the O&M roof repairs in the amount of \$3,250.
- Mr. Malavé noted when the work was being done on the roof they noticed on the roof going toward the hallway it has damage and is going to start having the same issues they had with the areas repaired. They believe it is in danger of starting to fall as it gets wetter and with the rains they have had.
- Ms. Suit noted she checked with the Trustee on the accounting for the Capital Projects and they have enough funds to do the two O&M projects for the roof repair and the roof fan as well as the All Terrain storm repair in the amount of \$8,216.75.
- Discussion continued on the roof repair.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, O&M Maintenance proposal for roof repairs in the amount of \$3,250 using capital projects funds was approved.

- Mr. Malavé noted this is to try to keep the roof area as dry as possible.
- Mr. Bermudez noted to avoid further problems they need to remove the humidity that gather at that ceiling; it was suggested by the contractor that a vent with a fan would help.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, O&M Maintenance proposal for roof fan in he amount of \$650 using capital projects funds was approved.

- Mr. Malavé noted this the latest repair and it is close to the Clubhouse. It is at Riachuelo Lane and Florencia.
- Discussion continued on the repair with it being noted the sidewalk with be replaced as part of proposal.

On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all in favor, the All Terrain proposal for storm line repairs in the amount of \$8,216.75 using capital projects funds was approved.

- Mr. Bermudez requested Mr. Malavé let them know when the work is going to start.

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FIFTH ORDER OF BUSINESS

Attorney's Report

- Mr. Clark addressed the letter received regarding Parcel 04-25-30-5410-TRAC-00A0. Five or so years ago the District foreclosed on the land as part of the unpaid assessments and found there were hundreds of thousands of dollars of unpaid taxes on the parcel. The District foreclosed as it needed to reserve an easement for part of the stormwater system. It went through a tax sale and sold, they approached District four years ago as they wanted access through the District roads to get to their property, there were discussions, and nothing ever came of it until we received the letter yesterday. The letter asserts they have a right of access and have proposed two means of access and there may be other means of access. The CDD will need to engage in a discussion with them and find out how best to do this, what their intentions are, how they are going to pay for it, how they are going to share the maintenance of that, are they going to become members of the CDD. He does not have answers to those questions but wanted to bring it to the Board's attention.
- Discussion continued on the property and the request.
- Discussion followed on stormwater approvals for the area as it is a floodplan.
- Mr. Clark noted he needs to gather information and find out where the requestor is in the process.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. Approval of the Minutes of May 12, 2020 Meeting

On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, the minutes of the May 12, 2020 meeting were approved.

B. Financial Statements

- Ms. Suit noted the financial statements are included in the agenda package and inquired if there are any questions.
- Mr. Bermudez inquired if assessment collections are still at 90%.
 - Ms. Suit noted as of May 31st they are 94.39% collected.

On MOTION by Mr. Comas seconded by Mr. Edgecombe, with all in favor, the January financial statements were approved.

C. Check Registers

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- Discussion followed on the registered voters, use of the Supervisor of Elections to conduct the elections, and the qualifying period with it being noted if no one qualifies the current Board remains and can be appointed.

On MOTION by Mr. Comas seconded by Mr. Bermudez, with all in favor, the check registers were approved.
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D. Discussion and Consideration of Amendment to Website Requirements

- Ms. Suit addressed the requirements for the District's website noting the District is no longer required to post the full agenda package and can post only the agenda if they choose to do so, a link to the Auditor General's website can now be included rather than posting the audit, and the Public Facilities Report is no longer required to be posted.
- Discussion followed on the cost for posting to the website and converting posting for ADA compliance.
- Mr. Clark addressed options for the District to reduce the size of the agenda package to continue posting the full agenda package on the website.
- The consensus of the Board is to continue posting the agenda package on the website.

E. Ratification of Chair Authorized Expenditures Between Meetings

There being none, the next item followed.

**** Field Operations**

- Mr. Medina reported the Clubhouse is open seven days a week from 9:00 a.m. to 4:00 p.m.
- Discussion followed on the collections for gate damages with Mr. Medina noting they have received no additional payments.
 - Mr. Comas inquired if there is anything further than do to expediate collection for damages to the gate.
 - Mr. Clark noted they have sent a series of letters; his addressed the costs to go to court to collect the minor damages of \$150 and the administrative fee of \$250. Where there is major damage of \$2,000 to \$3,000 that has occurred, they should take legal action necessary to collect those, but beyond the letters he does not think they want to spend a lot of money on the small ones.

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- Mr. Comas requested at the next meeting they be provided more information regarding the contract with Envera.
 - Mr. Clark noted he believes they are about none months out from the first term of the contract ending. He will bring it back at the next meeting and bring them up-to-date on it.
- Mr. Bermudez addressed prior repairs at Puerta Del Sol before the gate noting the repair has a depression and is holding water.
 - Mr. Malavé noted they looked at it and it is getting worse. Once they TV the entire line they will have a better idea of what is going on there.
- Mr. Bermudez addressed discontinuing the Osceola Sheriff patrols and reallocating the funds.
 - Mr. Gosdin noted they need to be certain of this because the Sheriff's office will not come into the community unless called.
 - Ms. Suit noted they have a budget of \$14,000 but have only spent \$506 for patrols. Have they not been taking shifts?
 - Mr. Medina noted they were providing a schedule and Sheriff's office was not picking up the shifts.
 - Discussion continued on the patrols and reallocating the funds.
- Discussion returned to the upcoming storm drain projects with it being noted a contract has not been awarded. It is three separate projects over the course of three years to allow for budgeting.

SEVENTH ORDER OF BUSINESS

Supervisor Requests & Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Edgcombe seconded by Mr. Gosdin, with all in favor, the meeting was adjourned.

Kristen Suit
Assistant Secretary

Ramon Bermudez
Chairman

5B.

MEMORANDUM

TO: Board of Supervisors, VillaSol CDD
FROM: Fernand Thomas, Accountant II
CC: Kristen Suit, District Manager, Alan Baldwin, Accounting Manager
DATE: August 31, 2020
SUBJECT: July Financial Report

Attached, please find the July Financial Report. During your review, please keep in mind that the goal is for revenue to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. To assist with your review, an overview of each of the District's Funds is provided below. If you have any questions or require additional information, please contact me at fernand.thomas@inframark.com.

General Funds:

- Total revenues are approximately 100% of the annual budget.
- Non-Ad Valorem Assessments 100% collected.
- For the current month, expenditures are at 86% of the year-to-date budget.

Debt Service Funds:

Series 2018 A1-A2

- Total revenues are approximately 101% of the year-to-date budget and includes prepayments. Annual Assessments are 100% collected.
- Total Principal and Interest is paid for the year and includes principal prepayments.

Construction Fund:

- Revenues recorded are interest earned on Investments.
- Expenditures recorded are construction requisitions.

VillaSol
Community Development District

Financial Report

July 31, 2020

Prepared by



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VillaSol
Community Development District

Financial Statements

(Unaudited)

July 31, 2020

Balance Sheet
July 31, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 & A2 DEBT SERVICE FUND</u>	<u>SERIES 2018 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ 34,099	\$ -	\$ -	\$ 34,099
Due From Other Funds	-	12,542	-	12,542
Investments:				
Money Market Account	274,248	-	-	274,248
Project Fund	-	-	19,697	19,697
Reserve Fund (A-2)	-	17,938	-	17,938
Reserve Fund A	-	87,273	-	87,273
Revenue Fund	-	102,677	-	102,677
Prepaid Items	4,947	-	-	4,947
Deposits	4,075	-	-	4,075
TOTAL ASSETS	\$ 317,369	\$ 220,430	\$ 19,697	\$ 557,496
<u>LIABILITIES</u>				
Accounts Payable	\$ 14,516	\$ -	\$ -	\$ 14,516
Accrued Expenses	18,428	-	-	18,428
Due To Other Funds	12,542	-	-	12,542
TOTAL LIABILITIES	45,486	-	-	45,486
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	4,947	-	-	4,947
Deposits	4,075	-	-	4,075
Restricted for:				
Debt Service	-	220,430	-	220,430
Capital Projects	-	-	19,697	19,697
Assigned to:				
Operating Reserves	110,324	-	-	110,324
Unassigned:				
	152,537	-	-	152,537
TOTAL FUND BALANCES	\$ 271,883	\$ 220,430	\$ 19,697	\$ 512,010
TOTAL LIABILITIES & FUND BALANCES	\$ 317,369	\$ 220,430	\$ 19,697	\$ 557,496

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-20 ACTUAL
REVENUES				
Interest - Investments	\$ 4,500	\$ 2,804	62.31%	\$ 67
Room Rentals	7,000	2,232	31.89%	-
Interest - Tax Collector	-	166	0.00%	-
Special Assmnts- Tax Collector	427,643	427,642	100.00%	-
Special Assmnts- Discounts	(17,106)	(14,020)	81.96%	-
Other Miscellaneous Revenues	-	500	0.00%	-
Access Cards	6,000	4,406	73.43%	935
Insurance Reimbursements	-	2,496	0.00%	-
TOTAL REVENUES	428,037	426,226	99.58%	1,002

EXPENDITURES

Administration

P/R-Board of Supervisors	4,800	4,400	91.67%	800
FICA Taxes	367	337	91.83%	61
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	3,000	5,575	185.83%	-
ProfServ-Legal Services	15,000	17,461	116.41%	3,764
ProfServ-Mgmt Consulting Serv	42,390	35,325	83.33%	3,533
ProfServ-Property Appraiser	400	172	43.00%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	3,000	5,728	190.93%	-
Auditing Services	6,250	6,250	100.00%	-
Communication - Telephone	3,600	2,658	73.83%	485
Postage and Freight	1,000	1,074	107.40%	448
Insurance - General Liability	22,401	19,847	88.60%	-
Printing and Binding	3,000	1,213	40.43%	62
Legal Advertising	1,000	589	58.90%	308
Miscellaneous Services	600	683	113.83%	56
Misc-Assessmnt Collection Cost	8,553	8,272	96.71%	-
Misc-Web Hosting	12,000	2,839	23.66%	442
Office Supplies	463	632	136.50%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	134,749	118,380	87.85%	9,959

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-20 ACTUAL
<u>Field</u>				
ProfServ-Field Management	43,206	36,005	83.33%	3,601
Misc-Property Taxes	540	511	94.63%	-
Total Field	43,746	36,516	83.47%	3,601
<u>Landscape Services</u>				
Contracts-Lake and Wetland	6,900	6,300	91.30%	630
Total Landscape Services	6,900	6,300	91.30%	630
<u>Utilities</u>				
Utility - General	46,500	34,656	74.53%	3,189
Total Utilities	46,500	34,656	74.53%	3,189
<u>Gatehouse</u>				
Contracts-Security Services	88,045	74,352	84.45%	8,799
R&M-Gatehouse	5,000	2,578	51.56%	382
Misc-Access Control Software	2,000	1,022	51.10%	-
Misc-Bar Codes	4,800	1,284	26.75%	-
Total Gatehouse	99,845	79,236	79.36%	9,181
<u>Road and Street Facilities</u>				
R&M-Roads & Alleyways	5,000	17,293	345.86%	-
R&M-Signage	1,000	421	42.10%	-
Total Road and Street Facilities	6,000	17,714	295.23%	-
<u>Parks and Recreation - General</u>				
Contracts-Fountain	1,440	1,768	122.78%	126
Contracts-Security Services	6,663	6,108	91.67%	2,039
Contracts-Pools	7,020	6,509	92.72%	785
Contracts-Sheriff	14,000	506	3.61%	-
Utility - Refuse Removal	2,736	2,925	106.91%	-
R&M-Clubhouse	8,000	7,841	98.01%	1,900
R&M-Parks	500	443	88.60%	-
R&M-Pools	7,000	7,580	108.29%	3,395
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	500	3,798	759.60%	-
Total Parks and Recreation - General	48,859	37,478	76.71%	8,245

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-20 ACTUAL
<u>Common Area</u>				
Contracts-Landscape	64,524	53,770	83.33%	5,377
R&M-Common Area	1,000	2,437	243.70%	-
R&M-Other Landscape	500	1,756	351.20%	-
Total Common Area	66,024	57,963	87.79%	5,377
TOTAL EXPENDITURES	452,623	388,243	85.78%	40,182
Excess (deficiency) of revenues Over (under) expenditures	(24,586)	37,983	0.00%	(39,180)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(24,586)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(24,586)	-	0.00%	-
Net change in fund balance	\$ (24,586)	\$ 37,983	0.00%	\$ (39,180)
FUND BALANCE, BEGINNING (OCT 1, 2019)	233,900	233,900		
FUND BALANCE, ENDING	\$ 209,314	\$ 271,883		

VillaSol CDDCommunity Development District

Notes to the Financial Statements**Assets**

- ▶ Due from Other Funds represents amount due from Assessments.
- ▶ District has one MMA . (See Cash & Investments Report for details)
- ▶ Prepaid Items represents payment for Trustee Services.
- ▶ Deposit represents payment from residents for water utility.

Liabilities

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Accrued Expenses represents monthly contracts, and expenses that will be paid in following month.

Fund Balance

- ▶ In the General Fund, the District has one assigned Operating Reserves .

The notes are intended to provide additional information helpful when reviewing the financial statements.

VILLASOL
Community Development District

Revenues, Expenditures and Fund Balances

All Funds

Notes to the Financial Statements
July 31, 2020

Expenditures

Administration

P/R Board of Supervisor	\$4,800	\$4,400	92%	Board members attend meeting as of July 2020.
ProfService-Trustee	\$3,000	\$5,728	191%	Trustee fees for the period from 3/1/20-2/28/2021
Insurance - General Liability	\$22,401	\$19,847	89%	Total premium with Public Risk Insurance Agency . Fully paid.
Miscellaneous Services	\$600	\$683	114%	SunTrust bank charges and Web domain for the year.
Office Supplies	\$463	\$632	137%	Services through current month.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full

Legal Counsel

ProfServ-Legal Services	\$15,000	\$17,461	116%	General matters budgeted are higher than expected and cost related to project.
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Comprehensive Planning

ProfServ-Engineering	\$3,000	\$5,575	186%	Engineering service is more than expected.
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Landscape

Contracts-Lake and Wetland	\$6,900	\$6,300	91%	Services through current month, but higher than budgeted.
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Road and Street Facilities

R&M-Road & Alleyways	\$5,000	\$17,293	346%	Replace 24" ADS Pipe @ Intel and asphalt paving.
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Parks and Recreation - General

Contracts-Fountain	\$1,440	\$1,768	123%	Contracts paid through current month and fountain repairs.
Utility-Refuse Removal	\$2,736	\$2,610	95%	Utility services and waste management for current month.
R&M Clubhouse	\$8,000	\$7,841	98%	Contracts for pest control paid through current month, and annual termite treatment.
R&M Parks	\$500	\$443	89%	Repairs were more than anticipated.
R&M Pools	\$7,000	\$7,580	108%	Annual purchase of pools chemical and removing of mail pool pump motor.

Common Area

R&M-Common Area	\$1,000	\$2,437	244%	Remove of palm tree.
Misc-Contingency	\$500	\$3,798	760%	Hurricane expo and waste refuse removal.
R&M-Other Lanscape	\$500	\$1,756	351%	Replace Sable Palm/ Sod.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-20 ACTUAL
REVENUES				
Interest - Investments	\$ 100	\$ 1,155	1155.00%	\$ 2
Special Assmnts- Tax Collector	221,580	221,436	99.94%	-
Special Assmnts- Discounts	(8,863)	(7,121)	80.35%	-
TOTAL REVENUES	212,817	215,470	101.25%	2
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4,432	4,286	96.71%	-
Total Administration	4,432	4,286	96.71%	-
Debt Service				
Principal Debt Retirement A-1	110,000	110,000	100.00%	-
Principal Debt Retirement A-2	15,000	15,000	100.00%	-
Interest Expense Series A-1	57,895	57,895	100.00%	-
Interest Expense Series A-2	17,075	17,075	100.00%	-
Total Debt Service	199,970	199,970	100.00%	-
TOTAL EXPENDITURES	204,402	204,256	99.93%	-
Excess (deficiency) of revenues Over (under) expenditures	8,415	11,214	0.00%	2
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	8,415	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	8,415	-	0.00%	-
Net change in fund balance	\$ 8,415	\$ 11,214	0.00%	\$ 2
FUND BALANCE, BEGINNING (OCT 1, 2019)	209,216	209,216		
FUND BALANCE, ENDING	\$ 217,631	\$ 220,430		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-20 ACTUAL
REVENUES				
Interest - Investments	\$ -	\$ 539	0.00%	\$ -
TOTAL REVENUES	-	539	0.00%	-
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	73,040	0.00%	-
Total Construction In Progress	-	73,040	0.00%	-
TOTAL EXPENDITURES	-	73,040	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	(72,501)	0.00%	-
Net change in fund balance	\$ -	\$ (72,501)	0.00%	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2019)	-	92,198		
FUND BALANCE, ENDING	\$ -	\$ 19,697		

VillaSol
Community Development District

Supporting Schedules

July 31, 2020

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

HIDE

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	Net Assessments	Allocation by Fund	
						General Fund**	Debt Service Series 2018 Fund
ASSESSMENTS LEVIED				\$ 649,222		\$ 427,643	\$ 221,580
Allocation %				100%		66%	34%
11/12/19	\$ 7,279	\$ 417	\$ 149	\$ 7,845	\$ 4,795	5,167	2,677
11/22/19	42,971	1,827	877	45,675	28,305	30,086	15,589
12/06/19	434,418	18,470	8,866	461,754	286,151	304,157	157,597
12/23/19	17,940	698	366	19,004	11,817	12,518	6,486
01/10/20	15,591	492	318	16,402	10,270	10,804	5,598
01/13/20	5,378	148	110	5,636	3,543	3,712	1,923
02/12/20	13,783	318	281	14,383	9,079	9,474	4,909
03/09/20	12,516	83	255	12,854	8,244	8,467	4,387
04/13/20	3,357	-	69	3,426	2,212	2,257	1,169
04/13/20	17,589	-	359	17,948	11,586	11,822	6,126
05/12/20	667	-	14	681	439	448	232
05/12/20	7,143	(77)	146	7,212	4,705	4,750	2,461
06/09/20	412	(12)	8	409	272	269	139
06/09/20	14,459	(430)	295	14,325	9,524	9,436	4,889
06/16/20	21,874	(650)	446	21,671	14,409	14,275	7,396
TOTAL	\$ 615,379	\$ 21,284	\$ 12,559	\$ 649,221	\$ 331,067	\$ 427,642	\$ 221,579
% COLLECTED				100%		100%	100%

Cash and Investment Report
July 31, 2020

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$34,224
Money Market Account	Bank United	Money Market	0.25%	\$274,248
		Sub-total		\$308,472
DEBT SERVICE FUND				
Series 2018 A1 & A2-Revenue Fund	US Bank	US Bank Money Market	0.02%	\$102,677
Series 2018 A1 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$87,273
Series 2018 A2 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$17,938
Series 2018 -Project Fund	US Bank	US Bank Money Market	0.02%	\$19,697
			Total	\$536,056

VillaSol CDD

Bank Reconciliation

Bank Account No. 1613 SunTrust Bank N.A. GF
 Statement No. 07-2020
 Statement Date 7/31/2020

G/L Balance (LCY)	34,223.76	Statement Balance	42,197.73
G/L Balance	34,223.76	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	34,223.76	Subtotal	42,197.73
Negative Adjustments	0.00	Outstanding Checks	7,973.97
	<hr/>	Differences	0.00
Ending G/L Balance	34,223.76	Ending Balance	34,223.76
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/1/2020	Payment	DD299	Payment of Invoice 007082	124.30	0.00	124.30
7/30/2020	Payment	004897	INFRAMARK, LLC	7,849.67	0.00	7,849.67
Total Outstanding Checks.....				7,973.97		7,973.97

5C

VillaSol
Community Development District

Check Register

June 1- July 31, 2020

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 6/1/2020 to 7/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	004871	06/04/20	BRIGHTVIEW LANDSCAPE SVC	6801856	MAY 2020 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00
001	004872	06/04/20	CHURCHILLS POOLS	11105	MAY POOL SVCS / FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$614.25
001	004872	06/04/20	CHURCHILLS POOLS	11105	MAY POOL SVCS / FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$126.00
001	004873	06/04/20	ENVERA SYSTEMS	690423	JUNE GATE MONITORING - BOGGY CREEK	Contracts-Security Services	534037-53904	\$7,260.13
001	004874	06/04/20	SOLITUDE LAKE MANAGEMENT	PI-A00405201	MAY LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$630.00
001	004875	06/04/20	WASTE MANAGEMENT	9793011-0180-9	MAY REFUSE REMOVAL	MAY 2020 REFUSE REMOVAL	543020-57201	\$317.31
001	004876	06/04/20	FED EX	7-021-56164	MAY 2020 POSTAGE	Postage and Freight	541006-51301	\$14.05
001	004877	06/04/20	OSCEOLA NEWS GAZETTE	219766	NOTICE OF QUALIFYING PRD 5/21/20	Legal Advertising	548002-51301	\$40.70
001	004878	06/11/20	CLARK & ALBAUGH, LLP	17045	GEN MATTERS THRU MAY 2020	GEN MATTERS THRU APRIL 2020	531023-51401	\$912.00
001	004879	06/18/20	DANIELLE RABEL	060520-REF	RETURN FEE FROM CANCELLED RESERVATION	Misc-Contingency	549900-53901	\$150.00
001	004880	06/18/20	WASTE MANAGEMENT	9799616-0180-9	JUNE REFUSE REMOVAL	Misc-Contingency	549900-57201	\$315.55
001	004881	06/25/20	INFRAMARK, LLC	52337	JUNE MGMT FEES	Postage and Freight	541006-51301	\$8.00
001	004881	06/25/20	INFRAMARK, LLC	52337	JUNE MGMT FEES	ProfServ-Field Management	531016-53901	\$3,600.50
001	004881	06/25/20	INFRAMARK, LLC	52337	JUNE MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,532.50
001	004881	06/25/20	INFRAMARK, LLC	52337	JUNE MGMT FEES	Printing and Binding	547001-51301	\$74.70
001	004881	06/25/20	INFRAMARK, LLC	52337	JUNE MGMT FEES	PAINT SUPPLIES/PAINT	546016-53901	\$98.33
001	004883	07/02/20	CHURCHILLS POOLS	11206	POOL SVCS JUNE 2020	Contracts-Pools	534078-57201	\$341.64
001	004883	07/02/20	CHURCHILLS POOLS	19437	FOUNTAIN REPAIRS	Contracts-Fountain	534023-57201	\$538.00
001	004883	07/02/20	CHURCHILLS POOLS	11199	JUNE CHEMICAL DELIVERIES	R&M-Pools	546074-57201	\$152.69
001	004884	07/02/20	FAST SIGNS	2060-13578	SIGNAGE	R&M-Pools	546074-57201	\$578.00
001	004885	07/02/20	SERVUSAT, LLC	2951	SEC SVCS CAMERA TROUBLESHOOTING	Contracts-Security Services	534037-53904	\$102.46
001	004886	07/02/20	TERMINIX PROCESSING CENTER	397114982	PEST CONTROL 5/4/20	R&M-Clubhouse	546015-57201	\$67.00
001	004887	07/02/20	THE HOME DEPOT	060520-9241		CLEANING SUPPLIES	546015-57201	\$108.62
001	004888	07/09/20	BRIGHTVIEW LANDSCAPE SVC	6842008	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00
001	004889	07/09/20	CHURCHILLS POOLS	11160	JUNE POOL / FOUNTAIN MAINT	Contracts-Pools	534078-57201	\$740.25
001	004889	07/09/20	CHURCHILLS POOLS	19436	POOL REPAIRS	R&M-Pools	546074-57201	\$794.00
001	004890	07/09/20	CLARK & ALBAUGH, LLP	17087	GEN MATTERS THRU JUNE 2020	GEN MATTERS THRU APRIL 2020	531023-51401	\$2,842.50
001	004891	07/09/20	ENVERA SYSTEMS	691390	ISP PASS/POOL MONITORING	Contracts-Security Services	534037-53904	\$1,665.84
001	004892	07/09/20	SOLITUDE LAKE MANAGEMENT	PI-A00422290	JUNE LAKE / POND MGMT	Contracts-Lake and Wetland	534021-53901	\$630.00
001	004893	07/09/20	INNERSYNC STUDIO LTD	18589	QRTRLY WEBSITE HOSTING/ADA COMPLIANCE	Misc-Web Hosting	549915-51301	\$388.13
001	004895	07/16/20	EXERCISE SYSTEMS INC	24295	PREVENTIVE MAINT FIT CTR 6/29/20	R&M-Clubhouse	546015-57201	\$175.00
001	004896	07/16/20	JESSIE WERSMAN	061920-REFUND	RETURN FEE FOR CANCELED EVENT	Misc-Contingency	549900-53901	\$400.00
001	004897	07/30/20	INFRAMARK, LLC	53239	JULY MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,532.50
001	004897	07/30/20	INFRAMARK, LLC	53239	JULY MGMT FEES	ProfServ-Field Management	531016-53901	\$3,600.50
001	004897	07/30/20	INFRAMARK, LLC	53239	JULY MGMT FEES	Postage and Freight	541006-51301	\$10.65
001	004897	07/30/20	INFRAMARK, LLC	53239	JULY MGMT FEES	Printing and Binding	547001-51301	\$62.05
001	004897	07/30/20	INFRAMARK, LLC	53239	JULY MGMT FEES	Misc-Web Hosting	549915-51301	\$3.73
001	004897	07/30/20	INFRAMARK, LLC	53239	JULY MGMT FEES	JANITORIAL SUPPLIES	546015-57201	\$202.84
001	004897	07/30/20	INFRAMARK, LLC	53239	JULY MGMT FEES	MAILING OF NOTICES	541006-51301	\$437.40
001	DD293	06/01/20	KUA	051420 ACH	BILL PRD 4/8-5/7/20	BILL PRD 3/9-4/8/20	543001-53903	\$2,927.74
001	DD294	06/02/20	TOHO WATER AUTHORITY	050420 ACH	BILL PRD 4/4-5/4/20	Utility - General	543001-53903	\$208.84
001	DD295	06/03/20	BRIGHT HOUSE NETWORKS	068176902051820	BILL PRD 5/17-6/16/20 OFFICE	Communication - Telephone	541003-51301	\$241.62
001	DD296	06/14/20	BRIGHT HOUSE NETWORKS	077902902053020 ACH	BILL PRD 5/28-6/27/20 GATE	R&M-Gatehouse	546035-53904	\$174.96
001	DD297	07/05/20	KUA	061520 ACH	BILL PRD 5/7-6/8/20	Utility - General	543001-53903	\$2,975.75
001	DD298	07/05/20	TOHO WATER AUTHORITY	060420 ACH	BILL PRD 5/7-6/4/20	Utility - General	543001-53901	\$292.43
001	DD299	07/01/20	BRIGHT HOUSE NETWORKS	037311801061520 ACH	BILL PRD 5/14-7/13/20 INTERNET	Communication - Telephone	541003-51301	\$124.30
001	DD304	07/15/20	BRIGHT HOUSE NETWORKS	077902902063020 ACH	BILL PRD 6/28-7/27/20	R&M-Gatehouse	546035-53904	\$174.96
001	DD307	07/04/20	BRIGHT HOUSE NETWORKS	068176902061820	BILL PRD 6/17-7/16/20	Communication - Telephone	541003-51301	\$241.62
001	DD308	07/31/20	BRIGHT HOUSE NETWORKS	037311801071520ACH	BILL PRD 7/14-8/13/20 CBHS	Communication - Telephone	541003-51301	\$124.30
001	004894	07/17/20	MARK A. GOSDIN	PAYROLL	July 17, 2020 Payroll Posting			\$184.70
001	DD300	07/17/20	RAMON E. BERMUDEZ	PAYROLL	July 17, 2020 Payroll Posting			\$184.70
001	DD301	07/17/20	SERVANDO JR COMAS	PAYROLL	July 17, 2020 Payroll Posting			\$184.70
001	DD302	07/17/20	MICHAEL J. EDGEcombe	PAYROLL	July 17, 2020 Payroll Posting			\$184.70
Fund Total								\$54,045.14

SERIES 2018 A1 & A2 DEBT SERVICE FUND - 202

202	004882	06/25/20	VILLASOL CDD C/O US BANK N.A.	06162020-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$9,814.52
Fund Total								\$9,814.52

Total Checks Paid	\$63,859.66
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5D

**NOTICE OF MEETINGS
VILLASOL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the VillaSol Community Development District will hold their meetings for Fiscal Year 2021 at the VillaSol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, Florida on the second Tuesday of the following months, unless otherwise noted, as follows:

November 17, 2020 – 1:00 p.m. (3rd Tues.)
January 12, 2021 – 5:00 p.m.
March 9, 2021 - 1:00 p.m. (Tentative Budget)
May 11, 2021 – 1:00 p.m. (Final Budget Adoption)
July 13, 2021 - 1:00 p.m.
September 14, 2021 – 5:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager

5E.

**Arbitrage Rebate Computation
Proposal For**

**VillaSol Community Development District
(Osceola County, Florida)**

\$2,145,000

**Special Assessment Revenue Refunding Bonds
Series 2018A-1 (Senior Lien)**

\$370,000

**Special Assessment Revenue Refunding Bonds
Series 2018A-2 (Subordinate Lien)**



AMTEC



April 3, 2020

VillaSol Community Development District
c/o Mr. Alan J. Baldwin
Assistant Treasurer
Inframark
210 North University Drive, Suite 702
Coral Springs, FL 33071

Re: VillaSol Community Development District (Osceola County, Florida) \$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien) & \$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)

Dear Mr. Baldwin:

Thank you for contacting our office and requesting this Proposal for the above referenced VillaSol Community Development District (the "District") bond issue (the "Bonds"). AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above referenced District Issue. We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of community development districts, colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,200 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 1,650 bond issues aggregating more than \$62.7 billion of tax-exempt debt in the southeastern United States. As you know, we have recently performed computations for the Vista Lake, Urban Orlando, Poinciana, Villasol, Beacon Lakes, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we perform calculations for the Town of Palm Beach, the City of Fort Lauderdale and Broward County in Florida. Nationally, we are rebate consultants for the Metropolitan Washington Airport Authority (DC), the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Alaska, Mississippi and West Virginia.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of February 1st based on the closing date in 2018.

Proposal

We are proposing rebate computation services based on the following:

- \$2,515,000 Special Assessment Revenue Refunding Bonds;
- Fixed Rate Debt; and
- Escrow, Reserve, Project, Costs of Issuance and Debt Service Funds.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our annual guaranteed fee for rebate computations for the Bonds is \$600 per year and will encompass all activity from February 1, 2018, the date of the closing, through February 1, 2023, the 5th anniversary of the Bonds. The fee is based upon the size as well as the complexity of the Bonds. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee

Report Date	Type of Report	Period Covered	Fee
April 30, 2020	Rebate and Opinion	Closing – January 31, 2020 (2 Years of Activity)	\$1,200
January 31, 2021	Rebate and Opinion	Closing – January 31, 2021	600
January 31, 2022	Rebate and Opinion	Closing – January 31, 2022	600
February 1, 2023	Rebate and Opinion	Closing – February 1, 2023	600

In order to begin, we are requesting the following documentation for each bond issue (a copy of the entire bond transcripts, either electronically or on CD, would suffice):

1. IRS Form 8038-G.
2. Tax Compliance Certificate for certification purposes. This Agreement may also be known as the Arbitrage Certificate and is usually filed near IRS Form 8038-G in the transcripts.
3. Closing Memorandum.
4. Causey, Demgen & Moore, Inc. Verification Report

Items #1-4 can be found within the CD bond transcripts that the District received following the closing date. However, if you are unable to locate any of these items, bond counsel will be able to provide them to you.

5. US Bank statements for all accounts from February 1, 2018, the date of the closing, through each report date. Our calculations require tracking the cash flow of the bond proceeds for the entire computation period.

AMTEC's Scope of Services

Our engagement includes, but is not limited to, the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through the required reporting date of the Bonds;
- Calculation of the bond yield. Yield calculations performed prior to the closing often do not contain all requisite figures, resulting in inaccurate calculations for rebate purposes. This effort certifies we are presenting accurate information and enables us to issue our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you and your auditors and provide our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2020.

VillaSol
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 30, 2020

- \$2,515,000 VillaSol Community Development District (Osceola County, Florida) Special Assessment Revenue Refunding Bonds, Series 2018A-1 and Series 2018A-2

On behalf of LLS Tax Solutions Inc. I want to thank you for extending to us this opportunity to propose services to you from our innovative Arbitrage Rebate Services Firm.

In regard to the above bond issue, we are delighted at this opportunity to present our scope of services. The annual fee is \$600 for each 12-month bond period. This all-inclusive fee includes the more complicated refunding bond issues with transferred proceeds or commingled funds.

Our scope of services that relate to the fee include:

- Assess whether the issue is subject to arbitrage rebate requirements (including an analysis to ascertain whether any “spending exceptions” or “small issuance exceptions” apply)
- Calculate the bond yield, as required under existing regulations (except where previously computed and provided to us)
- Calculate earnings from investment of bond proceeds (including a calculation of investment yield) to assess if any rebate to the federal government is required
- Analyze the data contained in source documents, helping to evaluate whether bond proceeds are included in the calculations
- Advise you of situations we become aware of where bond counsel consultation is recommended
- Work closely with bond counsel to resolve any questions that may arise
- Prepare a detailed report on arbitrage rebate that includes cumulative results since the issue date
- Prepare the necessary Form 8038T and reports to accompany any required payment to the U.S. Treasury

We serve you by offering objective advice, being attentive to your needs, drawing on our depth of resources to address your challenges, and employing our industry experience to seek the right solutions. Please let me know if you have any questions. You can contact me by telephone (850-754-0311) or email at liscott@llstax.com. I look forward to providing you excellent arbitrage services.

Kind Regards,

Linda L. Scott

Linda L. Scott, CPA

5F.

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g., the existence of any natural disaster plan for business operations).

5 Price. (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

5G.

Client/Community	Villasol	Proposal Date:	8/19/20
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Qty.	Equipment to Be Repaired/Replaced	Unit Cost	Extended Cost
1	12' Octagonal boom for Toll Operator W/LED'S & Foam	846.00	\$846.00
1	Chamberlain 15' Barrier Arm W/Out LED's	294.00	\$294.00
1	Labor	125.00	\$125.00
1	Trip Charge	50.00	\$50.00

Total Charges \$ **1,315.00**
(Plus any applicable taxes)

Scope of Work: Barrier arm replacement

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	Dylan Townsend
Title / Position	Service Coordinator
Date	8/19/20

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

CHURCHILLSPOOLS

Working hard for your leisure

Villa Sol CDD

Villa Sol
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

Agenda Page #59

Estimate #2116

From **Churchills**
407 557 2730
mail@churchillspools.com
www.churchillspools.com
1101 Miranda Ln #131
Kissimmee
FL 34741
Bill To 210 N University Drive #702
Coral Springs, Florida 33071
Sent On 08/19/2020
Job Title AutoFill

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Notes	Auto fill to collector tank is no longer working despite adjustments causing the pool to flood/drop level, the float and valve need replacing ASAP. We will also adjust the overflow pipe.	1	\$0.00	\$0.00*
FloatValve_Fill	Renew clear float valve assembly to auto fill	1	\$149.95	\$149.95*
Solenoid_Fill	Renew black water fill solenoid valve	1	\$175.50	\$175.50*

Total

\$325.45

* Non-taxable

All parts and/or materials remain the property of Churchill's until payment is made in full. The customer agrees and grants to Churchill's or its nominees free and unencumbered access for the removal of any parts and materials when the invoice payment terms have been exceeded.

This is an estimate, the estimated price is valid for 30 days. By signing/returning this document you certify that you have authority to approve these work items and you are able to furnish payment for the work. You are also agreeing that you have read these terms and agree not to hold Churchills or its nominees responsible for warranties offered by the equipment manufacturers. Churchills and its nominees offer a 30 day labor warranty on all repairs.

CHURCHILLSPOOLS

Working hard for your leisure

Villa Sol CDD

Villa Sol
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

Notes Continued...

Additional warranties are offered by the respective equipment/parts manufacturer.

A deposit may be required, no fee for cash or check payment.

NOTE: Payment by link on estimate, credit card/PayPal will incur convenience fee of 3.5% or net proceeds only applied as account credit).

To accept the estimated work please respond to e-mail.

Estimate #2116

From Churchills
407 557 2730
mail@churchillspools.com
www.churchillspools.com
1101 Miranda Ln #131
Kissimmee
FL 34741

Bill To 210 N University Drive #702
Coral Springs, Florida 33071

Sent On 08/19/2020

Job Title AutoFill

Sixth Order of Business

6A.

Villa Sol CDD Field Management Report

September 2020

Ariel Medina | Field Services Supervisor



313 Campus Street, Celebration, FL 34747
(O) 407-566-4122 | (M) 281-831-0139 |
www.inframarkims.com

FREDDY BLANCO | Assistant Maintenance Manager



313 Campus Street | Celebration, FL 34747
Office: 1.407.566.1935 | **Mobile:**
1.407.947.2489 | www.inframarkims.com



Content

- General Update
- Landscape Review
- Brightview Report
- Churchills Group Report


General Updates

- Meet with contractors monthly and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Returned phone calls
- Solved inquires made by phone and email
- Respond to emails and communications as needed
- Installed entrance sign
- Installed barricades in 3 areas
- Performed community light review

Landscaping Review

Villa Sol Landscape Review Report

Issue	Location	Date of Drive-	Status	Field Manager Comments	Photos
Bush hug.	At Riachuelo Ln.	8/26/2020	Not completed	Provide proposal for Bush hog behind the lake at Riachuelo Line.	
Trimming service	At Puerta del Sol Behind the recreation center..	8/26/2020	Completed	The beds plants behind the recreation center need trimming service. Provide schedule for this task.	
Edging service	At Puerta del Sol near to the Tennis court.	8/26/2020	Completed	The edging near to the Tennis court is not complete on some sections.	
Dead tree removal service.	At Florencia Dr.	8/26/2020	Pending	Provide proposal to remove two small dead trees.	
Edging service	At Puerta del sol and Riachuelo Ln.	8/26/2020	Not completed	The edging in not completed on several section.	
Trimming service	At Puerta del Sol near to the recreation center.	8/26/2020	Not completed	The trimming tree service is pending on the tree near to the tennis court and the mowing service is not completed in this sections	

Dead palm tree	Puerta del sol Blvd.	8/26/2020	Pending	Provide proposal to remove dead palm tree.	
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Brightview Report



August 24th, 2020

VILLA DEL SOL CDD

MAINTENANCE MONTHLY SUMMARY

July and August 2020

Week of July 6th, 2020

- Mowed all St. Augustine Turf
- Edged all hard landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds
- Mowed all Bahia common areas
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash

Week of July 13th, 2020

- Mowed all St. Augustine Turf
- Edged all hard/soft landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Summer color has been installed
- Landscaping detail of the Clubhouse.
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash
- Tree pruning along the main Blvd.



Week of July 20th, 2020

- Mowed all St. Augustine Turf
- Edged all hard landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds
- Landscaping detail of the entrance and guard shack area.
- We added new bags to dog stations on common grounds
- Monthly Irrigation inspection

Week of July 27th, 2020

- Mowed all St. Augustine Turf
- Edged all hard/soft landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash

Week of August 3rd, 2020

- Mowed all St. Augustine Turf
- Edged all hard/soft landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds
- Landscaping detail of the Clubhouse.
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash



Week of August 10th, 2020

- Mowed all St. Augustine Turf
- Edged all hard landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds
- Landscaping detail of the entrance and guard shack area.
- We added new bags to dog stations on common grounds

Week of August 17th, 2020

- Mowed all St. Augustine Turf
- Edged all hard/soft landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash

Churchills Report

FACILITY REPORT

Villa Sol – Main Pool, Spa & Fountain

Service Month: To August 25th 2020

Service Frequency: 5 x Weekly (since limited COVID opening)

Tasks: Check/adjust water chemistry/balance, maintain records, brush/vacuum/net pool, load chemical feeders, empty pump baskets, clean/backwash filters/tile/gutters as needed.
Report on any maintenance/equipment/safety issues

MAIN POOL:

Main pump motor failed, installed temporary unit (retained for future use), take motor to be rebuilt then re-install with new shaft seal and impeller.

SPA:

No issues.

FOUNTAIN:

Replace pump motor & filter pressure gauge.

NOTES:

Recommend ensuring no sprinklers spray into equipment area.

Soil erosion in storage area.

Stones instead of mulch around equipment would be preferable.

PHOTOS:



6B.

6C.



Work Order Authorization 0851013

September 1, 2020

To: Villa Sol CDD
 313 Campus Street
 Celebration, FL. 34747
 407-566-1935

Villa Sol CDD	
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Description			Total	
	\$ 375.00	2		\$ 750.00
Install 2 doggy stations at the community.				
This quote includes purchase of doggy stations, materials, and installation				
				\$ 750.00

Prepared by Inframark, Ariel Medina, Field Services Supervisor

Thank you for your business!