

Villa Sol Board Meeting – Unapproved Meeting Notes

Ramon Bermudez	Chairman
Servando Comas	Vice Chairman
Mark Gosdin	Assistant Secretary
Michael Edgecombe (On the Phone)	Assistant Secretary
Camilo Nin	Assistant Secretary

Staff Personnel:

Scott Clark	District Attorney
Peter Armans	District Engineer
Freddy Blanco	Field Manager
Bob Koncar	District Manager

1. **Roll Call:** All Board members are present
2. **Presentation by TOHO:** Update on construction
Motion to approve an extension of 12 weeks for the easement related to the work by TOHO. Motion by Supervisor Gosdin and Second by Supervisor Comas. Approved 5-0
3. **Audience Comments:**
 - Jack Werksman: Better Communication from the Board, leaking shower, pillars cut down, fixing jets in hot tub, fixing tiles by the pool, shard coverings.
4. **District Engineer:**
5. **Attorneys Report:** Gate Service Proposals – Envera: Discussion of proposals, pool contract ends September 13th. August 22nd contract gate contract ends.
Motion to approve resolution 2021 – Increase the Chairman’s non- emergency authority to \$10,000 and unlimited expense for emergency issues. Motion by Supervisor Comas and Second by Supervisor Gosdin. Approved 5-0
Discussion concerning rules for the amenity center: add an alarm system to the amenity center, close the parking lot after hours, close the tennis courts after hours. reduce the hours of the gym to 10:00 pm. Impose a suspension for those that break into the amenity center.
Motion to immediately suspend the following individuals from District pool and amenity center privileges: Bernadette Cruz 3027 Sangria Street, Virginia Gonzalez: 3105 Via Otero Drive; Jose Marrero Santiago 3048 Sangria Street and the District

Attorney will send them a letter noticing their issue and requesting that they attend the next Board meeting to discuss with the Board.

Motion to enter into an agreement with Tad's Towing: Motion by Supervisor Bermudez and Second by Supervisor Comas. Approved 5-0

Motion to designate additional areas for curb painting and signage relating to no parking from 10:00 pm to 6:00 am: Motion by Supervisor Gosdin and Second by Supervisor Comas. Approved 5-0

Motion to

6. District Manager

A. **Approval of the Minutes of the May 11, 2021 Board meeting:** Motion by Supervisor Comas and Second by Supervisor Nin. Approved 5-0

B. **Approval of the Financial Statements:** Motion by Supervisor Comas and Second by Supervisor Bermudez. Approved 5-0

C. **Check Register: Motion by Supervisor Gosdin and Second by Supervisor Comas Approved 5-0**

D. **Consideration of Resolution 2021-7: Designating Secretary and Treasurer.** Motion by Supervisor Comas and Second by Supervisor Nin. Approved 5-0

E. **Motion to adopt the annual schedule, with a motion to change the March meeting to 5:00 pm and the May meeting to 1:00 pm:** Motion by Supervisor Bermudez and Second by Supervisor Comas. Approved 5-0

F. **Motion to authorize the Chairman to work with Inframark on the acquisition of a monitoring company to monitor the cameras that will be installed and enter a contract for the monitoring with Scott Clark to review the contract.** Motion by Supervisor Gosdin and Second by Supervisor Nin. Approved 5-0

7. Field Operations:

Motion to approve a pressure washing contract with Pressure Washer Total Cleaner for the cleaning of the amenity center roof for a cost of \$1,300. Motion by Supervisor Comas and Second by Supervisor Gosdin. Approved 5-0

Motion to approve a proposal from Exercise Systems (Quote Number 0047368) for fitness equipment for a total cost of \$3,744. Motion by Supervisor Bermudez and Second by Supervisor Gosdin. Approved 5-0

Proposal from Servusat for computer to provide an upgrade to the card access system for a total cost of not to exceed \$2,500 with the addition of a cloud backup system (drive) and Supervisor Gosdin to work with Inframark to get the best system in place. Motion by Supervisor Gosdin and second by Supervisor Nin. Approved 5-0

8. Supervisor Requests and Comments

9. Adjournment

Follow Up Item	Assignment
Place discussion of contract for gate and security services to the next Board meeting.	Recording Department
Follow up on relocation of swing set	Freddy Blanco
Revise the rules for the amenity center to include suspension of privileges	Scott Clark
Check with Churchill on ordering of new pump	Freddy Blanco
Obtain proposals for a monitoring service for the new cameras that will be installed and select the best proposal.	Chairman, Inframark and Scott Clark
Follow up with Servusat for additional breakdown of their proposal for the camera installation.	Bob Koncar
Will Servusat provide a warranty for their work and equipment outside of manufactures warranty.	Bob Koncar, Supervisor Gosdin and Freddy Blanco
Proposal for removal and/or painting of pillars at the pool.	Put on the agenda and provide a proposal.
Check the District website and add Supervisor Nin to the website.	Inframark.