

MINUTES OF MEETING VILLASOL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the VillaSol Community Development District was held Tuesday, January 10, 2023, at 5:00 p.m. at VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, FL 34744.

Present and constituting a quorum were:

Servando Comas	Chairman
Mario Cordova	Vice Chairman
Corey Gagnon	Assistant Secretary
Michael Edgecombe	Assistant Secretary
Herman Perez	Assistant Secretary

Also participating were:

Gabriel Mena	District Manager
Angel Montagna	Regional Manager
Scott Clark	District Counsel
Peter Armans	District Engineer
Freddy Blanco	Field Manager

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Comas called the meeting to order at 1:00 p.m.

Mr. Comas called the roll and indicated a quorum was present for the meeting.

Mr. Mena stated he administered the oath to the new Board members prior to the meeting. He stated that they would have to elect if they are wanting payment. Mr. Perez and Mr. Comas elected to receive payment. Mr. Gagnon elected not to receive payment.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Werksman at 3152 Via Palma Lane wished the Board good luck in the new year.

Mr. Gosdin at 3131 Via Ruchuelo Lane also wished the Board good luck and offered to help, being a former Supervisor.

Ms. Batiz at 3150 Via Palma Lane raised concerns with a gate.

Mr. Balfour raised concerns with residents not walking their dogs on leashes is a safety issue. He stated he would like to know who damaged the gate. A discussion ensued regarding the sprinklers.

Mr. Balfour stated that someone was allowed to get through the gate security after he told them not to let them in.

FOURTH ORDER OF BUSINESS **Business Matters**

A. Off-Duty Officer's Rate Increase

Discussion ensued regarding the rates for an off-duty officer. Mr. Mena stated that the rates are rising.

Discussion ensued regarding adding additional items to the agenda.

Discussion ensued regarding Inframark's contract and expiration date. It was stated that the Board could place a proposal on the agenda for August to put a bid out for a new management company. It was stated it would have to be by August to request a bid. It was stated that Inframark will not be renewing the contract with VillaSol as of September 30, 2023. Ms. Montagna stated that Inframark will complete the term of the contract unless the Board states otherwise.

Discussion ensued regarding all records and documents being transitioned.

Discussion ensued regarding the Board terminating the contract prior to September 30. Ms. Montagna stated that the Board would have to pay a fee for early termination. Mr. Clark advised the Board that it would not be a good idea to terminate early during the budget cycle.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor except Mr. Comas, approval was given to accept Inframark's letter of non-renewal.
--

Ms. Montagna read to the Board Inframark's letter of non-renewal.

FIFTH ORDER OF BUSINESS **District Engineer**

A. Discussion of Geotechnical Engineering Report

Mr. Armans provided to the Board the geotechnical engineering report provided by Terracon and a summary report. The summary report included outstanding projects.

Discussion ensued regarding CCTV work, and the proposed schedule of events moving forward. Some options include localized repairs versus full scale repairs covering large areas.

Discussion ensued regarding the Terracon report. Mr. Armans stated that this project is ongoing and estimated a cost of \$634,719.33. He recommended doing the seal coating to keep it from deteriorating and plan larger expenses later. He stated that potholes could be an issue. Mr. Mena stated that this discussion was prompted by lowering assessments.

Discussion ensued regarding the scope of work and hiring contractors. Mr. Armans stated that it should be appealing to contractors.

Discussion ensued regarding the District's funds and reserves.

Discussion ensued regarding Sangria Street. Mr. Perez asked if once the road is sealed can the District take over responsibility from the HOA.

Discussion ensued regarding sealing the roads every 3-5 years.

Discussion ensued regarding pipe repairs.

Discussion ensued regarding pond bank erosion project. It was stated that the project would cost \$45 to \$55 per foot. It was questioned how many feet for the total repair. Zone 1 has about 30% left to complete work which includes Florencia Drive and Via Preciosa. Zone 2 has been completed. Mr. Armans stated that Zone 3 is not contracted and will require re-bidding.

SIXTH ORDER OF BUSINESS **District Counsel**

A. Discussion of Spectrum Services

Mr. Clark introduced himself to the new Board members and stated he has represented VillaSol for many years and has a lot of experience. He advised he works under contract and at the Board's pleasure.

Discussion ensued regarding Chapter 112, Florida Statutes, code of ethics, public records, and Sunshine law.

Discussion ensued regarding Spectrum Services. A discussion ensued regarding the Spectrum contract. It was stated that there is a concern with the quality of the internet service. Mr. Clark stated that there might be an issue with the internet service that is impacting the gate and door access system. Mr. Comas also stated his concerns which include the card system at the guard house. Mr. Perez suggested we contact Spectrum directly.

Mr. Comas stated a Spectrum agent was at his home and advised him the system is old and obsolete and that is why there are issues with the gate and card systems.

Discussion ensued regarding access to the clubhouse, public access, and the rules. A question was asked if there is a rule or policy for charging the HOA for facility use. Mr. Clark suggested to have a policy in place.

Mr. Perez questioned what the worst-case scenario is for denying public access. Mr. Clark advised the District can lose tax-exempt qualification and will have to pay interest on the tax-exempt bonds. Mr. Cordova asked about the most restrictive way to prevent access.

SEVENTH ORDER OF BUSINESS **Administrative Matters**

A. Resolution 2023-01, Assigning Officers of the District

Mr. Mena read resolution 2023-01 into the record by title.

Discussion ensued regarding electing a new Chairman and Vice Chairman.

On MOTION by Mr. Comas, seconded by Mr. Edgecombe, with Mr. Comas and Mr. Edgecombe in favor and Mr. Gagnon, Mr. Perez, and Mr. Cordova opposed, motion appointing Mr. Comas as Chairman failed.

On MOTION by Mr. Comas, seconded by Mr. Edgecombe, with Mr. Comas and Mr. Edgecombe in favor and Mr. Gagnon, Mr. Perez, and Mr. Cordova opposed, motion appointing Mr. Edgecombe as Chairman failed.

On MOTION by Mr. Cordova, seconded by Mr. Gagnon, with all in favor except Mr. Comas and Mr. Edgecombe, approval was given to appoint Mr. Perez as Chairman.

On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, except Mr. Comas and Mr. Edgecombe, approval was given to appoint Mr. Cordova as Vice Chairman.

On MOTION by Mr. Cordova seconded by Mr. Gagnon, with all in favor, unanimous approval was given to adopt Resolution 2023-01, designating Mr. Perez as Chairman, Mr. Cordova as Vice Chairman, and Mr. Comas, Mr. Edgecombe, and Mr. Gagnon as Assistant Secretaries.

Discussion ensued regarding the Secretary and Treasurer positions, which are typically held by management staff members.

EIGHTH ORDER OF BUSINESS **District Manager's Report**

A. Approval of November 1, 2022, Meeting Minutes

The minutes are included in the agenda package and available for public review in the local records office or the District Office during normal business hours.

Discussion ensued regarding the minutes. It was stated that line 20 Ms. Alexander was not present and needs to be removed and correct who called the meeting to order.

On MOTION by Mr. Comas, seconded by Mr. Perez, with all in favor, unanimous approval was given to accept the November 1, 2022, minutes as amended.

Discussion ensued regarding Mr. Edgecombe does not participate enough to warrant the entitled payment and wants to see him removed from the Board. Mr. Clark advised there is no recourse for leaving meetings early and that Florida Statute does not have any stipulations for what is required for a Supervisor to receive payment.

B. Acceptance of Financial Statements of November 2022

The financial statements are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

Discussion ensued regarding Waste Management dump fee.

On MOTION by Mr. Cordova, seconded by Mr. Gagnon, with all in favor, unanimous approval was given to accept the financial statements.

C. Approval of Check Register of October 2022 and November 2022

The check register is contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Mr. Cordova, seconded by Mr. Gagnon, with all in favor, unanimous approval was given to accept the check register.

Discussion ensued regarding Ramco. Mr. Mena provided an update. Mr. Cordova suggested to remove Envera systems, and to use the internal system. A discussion ensued regarding trespass agreement with Osceola County Sheriff's Department. Mr. Cordova is concerned with the younger kids hanging around in the neighborhood late at night when facilities are closed.

Discussion ensued regarding a trespass agreement. Ms. Montagna stated that Mr. Clark can draft a trespass agreement. The Board will need to appoint someone to handle these matters if someone does need to be trespassed.

Discussion ensued regarding non-residents using the District amenities. Ms. Montagna stated that a policy is highly recommended but not required.

Discussion ensued regarding updating signage to the current rules. It was stated to have Supervisor names removed from signage.

On MOTION by Mr. Cordova, seconded by Mr. Gagnon, with all in favor, unanimous approval was given to direct staff to obtain pricing and proof for updating pool signage.

Discussion ensued regarding Magnosec proposal for additional security.

NINTH ORDER OF BUSINESS **Field Operations**

A. Field Report

Discussion ensued regarding the field report.

Discussion ensued regarding gopher tortoises. Mr. Blanco stated they are a protected species. It was stated that the tortoises can be removed but there is a process.

Discussion ensued regarding the overabundance of hogs. It was stated to repair the damage from the hogs, new sod would need to be put down.

i. Bladerunners

Discussion ensued regarding Bladerunners report. It was stated there are no irrigation issues, and pest control and trimming have been done.

Discussion ensued regarding genie lift being towed, and the towing process. Mr. Clark stated that towing operates through a contract with the towing company. He suggested that the Board should review the policy and designate a Supervisor to be point of contact between the District and the towing company. It was suggested to create a formal permission request form for towing. Ms. Montagna stated if the Board would like to create a policy and procedure for towing so that Inframark can enforce.

Discussion ensued regarding ceasing towing until the process has been put in place. Mr. Clark stated that a moratorium can be implemented. Mr. Cordova asked if we could do a visible parking permit. He suggested to cease towing until we have a process in effect and stated that the towing company should make the decision of towing a vehicle based on the rules they are given.

Mr. Cordova apologized for the towing of Bladerunners genie lift and stated that the District take responsibility for the towing and return in working condition.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor except Mr. Comas, approval was given to cease towing until further action by the Board.

Discussion ensued regarding Bladerunners proposals #359, #360 and #361. A discussion ensued regarding a budget for landscaping. Ms. Montagna stated there is a budget in the amount of \$10,000 for other landscaping.

Discussion ensued regarding the HOA and presenting a proposal. Mr. Clark stated the proposal will need to be specific.

On MOTION by Mr. Gagnon, seconded by Mr. Perez, with all in favor, unanimous approval was given to approve Bladerunners proposals #359 and #360 for a total cost of \$2,950.

On MOTION by Mr. Cordova, seconded by Mr. Gagnon, with all in favor except Mr. Comas, approval was given to spend not to exceed \$2,500 for Riachuelo Lane tree, subject to ownership.

B. Proposals

C. Exercise Systems Gym Equipment Proposals

- i. #0048997, Omega 2.0 Multi-Gym
- ii. #0048962, Omega 2.5 Multi-Gym, With Leg Press
- iii. #0048976, True Multi-Gym, With Leg Press
- iv. #0048983, True Multi-Gym, Four Station
- v. #0048968, Fusion 3 Personal Gym

TENTH ORDER OF BUSINESS

Requests and Comments

Mr. Cordova stated his biggest issue is maintenance.

Discussion ensued regarding the guardhouse and cleaning it up.

On MOTION by Mr. Gagnon, seconded by Mr. Cordova, with all in favor, unanimous approval was given to delegate authority to the Chair to work with staff to clean up the guardhouse.

Discussion ensued regarding times and changing dates for meetings. It was stated that there will be an extra charge and will have to be readvertised.

ELEVENTH ORDER OF BUSINESS

Adjournment

Meeting adjourned at 8:36 p.m.



Gabriel Mena, Secretary



Herman Perez, Chairman