

1 **MINUTES OF MEETING**  
2 **VILLASOL COMMUNITY DEVELOPMENT DISTRICT**  
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4 The regular meeting of the Board of Supervisors of the VillaSol Community Development  
5 District was held Tuesday, January 11, 2022 at 1:00 p.m. at the VillaSol Clubhouse, 3050 Puerta  
6 Del Sol Boulevard, Kissimmee, FL 34744.

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8 Present and constituting a quorum were:

9 Ramon Bermudez	Chairman
10 Servando Comas	Vice Chairman
11 Mark Gosdin	Assistant Secretary
12 Michael Edgecombe	Assistant Secretary
13 Camilo Nin	Assistant Secretary

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15 Also present were:

16 Gabriel Mena	District Manager
17 Scott Clark	District Counsel
18 Peter Armans	District Engineer
19 Freddy Blanco	Field Manager
20 Representatives	Kimley-Horn
21 Janine Alexander	Tetra Tech (via phone)

22  
23 Audience  
24

25 *This represents the context and summary of the meeting.*  
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27 **FIRST ORDER OF BUSINESS**

**Roll Call**

28 Mr. Bermudez called the meeting to order and established a quorum.  
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30 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

31 The pledge of allegiance was recited.  
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33 **THIRD ORDER OF BUSINESS**

**Guest Speakers – SEC Puerta Del Sol Blvd.  
and Simpson Rd.**

- 34
- 35 • Ms. Alexander with Tetra Tech gave an update on the gravity sewer.
  - 36 • The gravity sewer infrastructure has been rehabilitated. Now finishing lining for gravity  
37 sewer. Improvements should provide an extended (50-year) lifespan. Once work is  
38 done, contractor will remove access road, restore area, clean up and leave after a final  
39 walkthrough. Some restoration work has already been done to the irrigation and  
40 landscaping.

41 • Mr. Armans, District Engineer, had some follow up questions. Ms. Alexander advised  
 42 that future damage can be prevented if waste is not dumped in the storm-water systems.  
 43 It was asked about a previous contractor pumping groundwater into the storm-water  
 44 system; asking if Toho Water Authority can use CCTV and clean the storm drain  
 45 because of this. Ms. Alexander provided some history on how Toho found out about  
 46 the problems with the gravity sewer system. Ms. Alexander advised she will request  
 47 Toho Water Authority use CCTV and clean the system, within the project boundaries.  
 48 Mr. Armans advised he had sent a prior email regarding this.

49 • SEC Puerta Del Sol Blvd and Simpson Rd.

50 • Kimley-Horn, Representing RMC Property Group discussed the access point on Puerta  
 51 Del Sol. Representatives gave a brief explanation that they are interested in trying to  
 52 move the access point slightly to the East, so it lines up with the Walgreen’s across the  
 53 street.

54 • The Board offered the possibility of an entrance-only access point on Puerta Del Sol .  
 55 There's a consensus this road sees very heavy traffic and an entry/exit access point  
 56 would be prohibitive for all involved. The Board shared concerns about safety for  
 57 children, as there is a school bus stop here.

58 • District Counsel advised the Board to investigate the traffic plan to evaluate all  
 59 possibilities for future possible traffic routes. The District Engineer advised, once we  
 60 have additional information, we can revisit.

61 • Residents had questions regarding the Wawa being built and related concerns.

62 • Mr. Mena stated a future workshop could be scheduled to discuss further.

63 **FOURTH ORDER OF BUSINESS** **Audience Comments on Agenda Items**

64 • Mr. Mena explained residents would be limited to three minutes, in the interest of fairness  
 65 and time.

66 • Mr. Perez -2803 Villa Largo Court

67 • Mr. Perez voiced concerns with the towing company driving recklessly  
 68 through the community. Mr. Perez has tried to call the towing company to  
 69 request a tow, but the Board members are the only ones able to authorize  
 70 tows. Mr. Perez suggested the Board take pictures from residents for future  
 71 tows.

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- Resident - 3152 Villa Palm Lane
- The resident stated the Towing company driver regularly drives against oncoming traffic on the one-way road.
- A gate might be a potential in the future. Wawa raises security concerns; would like to see increased security.
- Resident - 3009 Camino Real Drive
  - Buying new dumbbells for gym was approved, but where are they?
  - Feels targeted by towing company; been towed multiple times. Vehicle was damaged; towing company claims they are not responsible for damage.
  - Resident feels treated poorly by towing company.
- Ms. Proctor - 3126 Camino Real Drive N
  - Exit gate is still not operational.
  - Resident is concerned for safety and home values.
- Mr. Avilez - 3031 Camino Real Dr S
  - Mr. Avilez voiced his concern of the speeding on Camino Real Drive.
  - The gate is always broken.
- Mr. Mena shared general sentiments from residents unable to attend the meeting.
- Mr. Blanco reviewed the November and December 2021 towing reports.

**FIFTH ORDER OF BUSINESS** **District Engineer**

- Mr. Armans reviewed the Engineer’s Report with the Board.
  - Provided an updated map from the last meeting, including the previously missing “Zone 5”. Each zone is listed in order of priority of work needed.
  - Mr. Armans met with contractors for the correction of the existing depressions, but has not received pricing yet.
  - An Analysis update is needed. Mr. Armans has been putting together scopes of work to satisfy this new requirement. An authorization to approve a not-to-exceed amount is needed.
  - Mr. Edgecombe had questions for Mr. Armans regarding the bids for the CCTV work.

On MOTION by Mr. Gosdin seconded by Mr. Comas, with all in favor, authorizing the Chair to approve a not-to-exceed amount of \$12,000.00 to pay for the Storm Water Needs Analysis was approved.

- 106 • The Board discussed the CCTV needs. Mr. Armans advised it would be advantageous  
107 to fund the whole project, rather than just one area.

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109 On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all  
110 in favor, authorizing \$37,027.50 for Atlantic Pipe Services to  
111 perform CCTV work in Zone 1 and Zoned 2 was approved.  
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113 **SIXTH ORDER OF BUSINESS Attorney’s Report**

- 114 • Mr. Clark stated he will need to further investigate the Wawa entrance, as he is concerned  
115 the traffic may be overwhelming to the District.
- 116 • Supervisor Comas previously asked Counsel about transferring ownership of Sangria Road  
117 from HOA to CDD. Counsel has advised the first step is to investigate the condition of the  
118 road before accepting ownership; have District Engineer investigate. The next step would  
119 be for the HOA to request the CDD take ownership.
- 120 • The District Engineer stated that they typically create an Infrastructure Review Report in  
121 this instance (land transferred from Developer).

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123 **SEVENTH ORDER OF BUSINESS District Manager’s Report**

124 **A. Approval of the Minutes of the November 9, 2021 Meeting**

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126 On MOTION by Mr. Comas seconded by Mr. Edgecombe, with all  
127 in favor, the November 9, 2021 Meeting Minutes were approved.  
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129 **B. Financial Statements – November 2021**

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131 On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all  
132 in favor, the Financial Statements for November 2021, as presented,  
133 were approved.  
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135 **C. Check Registers – October through November 2021**

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137 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in  
138 favor, the Check Registers October through November 2021, as  
139 presented, were approved.  
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- 141 • Mr. Comas inquired about status on the gates. Inframark was to obtain additional  
142 proposals. Mr. Blanco provided updates about ongoing issues with the gate and Envera.  
143 The Board had discussion around issues with the gate; entrance and exit side gate. A  
144 possible solution is to remove the exit arm and only utilize the spike strip.

- 145 • Inframark was to schedule a public workshop for gates and obtain additional security
- 146 quotes.
- 147 • Inframark to obtain proposals for underground spike strips for the exit gates.
- 148 • The Board discussed the need for a workshop and when this should occur. The
- 149 consensus was a workshop should be had for the discussion of security in Villa Sol.

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 151 On MOTION by Mr. Edgecombe seconded by Mr. Nin, with all in  
 152 favor, authorizing District Management to schedule a workshop,  
 153 including all incurred costs for advertising, for the date and time of  
 154 February 8, 2022 at 5:00 p.m. was approved.

155 **EIGHTH ORDER OF BUSINESS** **Field Operations**

156 **A. Field Management Reports**

157 **i. Proposals**

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 160 On MOTION by Mr. Comas seconded by Mr. Edgecombe, with all  
 161 in favor, the Inframark proposal for life ring box replacement was  
 162 approved.

- 163 • Mr. Mena presented the Property Appraiser Agreement

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 166 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in  
 167 favor, accepting the Property Appraisers Agreement was approved.

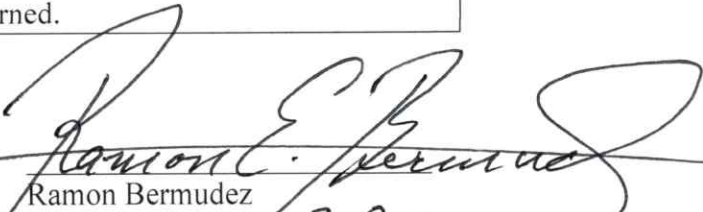
168 **NINTH ORDER OF BUSINESS** **Supervisor Requests & Comments**

169 There being none, the next item followed.

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 171 **TENTH ORDER OF BUSINESS** **Adjournment**

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 174 On MOTION by Mr. Comas seconded by Mr. Edgecombe, with all  
 175 in favor, the meeting was adjourned.

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 179 Gabriel Mena  
 180 Assistant Secretary

  
 Ramon Bermudez  
 Chairman  
 3-8-2022