

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, March 8, 2022 at 5:00 p.m. at the VillaSol Clubhouse, 3050 Puerta Del
6 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 (<i>via phone</i>)	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 (<i>via Phone</i>)	Field Manager

20
21 Audience
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23 *This represents the context and summary of the meeting.*
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25 **FIRST ORDER OF BUSINESS** **Roll Call**

26 Mr. Bermudez called the meeting to order and established a quorum.
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28 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

29 The pledge of allegiance was recited.
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31 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

- 32 ● Mr. Perez, 2803 Villa Largo Court, spoke on the gate proposal from the February agenda.
33 Mr. Perez suggested fixing the current issues with Envera, rather than changing at an
34 increased cost.
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36 **FOURTH ORDER OF BUSINESS** **Business Items**

37 **A. Presentation of Proposed Budget for Fiscal Year 2022/2023**

- 38 **i. Consideration of Resolution 2022-03, Approving Proposed Budget, and Setting the**
39 **Public Hearing**
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41 On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in
42 favor, striking items 4A and 4Ai from this agenda and moving them
43 to the meeting on May 10, 2022 at 1:00 p.m. was approved.
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46 **B. Acceptance of the Fiscal Year 2021 Final Audit**

- 47 • Mr. Mena summarized what the final audit entails. There were no prior or current
- 48 audit findings. A discussion ensued.

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50 On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all
 51 in favor, the Fiscal Year 2021 Final Audit was accepted.

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53 **C. Consideration of Resolution 2022-04, General Election Qualifying Period**

- 54 • Mr. Mena and Mr. Clark explained Resolution 2022-04 to the Board.

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56 On MOTION by Mr. Nin seconded by Mr. Gosdin, with all in favor,
 57 Resolution 2022-04, General Election Qualifying Period was
 adopted.

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59 **D. Consideration of Resolution 2022-05, Designating Treasurer and Assistant Treasurer**

- 60 • Mr. Mena explained Resolution 2022-05 is mostly a housekeeping item.

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62 On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with
 63 all in favor, Resolution 2022-05, Designating Mr. Bloom as
 64 Treasurer and Mr. Mena as Assistant Treasurer was adopted.

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

67 **A. Consideration of Special Districts Stormwater Needs Analysis Proposal**

- 68 • The Board previously approved this item with a not-to-exceed amount of \$12,000.

69 Without further action, the Chairman will sign this item tonight.

70 **B. Consideration of Beasley Proposal – Stormwater Repairs**

- 71 • Only one proposal came in. Mr. Armans recommends accepting the proposal.

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73 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in
 74 favor, the acceptance of the Dale Beasley proposal for \$42,552.74,
 75 with a 10% contingency to be approved by the Chair, up to \$47,000
 76 was approved.

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78 **C. Consideration of Beasley Proposal – Casabella and Via Largo Repairs**
 79 **Proposal**

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81 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in
 82 favor, the Dale Beasley proposal with a not to exceed amount of
 83 \$24,050 was approved.

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D. Consideration of APS Proposal

On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all in favor, the APS proposal for \$552.00 to CCTV a problem water pipe was approved.

- Mr. Comas had requested a TOHO report from Mr. Armans regarding the recent work done in the District. Mr. Armans and Mr. Comas will continue to pursue this report.

SIXTH ORDER OF BUSINESS

District Counsel’s Report

- During the previous workshop, the question arose why the District must provide road access to the public. Mr. Clark provided a memo to the Board about requirements the District must meet regarding public access. Mr. Clark advised the IRS is interested in private activity bonds and have been investigating other Districts on private use. Mr. Clark advised the District to stay in public use compliance.
- Mr. Bermudez inquired on restricted additional funds from unassigned fund balance. There was a discussion around moving \$5000,000 to a restricted emergency fund, “reserved for emergencies, or unforeseen expenses”.
- A discussion ensued regarding the need for road reserves. Mr. Armans added the District is also attempting to take over additional streets.
- The Board and staff feel the District needs to sample the condition of the roads and establish a maintenance schedule.

On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in favor, moving \$500,000 to an emergency fund in the budget, allocated from the unassigned fund balance was approved.

SEVENTH ORDER OF BUSINESS

District Manager’s Report

A. Acceptance of the Minutes of the January 11, 2022 Meeting

On MOTION by Mr. Gosdin seconded by Mr. Bermudez, with all in favor, the November 9, 2021 Meeting Minutes, as amended, were accepted.

126 **B. Financial Statements – December 2021 through January 2022**

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On MOTION by Mr. Comas seconded by Mr. Nin, with all in favor, the Financial Statements for December 2021 through January 2022, were approved as presented.

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C. Check Registers – December 2021 through January 2022

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On MOTION by Mr. Comas seconded by Mr. Nin, with all in favor, the Check Registers December 2021 through January 2022, as presented, were approved.

138 **EIGHTH ORDER OF BUSINESS Field Operations**

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- The previously implemented towing procedures seem to be having the desired effect; the amount of towing is slowing down.

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A. Field Reports

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- Mr. Blanco provided an update on outstanding items in the field report.
- An update was given to the Board on recent gate issues on damage and scheduling repairs.

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145 **B. Inframark Proposals**

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On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, the Inframark proposal WOVS02242022 for \$380.00 for gate repair behind the recreation center was approved.

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On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the Inframark proposal WOVS02252022 for \$912.00 for installation of delineator posts was approved.

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On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the Inframark proposal WOVS02262022 for \$19,134.00 for installation of an inground spike strip was approved.

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159 **C. Continued Security Discussion**

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i. Ramco Protective Proposal

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- The Board agreed to table this proposal until able to speak with a Ramco representative.

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

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- A resident stated she heard a disturbance, from inside her house, at the gate on Saturday night. There were fifteen cars waiting to get into the community and some people were outside of their cars yelling. What is the solution?

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- 167 • The same resident also stated the mailbox kiosk needs to be cleaned.
- 168 • A resident at 2990 Camino Real Dr. expressed issues with mowing. This is an HOA
- 169 matter.
- 170 • Jack asked for an update for the proposed Wawa. Mr. Bermudez advised the deal may
- 171 be off, however, Mr. Armans advised the adjacent property owner is trying to get in
- 172 to the project and it may still go through.

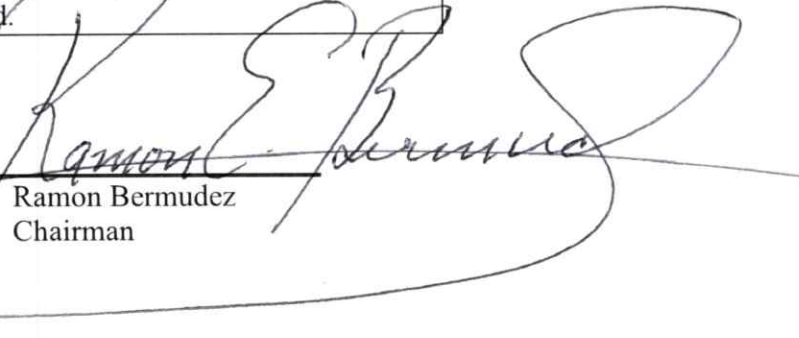
173 **TENTH ORDER OF BUSINESS**

Adjournment

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 175 On MOTION by Mr. Gosdin seconded by Mr. Comas, with all in
 176 favor, the meeting was adjourned.
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179 _____
 180 Gabriel Mena
 181 Assistant Secretary
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Ramon Bermudez
 Chairman