

**MINUTES OF SPECIAL MEETING
VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

Herman Perez	Chairman
Mario Cordova <i>(by phone)</i>	Vice Chairman
Corey Gagnon	Assistant Secretary
Servando Comas	Assistant Secretary
Michael Edgecombe	Assistant Secretary

Also participating were:

Gabriel Mena	District Manager
Angel Montagna	Regional Manager
Freddy Blanco	Field Manager
Kristen Trucco	Latham Luna

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Mena called the meeting to order at 10:00 a.m.

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The *Pledge of Allegiance* was recited.

THIRD ORDER OF BUSINESS

Discussion Items

A. Review of Requests for Proposals for District Management

Mr. Mena suggested each company be limited to 20 minutes each for their presentations.

i. Governmental Management Services

A representative for Governmental Management Services (GMS) provided information regarding their operations, company, and services they provide. It was stated they manage 250 Districts. Another representative provided information regarding their office locations, operation, and staff.

Discussion ensued regarding the management transition on June 1. Mr. Perez asked if GMS offered anything weekly that is covered in the agreement or is it an extra cost. It was stated GMS offers maintenance contracts.

Mr. Perez asked if the field manager included things like fire extinguishers, a/c filters and if it was an additional cost or included. It was stated that they are included. GMS stated their priority is the budget.

Mr. Comas asked if GMS has ever transitioned from Inframark. It was stated that GMS has made over 80 transitions from Inframark.

Mr. Comas asked if there was going to be any issues transitioning records by June 1. GMS stated anything requiring a permit, or licensed individual would be subcontracted out.

Mr. Cordova stated his main concern is the work getting done appropriately.

Mr. Cordova asked if GMS keeps Maintenance records. GMS stated they do keep those records internally but would be able to provide at request.

ii. PFM Group Consulting, LLC

A representative for PFM Group Consulting, LLC provided information regarding their operations, company, and services they provide. It was stated that PFM meets with the vendors to start off with and inspects the District monthly. A discussion ensued regarding work orders. It was stated that insurance and licenses are put into the system prior to any work being done.

Mr. Perez asked about the monthly maintenance fee. It was stated this fee is for the website and the fees are kept separate from the management fees.

Mr. Perez asked if the field manager included things like fire extinguishers, a/c filters and if it was an additional cost or included. PFM stated that is included in the costs and there will be work orders done. A discussion ensued regarding banking and what options are given to the District.

Discussion ensued regarding risks involved with the transition from Inframark and during the budget season.

Discussion ensued regarding the reserve study. It was stated that the District does not have a reserve study.

Mr. Comas asked if PFM has ever transitioned from Inframark. It was stated that they have not.

FOURTH ORDER OF BUSINESS

Open Supervisor Discussion

Mr. Mena provided two options for transitioning a new company in budget season. Mr. Mena stated a special meeting or set the budget high and then can be reduced as a suggestion. A discussion ensued regarding tax exempt bonds and refinancing current bonds.

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Discussion ensued regarding GMS and PFM management services. Mr. Cordova stated he was concerned that PFM has a different company doing their field work and they are located in Leesburg.

FIFTH ORDER OF BUSINESS

Audience Comments

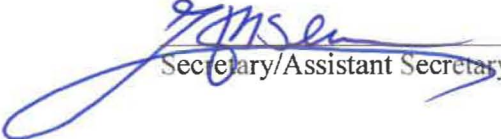
A Resident stated he likes GMS however he liked that PFM pointed out that some things can be fixed and their concerns with being involved in the budget. He also stated that some Residents might be concerned if the Board chooses to raise the budget and provide an explanation as to why.

Mr. Mena provided an explanation of the reserve study.

SIXTH ORDER OF BUSINESS

Adjournment

Meeting adjourned at 11:46 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman