

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41

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

The regular meeting of the Board of Supervisors of Villa Sol Community Development District (“District”) was held Tuesday, May 10, 2022, at 6:00 p.m. at VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, Florida 34744.

Present and constituting a quorum were:

Ramon Bermudez	Chairman
Servando Comas	Vice Chairman
Michael Edgecombe ( <i>via phone</i> )	Assistant Secretary
Mark Gosdin	Assistant Secretary

Also present, either in person or via communication media technology, were:

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

*This represents the context and summary of the meeting.*

**FIRST ORDER OF BUSINESS**                      **Call to Order and Roll Call**

Mr. Bermudez called the meeting to order at 6:01p.m.

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

**SECOND ORDER OF BUSINESS**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**                      **Audience Comments**

Mr. Cunningham stated he had traveled from the UK to attend this meeting. He is hoping that the professionalism and timekeeping is better than the last time he attended.

Mr. McElvee, 2913 Puerta Del Sol Boulevard, stated knows that Atlantic Pipe Services is on the call and the proposal lists his address, would like to know what is happening and what is being done around his home. There is a hole that is on his driveway, he really needs it to be patched, to keep the integrity of his driveway. Mr. Mena stated that he will keep him abreast of all the details. Mr. McElvee also asked when the exit gate will be repaired, he hears honking of horns frequently.

Ms. Caswell, 3109 Ria Chuello, stated she is at the meeting due to being concerned about the pond behind the homes. The pond is not being adequately maintained. There are overgrown grass and weeds. Debris, mud and trash have clogged the inlet and is never cleaned up. Mosquitos is also a problem.

42 Mr. Perez, wanted to stress the pothole situation at 2913 Puerta Del Sol Boulevard. Mr.  
43 Perez suggests the Board resolve issues with Envera instead of paying for the switch of  
44 companies, which would be the same cost for services and installation fees for new equipment.  
45 Mr. Perez stated he has taken it upon himself to patrol the neighborhood on his own time, using a  
46 flashing light. Mr. Comas responded he should stop this behavior, and listed several concerns  
47 with this. This includes the utilization of a private vehicle, the enforcement issue, and to  
48 officially state the CDD does not have any patrolling persons.

49 8174 Via Palma Lane, has not seen any positive changes during his time here. He has  
50 complaints about not seeing payments reflected in the increase for the amenities, people breaking  
51 rules at the pool, the conditions of the streets, he wants to see repairs happening, and also visitor  
52 license plates being granted access during repeat visits. The playground also needs to be bigger  
53 for the children.

54 4909 Via Tuscany Way, concerned his backyard is flooded. He stated he is ashamed of  
55 bringing guests to Villa Sol due to decline in appearance, also concerns with concerns with the  
56 playground, wanting it bigger and more equipment.

57 3706 Sangria Street, concerns on dead grass on property and alcohol bottles littering the  
58 community.

59 3172 Via Palma Lane, would like different Board meeting times for convenience of the  
60 residents.

61 3012 Villa Preciosa Drive, has HOA issues.

62 2918 Casabella Drive, wants HOA and CDD meetings combined for convenience of the  
63 residents.

64

65 **FOURTH ORDER OF BUSINESS** **District Engineer**

66 **A. Consideration of Atlantic Pipe Services Proposal**

67 Mr. Armans advised the work has been started in Zone 1. Zone 2 has had CCTV done  
68 over the last week, and found that some of these pipe zones are more flooded than anticipated.  
69 Due to the expected increase to this work in Zone 1, there is a price increase of \$5480.00.  
70 Coming in under the proposal on Zone 2 may offset this increased cost. Work should be started  
71 within a week or two within the approval.

72

73

74

75

On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all in favor, unanimous approval was given to the Atlantic Pipe proposal increase of \$5480.00.

76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114

For the address of 2913 Puerta Del Sol, Mr. Mena inquired about the realistic approach for repairs to this depression. The CCTV does not show a leak underneath, and the District could repair this now. Mr. Armans will have someone investigate this tomorrow.

On MOTION by Mr. Gosdin, seconded by Mr. Edgecombe, with all in favor, unanimous approval was given to a not to exceed amount of \$5000.00 to repair this hole/depression.

**B. Terracon Pavement Evaluation**

This proposal is per the Board’s desire to have a quality report for all roads through the District, for the CDD to establish needs for a road maintenance plan. Mr. Comas advised the proposal is missing Menorca Court, Via Largo Court, and Via Palma Lane. Mr. Armans suggested it may cost another \$1500.00 to include these missing streets. Mr. Clark advised the contract has a liability clause that could drive up the cost another ten percent.

On MOTION by Mr. Comas, seconded by Mr. Edgecombe, with all in favor, unanimous approval was given to authorize Mr. Bermudez to work with the District Engineer to approve this work for a not to exceed amount of \$20,000.

*Let the record reflect Mr. Edgecombe left the meeting.*

Mr. Bermudez asked Mr. Armans his opinion on the status of the roads and stormwater system in consideration of the upcoming rainy season. Mr. Armans advised that the CCTV work will provide the basis for this evaluation.

Mr. Gosdin would like month meetings during the summer months, which is rainy season, the Board members present agreed with this.

On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all in favor, unanimous approval was given to schedule a meeting on August 9, 2022, at 1p.m.

**C. Consideration of Dewberry Work Authorization**

Mr. Armans advised this agreement is for the Fiscal Year 2023, and has updated billing rates. Mr. Armans explained work is billed by time and materials. He believes the rates have increased \$10.00 to \$15.00 dollars an hour.

115 On MOTION by Mr. Comas, seconded by Mr. Bermudez, with all  
116 in favor, unanimous approval was given to the Dewberry Work  
117 Authorization.  
118

119 **FIFTH ORDER OF BUSINESS** **District Counsel**

120 Mr. Clark presented an increase to the Board from \$285.00 to \$300.00 an hour, to be  
121 effective October 1, 2022, for his services.  
122

123 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all  
124 in favor, unanimous approval was given to Mr. Clark's proposal for  
125 an hourly increase from \$285.00 or \$300.00 per hour, beginning  
126 October 1, 2022.  
127

128  
129 **SIXTH ORDER OF BUSINESS** **Manager's Report**

130 **A. Acceptance of Workshop Minutes of February 8, 2022 and Regular Meeting**  
131 **Minutes of March 8, 2022**

132 A discussion ensued around what content should be included in the minutes. The  
133 Board allowed residents to speak at this point and offer input.

134 The residents' conversation was around the CDD's responsibility to secure the  
135 community. District Counsel informed the audience the purview of the District, which does not  
136 include security measures.  
137

138 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all  
139 in favor, unanimous approval was given to accept the February 8,  
140 2022 workshop minutes and the March 8, 2022 regular meeting  
141 minutes, as amended.  
142

143 **B. Acceptance of the Financial Statements of March 31, 2022**  
144

145 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all  
146 in favor, unanimous approval was given to accept the financial  
147 statements of March 31, 2022.  
148

149 **C. Approval of Check Registers of March 2022**  
150

151 On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all  
152 in favor, unanimous approval was given to approve the check  
153 registers of March 2022.  
154  
155  
156

157 **D. Resident Behavior in Villa Sol**

158 A discussion ensued around a vehicle damaging the entrance arm. The vehicle was  
159 followed to a residence and parked. The labor comes to approximately \$150.00,  
160 approximately \$50 for the tree, approximately \$300.00 for the entrance arm. Mr. Clark  
161 instructed the Board this is covered in the District policies, and a motion to direct  
162 Management to seek reimbursement for all costs should be made.

163

164 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all  
165 in favor, unanimous approval was given to Management to seek  
166 reimbursement for repairs and fees from repairing the arm at the  
167 entrance and invoice the homeowner.

168

169 Mr. Comas spoke to additional items and incidents:

170 A resident has interfered with the towing company performing their duties. Mr. Clark  
171 advised the Board should direct District Counsel to send a cease-and-desist letter to not interfere  
172 with CDD vendors.

173 A resident harassed a landscape vendor, which resulted in the vendor calling the police.  
174 Police spoke to the owner and told him to stop.

175 A resident erected tents, chairs, signs on CDD property for an event. Mr. Clark advised  
176 if a resident wants to utilize CDD property, they should seek permission from the Board prior.  
177 Mr. Perez was present at this meeting and argued his point.

178

179 **SEVENTH ORDER OF BUSINESS** **Field Operations**

180 **A. Field Reports**

181 Mr. Libanoro, from Brightview, would like to see improvements around the community  
182 to be approved by the Board.

183 **B. Inframark Proposals**

184 Inframark Workorder WOVS04262022 was presented to the Board. This proposal was  
185 tabled. The Board requested Inframark explore cheaper options and temporary solutions,  
186 requesting an itemized proposal for the next meeting.

187 Inframark workorder WOVS04272022 was presented to the Board.

188

189 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all  
190 in favor, unanimous approval was given to Inframark Workorder  
191 WOVS04272022.

192

193 Inframark Workorder WOVS04282022 was presented to the Board. This workorder

194 WOVS04282022 was tabled.

195 **C. Brightview Proposals**

196 Brightview Irrigation Repairs for March Monthly Inspection \$851.34

197

198 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in  
199 favor, unanimous approval was given to Brightview proposal for  
200 irrigation repairs from March monthly inspection for \$851.34.

201

202 Brightview Irrigation Proposal \$968.92

203

204 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in  
205 favor, unanimous approval was given to Brightview proposal for  
206 irrigation repairs for \$968.92.

207

208 **D. Exercise System Repair Proposal #051105, \$379.50**

209

210 On MOTION by Mr. Comas, seconded by Mr. Bermudez, with all  
211 in favor, unanimous approval was given to the Exercise System  
212 Repair proposal #051105 for \$379.50.

213

214 **E. Continued Security Discussion**

215 **i. Ramco Protective Proposal**

216 This proposal was tabled until a representative from Ramco can attend the meeting  
217 to present this proposal to the Board.

218 **F. Servusat Proposal \$566.77**

219

220 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in favor,  
221 unanimous approval was given to the Servusat proposal for \$566.77.

222

223 Mr. Blanco advised there are landscaping concerns around the boat ramp.

224 Mr. Bermudez stated concerns around the wild hog issue through the District. Mr.

225 Mena advised hog trapping carries a large cost, and often becomes a permanent addition to the  
226 budget.

227

228 **EIGHTH ORDER OF BUSINESS Business Items**

229 **A. Registered Voter's Information**

230 Mr. Mena stated there are 842 registered voters in the District, for informational  
231 purposes only.

232 The Board would like to make a motion to amend the moving of \$500,000 to emergency  
233 reserve; due to expenses through the rest of the Fiscal Year 2022, this should have only been  
234 \$300,000 maximum. The emergency fund is the same as the general fund.

235 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in  
236 favor, unanimous approval was given to move \$200,000 back to  
237 unassigned cash to cover expenses for the rest of Fiscal Year 2022.

238  
239 **B. Presentation of Fiscal Year 2023 Proposed Budget**

240 Mr. Mena explained why some of the line items were increased, there are expenses  
241 coming up and everything has increased in price over the last year.

242 Mr. Mena asked the Board about adding to the Board payroll for additional meetings.  
243 This line was adjusted from \$6000.00 to \$8000.00.

244 Mr. Mena and the Board reviewed line items that are increasing in money.

245 The expense increases can be covered using the fund balance contributions.

246 **i. Consideration of Resolution 2022-03, Approving Proposed Budget, and**  
247 **Setting the Public Hearing**  
248

249 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in  
250 favor, unanimous approval was given to adopt Resolution 2022-03,  
251 approving the budget with the changes discussed and setting the  
252 public hearing for July 12, 2022, at 5:00 p.m., at the Villa Sol  
253 Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, Florida  
254 34744.  
255

256 **NINTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

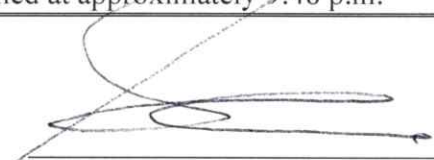
257 There being no requests or comments, the next item of business followed.  
258

259 **TENTH ORDER OF BUSINESS**

**Adjournment**

261 On MOTION by Mr. Comas, seconded by Mr. Bermudez, with all  
262 in favor, the meeting adjourned at approximately 9:48 p.m.  
263  
264

265   
266 \_\_\_\_\_  
267 Mr. Gabriel Mena, Secretary

265   
266 \_\_\_\_\_  
267 Mr. Ramon Bermudez, Chairman  
