

1 **MINUTES OF MEETING**
2 **VILLA SOL COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors of the Villa Sol Community Development District
5 was held Tuesday, July 12, 2022, at 5:00 p.m. at Villa Sol Clubhouse, 3050 Puerta Del Sol
6 Boulevard, Kissimmee, Florida 34744.
7

8 Present and constituting a quorum were the following:

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

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

15 Gabriel Mena District Manager
16 Scott Clark District Counsel
17 Peter Armans District Engineer
18 Residents and Members of the Public
19

20 *This is not a certified or verbatim transcript, but rather represents the context and summary of*
21 *the meeting. The full meeting is available in audio format upon request. Contact the District Office*
22 *for any related costs for an audio copy.*
23
24

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

26 Mr. Comas called the meeting to order at 5:00 p.m.

27 Mr. Comas called the roll and indicated a quorum was present for the meeting.
28

29 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

30 The Pledge of Allegiance was recited.
31

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

33 Mr. Herman Perez, 2803 Via Largo Court, spoke on getting as many proposals as possible for
34 things needing done, to get a better picture of pricing and what is involved.

35 Mr. Jack Werksman, 3152 Via Palma Lane, previously a permanent garbage can was
36 requested over by the townhomes. It has been installed and there is no longer garbage on the
37 ground. It was asked that another permanent garbage can be installed in the parking lot. Mr.
38 Werksman also asked for better communication from the CDD for less hostility in the District.

39 Ms. Lawton, 3013 Villa Preciosa Drive, an assault took place at the pool, and a police report
40 was filed, and the HOA was also notified. Mr. Clark, District Counsel, stated law enforcement
41 needs to request all information pertaining to the security system, being this is privileged
42 information.

43 The resident at 2971 Marbella Drive wants to move to cash/card payment and away from money
44 order/check for payments.

45 Mr. Blanco informed residents there was an incident in which a teenager damaged the female
46 bathroom.

47
48 **FOURTH ORDER OF BUSINESS Business Items**

49 **A. Consideration of Resolution 2022-08, Record Retention**

50 Mr. Mena read Resolution 2022-08 into the record. After discussion, this item was tabled.
51 Mr. Mena will get the cost of digitizing and bring it to the Board. This item was tabled.

52
53 **FIFTH ORDER OF BUSINESS District Engineer**

54 **A. Terracon Pavement Evaluation**

55 This item was approved at the last meeting and signature came in after the agenda went out.
56 Mr. Mena will obtain a calendar of completion.

57 **B. Dale Beasley Construction, Via Palma Asphalt Repair**

58

59 **SIXTH ORDER OF BUSINESS District Counsel**

60 Mr. Clark did not have any new items to discuss.

61

62 **SEVENTH ORDER OF BUSINESS District Manager**

63 **A. Acceptance of the Regular Meeting Minutes of May 10, 2022**

64 Mr. Comas asked for any changes or corrections to the minutes.

65 Mr. Comas reviewed the changes to the minutes.

66

67 On MOTION by Mr. Comas, seconded by Mr. Bermudez, with all
68 in favor, unanimous approval was given to accept the minutes from
69 May 10, 2022, as amended.

70

71 **B. Financial Statements (May 2022)**

72 Mr. Mena asked for questions or comments.

73

74 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all
75 in favor, unanimous approval was given to accept the financials for
76 May 2022, as presented.

77

78 **C. Approval of Invoices and Check Register (May 2022)**

79 Mr. Comas asked for more information on LL Tax Solutions. The arbitrage rebate was
80 explained by Mr. Clark and Mr. Mena.

81

82 On MOTION by Mr. Edgecombe, seconded by Mr. Bermudez, with
83 all in favor, unanimous approval was given to approve the invoices
84 and check register, as presented.

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86

87

88 **EIGHTH ORDER OF BUSINESS** **Field Operations**

89 **A. Field Reports**

90 Mr. Blanco reviewed the field report for the Board.

91 District Management to bring wild hog trapping proposals to the next meeting.

92 Mr. Blanco gave an update on the spike strips. Field Management will bring asphalt proposals
93 for leveling the approach to the spike strips.

94 Mr. Blanco suggested going out for bid for landscaping services. A discussion ensued.

95

96 On MOTION by Mr. Edgecombe, seconded by Mr. Gosdin, with all
97 in favor, unanimous approval was given to authorize Inframark to
98 solicit landscape maintenance services proposals.

99

100 **B. Brightview Proposals Hurricane Flyer Pricing, #7816645, #7816646, and #7841660**

101 Mr. Blanco considers proposal #7816646 to already be included in the agreement.

102 **C. Ramco Proposals #RAMQ1277 and #RAMQ1279**

103 These Ramco proposals were tabled.

104 **D. Magnosec Proposal**

105 This Magnosec proposal was tabled.

106 **E. Paverology Proposal #000812**

107 Mr. Blanco reviewed the paver repairs needed. A discussion ensued.

108

109 On MOTION by Mr. Gosdin, seconded by Mr. Edgecombe, with all
110 in favor, unanimous approval was given to approve the Paverology
111 Proposal #000812 for \$9,600.00

112

113 **F. Roofing Proposals**

114 Proposals from Skylight Roofing and Total Roof Service

115 Mr. Blanco reviewed these proposals and the repairs needed for the Board.

116

117 On MOTION by Mr. Gosdin, seconded by Mr. Edgecombe, with all
118 in favor, unanimous approval was given to the Total Roof Services
119 proposal for \$5,450.00 for roof repairs.

120

121 **G. Pool Service Proposals**

122 Mr. Blanco reviewed the pool service proposals from Pool Service Orlando and Techni-Pool.

123 The Board asked to have an out clause in the agreement.

124

125 On MOTION by Mr. Gosdin, seconded by Mr. Edgecombe, with all
126 in favor, unanimous approval was given to the Techni-Pool proposal
127 for \$13,836.00 annually.

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132 **H. Exercise Systems Proposal**
133 Mr. Blanco reviewed the Exercise Systems proposal for the Board.

134 A discussion ensued on the gym flooring and this item was tabled.

135 **I. Servusat Proposal E1062**
136 A proposal was presented for repairs to the card access system.

137 Mr. Blanco advised this should not require a complete overhaul of the system and explained
138 the changes to the Board. A discussion ensued.

139
140 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all
141 in favor, unanimous approval was given to the Servusat proposal
142 E1062 for \$4,952.45.

143 **J. Gate Incident**
144 The gate incident did not need to be discussed per Mr. Comas.

146

147 **NINTH ORDER OF BUSINESS** **Public Hearing to Consider the Adoption of**
148 **Fiscal Year 2023 Approved Budget**

149

150 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in
151 favor, unanimous approval was given to open the public hearing to
152 consider the adoption of fiscal year 2023 budget.

153

154 **A. Public Comments**
155 Ms. Caswell, 3109 Riachuelo Lane, commented on maintenance for ponds.

156 Mr. Werksman, 3152 Via Palma Lane, commented on emergency funds. There is a concern
157 with the underground care, streets, and pipes.

158 Mr. Mena spoke on increasing the budget and assessments for emergency and future items.
159 Mr. Comas stated there was an email from the District Engineer in 2020 that there are three
160 dedicated reserves to fund repairs.

161 **B. Consideration of Resolution 2022-06, Adopting Fiscal Year 2023 Budget**

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163 On MOTION by Mr. Edgecombe, seconded by Mr. Gosdin, with all
164 in favor, unanimous approval was given to adopt Resolution 2022-
165 06, adopting fiscal year 2023 budget.

166

167 The public hearing was extended.

168

169 **TENTH ORDER OF BUSINESS** **Public Hearing to Consider the Levy of**
170 **Operations and Maintenance Assessment for**
171 **Fiscal Year 2023**

172 **A. Public Comments**
173 There were no public comments.

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175 **B. Consideration of Resolution 2022-07, Levying Fiscal Year 2023 Assessments**

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On MOTION by Mr. Edgecombe, seconded by Mr. Gosdin, with all in favor, unanimous approval was given to adopt Resolution 2022-07, levying fiscal year 2023 assessments.

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On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in favor, unanimous approval was given to close the public hearing.

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ELEVENTH ORDER OF BUSINESS Requests and Comments

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The Board decided to move the November meeting to November 1, 2022, at 1:00 p.m.

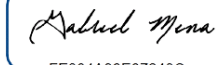
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TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Comas, seconded by Mr. Edgecombe, with all in favor, the meeting was adjourned at 7:40 p.m.

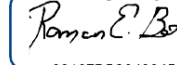
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Gabriel Mena, Secretary

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Chairman/Vice Chairman

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