

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, August 9, 2022, at 1:00 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 Mark Gosdin Assistant Secretary
12

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

14 Gabriel Mena District Manager
15 Scott Clark District Counsel
16 Peter Armans District Engineer
17 Freddy Blanco Field Manager
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 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

25 Mr. Comas called the meeting to order at 1:08 p.m.

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

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

29 The Pledge of Allegiance was recited.
30

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

32 Ms. Janer, County Commissioner District 2, was invited to provide updates around the area of
33 education, road widening, and other construction developments.

34 Mr. Perez, 2803 Via Otero Court, spoke on children misbehaving at the clubhouse, and
35 needing security to enforce rules. The HOA would also like to utilize the meeting from for free
36 on the last Thursday of every month.

37 Mr. Werksman, 3152 Via Palma Lane, stated communication needs improvement. The pool
38 was closed with no notice and residents were not told when it would reopen.

39 Mr. Correa, 2977 Siesta View Drive, asked for a liaison present at each HOA meeting and
40 CDD meeting to work between the two Boards. Mr. Correa also stated there is a Honda Civic
41 from 2974 Marbella Drive driving around the community with no license plate.

42 Mr. Libanoro, from Brightview, addressed the Board regarding irrigation issues with proposals
43 already submitted. Brightview is waiting for approval of these proposals.

44 **FOURTH ORDER OF BUSINESS** **Business Items**

45 **A. Consideration of Scope of Service for Landscape Services Request for Proposals.**

46 Mr. Blanco highlighted some detailed points in the Request for Proposals, as well as two
47 recommendations from Inframark for the Board.

48
49

| |
|--|
| On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in 50 favor, unanimous approval was given to accept the scope of services 51 presented for the Landscape Request for Proposals. |
|--|

52
53 **B. Approval of Fiscal Year 2023 Meeting Schedule**

54 Mr. Mena introduced the fiscal year 2023 meeting schedule to the Board.

55 The Board would like the meeting times to be:

- 56 November 1 at 1:00 p.m.
- 57 January 10 at 5:00 p.m.
- 58 March 14 at 1:00 p.m.
- 59 May 9 at 5:00 p.m.
- 60 July 11 at 1:00 p.m.
- 61 September 12 at 5:00 p.m.

62
63 **FIFTH ORDER OF BUSINESS** **District Engineer**

64 **A. Dewberry Annual Inspection Report**

65 With the Dewberry annual inspection, the needs analysis report brought to light some
66 concerns, such as bubblers being covered.

67 A large, 8-10 foot, alligator is present in the pond.

68 There are pond erosion mitigation issues. Mr. Armans will have a vendor evaluate this and
69 obtain their professional opinion.

70 The pothole and water pooling is repaired.

71 The major depressions next to cache basin are repaired.

72 Terracon is currently performing road coring work, and CCTV work is underway.

73
74 **SIXTH ORDER OF BUSINESS** **District Counsel**

75 Communication from the Department of Environmental Protection, HB7053 passed, which
76 requires a response, but may not apply to the District. Mr. Clark will follow up on this.

77 A POD is located on a District roadway. Mr. Clark wrote a letter to the responsible resident,
78 and it was removed with no issues.

79 Mr. Bermudez voiced concerns of residents taking it upon themselves to enforce CDD rules
80 and asked for Mr. Clark's input. Mr. Clark advised this may not be creating liability for the
81 district, but the Board does have the option to hire security to fill the position of enforcing rules.

82 Mr. Bermudez voiced concerns about employee harassment from residents. A discussion

83 ensued. Mr. Clark advised a formal document needs to be created with the receiver of harassment
84 makes an incident report or written report of what happened. Mr. Clark gave examples of action
85 that can be taken regarding the resident. It was the Board’s decision to have temporary security
86 be onsite until the next meeting, when proposals can be obtained and voted on.

87
88 On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all
89 in favor, unanimous approval was given to authorize the delegation
90 of \$2,000.00 for temporary onsite security.

91
92 **SEVENTH ORDER OF BUSINESS District Manager**

93 **A. Acceptance of the Regular Meeting Minutes of July 12, 2022**

94 These minutes were stricken from the agenda

95
96 **B. Acceptance of the Financial Statements of June 2022**

97 Mr. Mena presented the financial statements to the Board.

98
99 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in
100 favor, unanimous approval was given to accept the June 2022
101 financial statements.

102
103 **C. Approval of Check Register of June 2022**

104
105 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all
106 in favor, unanimous approval was given to the check register of June
107 2022.

108
109 **D. HOA Approval Policy**

110 The CDD is willing to work with the HOA on room rental. For permission, they will need to
111 reach out to the Chairman, Mr. Bermudez. The signs for the HOA meeting must be removed
112 after 24 hours. A discussion ensued.

113 **E. Resident Behavior in Villa Sol**

114 This item was previously discussed under the District Counsel.
115

116 **EIGHTH ORDER OF BUSINESS** **Field Operations**

117 **A. Field Reports**

118 Mr. Blanco reviewed some items in field report for the Board.

119 **B. Brightview Proposal – Valve Box Replacement**

120 Mr. Blanco presented the Brightview proposal for replacement of a valve box.
121

122 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in
123 favor, unanimous approval was given to the Brightview proposal
124 #7808689 for the valve box replacement.

127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145

C. Exercise Systems Proposal #0048793

Mr. Blanco presented the Exercise Systems proposal to the Board.

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

D. Specialty Floor Products – Premier Tuff Sport Floor

The Board did not approve this proposal.

NINTH ORDER OF BUSINESS

Requests and Comments

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

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in favor, the meeting was adjourned at 4:06 p.m.

| | |
|---|--|
|  |  |
| _____ Gabriel Mena, Secretary | _____ Kamon E. Comas Chairman/Vice Chairman |

146