

MINUTES OF MEETING  
VILLASOL  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the VillaSol Community Development District was held on Tuesday, September 12, 2023 at 5:00 p.m. at the VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Herman Perez	Chairman
Mario Cordova	Vice Chairperson
Corey Gagnon	Assistant Secretary
Junior Comas	Assistant Secretary
Michael Edgecombe <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Peter Armans	District Engineer
Jarett Wright	Field Manager
Murray Sawyer	Kings Access Control

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Showe called the meeting to order at 5:00 p.m. Four Board members were present in person constituting a quorum. Mr. Edgecombe participated via phone.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Public Comment Period (*Limited to 3 Minutes*)**

Mr. Showe stated that this was the time for audience members to make any public comments.

The Board heard comments from several audience members on topics including parking, timeframes, license application, email apps, follow-up emails, system access, visitors, light poles lighting, monthly service, and log-ins.

Ms. Trucco discussed insurance, terms, costs. Other concerns were on controls in the guard house, programming of gates, timing, GMS assistance for the community,

**FOURTH ORDER OF BUSINESS**

**District Engineer**

Mr. Armans presented the Engineer's Report to include quotes for contractors, bids, repairs, barricade areas, timeline for project, phases, CCTV work, budget constraints, street closure, traffic, projects to fix around safety, other projects, storm drains, and road repair.

Ms. Trucco discussed costs. Other discussion included repair schedule, budget, not doing any more CCTV until they repair what is there. Discussion ensued on hurricane repairs, and to prioritize repairs before moving forward.

**FIFTH ORDER OF BUSINESS**

**Business Matters**

**A. Discussion of Rules for Amenity Facilities**

Mr. Showe reviewed the current rules for amenity facilities. Discussion included hours for operation. After discussion the Board decided to have the hours to open at 5:00 a.m. and close at 10:00 p.m.

Discussion ensued on age requirements, household numbers for pool, allowance per resident/household, allowable pool floats/inflatables, insurance, pool attire, using the wording prohibited instead of allowed, service dogs, music requirements, pool attendant, spot checks, enforcement of trespassing regulations, recreation center policy, gym numbers, clothing and footwear in the gym, bicycle racks, dumpster area for bike location, guest policy, fee for non-resident use, usage fee amounts, hourly rate, minimum hour requirement, security requirements, and waiver fee.

Ms. Trucco will clarify on what questions can be asked about service animals. She discussed the legality of using attendants without pay, and she will make all final adjustments to the rules.

**B. Discussion of Street Parking Rules**

Mr. Showe reviewed street parking rules, gate, colors for parking, right of way issue, width of streets, side of street for parking, towing, parking and enforcement of owner area, overnight parking, granting of permits for residents or guests, accessibility of roads, exceptions, distance between parking signs regulations, one side or both side of road for parking, issues with resident parking, and using garage area for parking,

Ms. Trucco will revise the draft regulations with Board recommendations.

Discussion was held on the date for the public hearing, and decision was to hold the public hearing for November 14, 2023. A draft with revisions will be sent to Board members and notices will be sent to residents.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, to Set the Public Hearing on November 14, 2023, was approved.

**SIXTH ORDER OF BUSINESS**

**District Counsel**

Ms. Trucco reviewed her updates to include the \$16,041.05 that was recouped, and noted the investigation is continuing. Other issues were the HOA use of Clubhouse, size of space needed costs, new firearm laws and CDD regulations, penalties, Board response to carry firearms, annual ethics training, gate and security system, cancellation of contracts, having the cameras working, resident request on driveway/roadway alterations, and HOA license agreement. The Board agreed with Counsel recommendation on request.

**SEVENTH ORDER OF BUSINESS**

**District Manager’s Report**

**A. Action Items List**

Mr. Showe reviewed the action items list to include pool equipment payment, spa updates, bids, tank integrity, and electric versus gas bids.

**B. Approval of Check Register**

Mr. Showe reviewed the check register for a total of \$52,853.99. Board questions were on postage and office supplies, and invoicing.

On MOTION by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Check Register, was approved.

**C. Balance Sheet and Income Statement**

Mr. Showe noted they were 100% collected on assessments.

**D. Presentation of Sheriff Patrol Reports**

It was noted the Sherriff services were reduced to 2 times per week, and the reports were very good. The report was reviewed.

**EIGHTH ORDER OF BUSINESS**

**Field Operations**

**A. Field Manager’s Report**

Mr. Wright reviewed the Field Manager’s report to include landscape enhancements, planting, mulching, speed bumps, lag bolts, spike strips, pressure washing, signage, and storm prep. The Board asked how they anchored the lag bolts on the speed bumps. Discussion ensued on why they were having to do this so often, and more permanent solutions.

**B. Proposal from D&C Parking Lot Maintenance for Asphalt Work at Main Entrance**

Mr. Wright presented the specifics of the proposal from D&C for asphalt work and speed bumps. Discussion ensued on issues with the speed bumps, kiosk area, effectiveness of the bumps, placement, gate problems, curb appeal, and prices for speed bumps, removal of spike strips, possibility of using rubber bumps for cost savings, lettering on lanes, stickers, resident lane, and the exit placement.

After discussion the Board decided to approve the 9 speed bumps for \$5,232.69.

On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, the Asphalt Work at Main Entrance to Include the Speed Bumps, was approved.

**E. Proposals (2) to Remove Roadway Spikes – Added**

Mr. Wright presented the proposal for removal of the roadway spikes for \$2800.

Ms. Trucco discussed the installation and warranty, removable versus repair, resident complaints, and incident with resident and invoicing CDD for damage to tires.

After discussion the Board approved the removal of the spike strip.

On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, to Remove the Spike Strip, was approved.

Discussion continued on the boot removal for 48 palms for \$1,200. Mr. Perez made a motion for the boot removal. This motion failed due to a lack of a second.

**C. Proposal from Blade Runners to Push Back Conservation Area Overgrowth**

Mr. Wright presented the proposal from Blade Runners to push back area overgrowth. Discussion ensued on the history of the 70 acres and the original developer unpaid taxes. It was not enforced until 2015 and the Board should have been informed the CDD no longer owned the property. It was noted this has continued to be CDD maintained and utilized.

Further discussion was held on the issue of the assumption the HOA had no common areas with CDD, the incident with the car accident that occurred, replacement of damaged items, CDD liability, and other options.

The decision was made to table this item.

**D. Proposals from Blade Runners to Replace Plants in Median**

Mr. Wright presented the proposal from Blade Runners to replace plants in the median. Discussion ensued on other possibilities and leaving it with grass.

The Board agreed to take no action on this proposal.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests & Comments**

Mr. Showe asked for Supervisor’s request.

Supervisor stated the minutes were not circulated.

It was noted the Sherriff patrol costs are too high to continue. They asked if they could have safety patrol instead of paying the Sherriff officers to patrol. Discussion ensued on proposal for vehicle cost, and security patrol.

**TENTH ORDER OF BUSINESS**

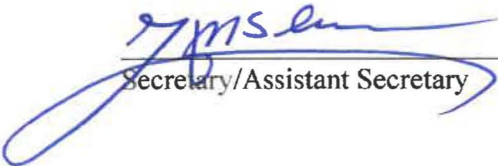
**Next Meeting Date – October 10, 2023 at 5:00 PM**

Mr. Showe stated the next meeting date will be on October 10, 2023 at 5:00 p.m.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman