

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, September 13, 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 <i>(by phone)</i>
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 Freddy Blanco	Field Manager
19 Residents and Members of the Public	

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

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29 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

30 The Pledge of Allegiance was recited.  
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32 **THIRD ORDER OF BUSINESS**

**Audience Comments**

33 Ms. Werksman, 3152 Via Palma Lane, wanted to propose to the Board adding a Little Free  
34 Library to the community. It is a nationwide program. Ms. Werksman offered to be the steward  
35 for this library, keeping it clean and filled. Mr. Mena suggested putting this library in a space with  
36 security video. Ms. Werksman also requested a trash receptacle be added to the parking lot. Ms.  
37 Werksman stated she is happy the new pool company has been hired.

38 Mr. Perez, 2803 Via Lago Court, stated his is pleased with the new pool vendor. Also, the  
39 broken visitor gate was reported broken last week to the field department.

40 Mr. Bou, visiting 3007 Florencia Drive, the visitor gate closed on his car July 29, 2022. Mr.  
41 Bou feels he has been passed around while trying to get the damage paid for. The Board directed  
42 Mr. Clark to write a letter to Envera.  
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45 **FOURTH ORDER OF BUSINESS** **Business Items**

46 **A. Consideration of Wild Pig Removal Proposals**

47 Mr. Mena stated he had asked for four proposals, however, only two companies responded.  
48 Mr. Mena reviewed each proposal for the Board and explained this is a long-term expense. The  
49 audience suggested a cheaper pest control method to remove the food he feels the wild pigs are  
50 going for. A discussion ensued on if the price of this service is justifiable. These proposals were  
51 tabled.

52 **B. Consideration of Proposals from the Landscape Services Request for Proposals**

53 Mr. Gosdin asked that field management check into sending the package digitally in the future,  
54 rather than require physical pickup of the bid package in the Celebration management office. The  
55 Board felt there should have been more than two responses.

56 A discussion ensued on getting more bids. Mr. Clark explained the bid process would have to  
57 be done all over again, starting from scratch, including advertising. This would also be done at a  
58 risk of the current bidders removing themselves from the process, in his opinion.

59 A discussion ensued on tabling this item of business. Mr. Mena explained nothing will change  
60 because there will be no more proposals than there is now. A question-and-answer exchange took  
61 place with between the Board and the Bladerunners representative, who was present.

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63 On MOTION by Mr. Gosdin, seconded by Mr. Edgecombe, with  
64 Mr. Bermudez and Mr. Comas not in favor, acceptance of the  
65 Bladerunners proposal for landscape services motion failed.

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67 The District Engineer suggested that the District contact references of the landscaping  
68 companies to help decide on what company to choose.

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70 On MOTION by Mr. Gosdin, with no second, acceptance to  
71 continue this meeting to September 27, 2022, at 1:00 p.m., motion  
72 failed.

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74 The review of landscaping proposals is tabled to the next meeting. Mr. Gosdin went on the  
75 record to state he wanted action taken tonight on choosing a landscape vendor, and objects to  
76 letting this item roll over to the next meeting.

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78 **FIFTH ORDER OF BUSINESS** **District Engineer**

79 Mr. Armans gave a pond bank erosion update showing no locations where erosion is affecting  
80 structure of resident lots. A conversation ensued on what constitutes constructional damage.  
81 The North pond has more issues than south pond; the next step would be to obtain quotes to  
82 repair the pond. Another option would be to restore the original water line which is much more

83 expensive.

84 We are still waiting on the report from Terracon. Mr. Armans will send this to the Board if he  
85 receives it prior to the next meeting

86 The update on the standing water: There's been an issue from the initial development about  
87 a single layer of asphalt throughout the District. Mr. Armans will have a solution to propose by  
88 the next meeting after receiving the Terracon report.

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90 **SIXTH ORDER OF BUSINESS** **District Counsel**

91 A discussion was held on the amenity guidelines and increasing the hourly rental rate or  
92 incorporating the cost of security in addition to the rental rate. Mr. Clark will write up language  
93 to capture the price increase and the mandatory security guard.

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95 On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all  
96 in favor, unanimous approval was given to direct staff to draft  
97 amendments and advertise for a Public Hearing for November 1,  
98 2022, at 1:00 p.m. at 3050 Puerta Del Sol Boulevard, Kissimmee,  
99 Florida 34744.

100

101 **SEVENTH ORDER OF BUSINESS** **District Manager's Report**

102 Mr. Mena informed the Board the September 2022, Brightview bill had an increase applied  
103 to it. The Board denied the increase and wanted the bill paid without the increase.

104 A resident spoke on the access card system. A new system would be approximately \$30,000  
105 dollars. Until Spectrum can fix the issue on their end, the District will stay with the current system.

106 Mr. Mena stated a resident in the townhomes has complained about the noise from the gate  
107 area waking up her infant. A discussion ensued on possible solutions to this issue.

108 **A. Acceptance of the July 12, 2022, and August 9, 2022 Meeting Minutes**

109 There were changes to the minutes of July 12, 2022 on line 43, spelling of Marbella and  
110 line 186, the date should read November 1.

111 The change to the August 9, 2022 minutes was on line 25-26, should have been Bermudez,  
112 not Comas.

113 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in  
114 favor, unanimous approval was given to accept the July 12, 2022  
115 and August 9, 2022, meeting minutes as amended.

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**B. Acceptance of the Financial Statements of July 2022**

Mr. Mena presented the financial statements to the Board.

On MOTION by Mr. Gosdin, seconded by Mr. Comas, with all in favor, unanimous approval was given to accept the July 2022 financial statements.

The Board agreed to extend the temporary agreement with Securitas to the November 1, 2022 meeting. Mr. Mena explained the Ramco proposal. The Board tabled the Ramco, and they will be invited to this meeting and the item will be added to that agenda. A discussion ensued on the security proposals.

On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all in favor, unanimous approval was given to extend current security with Securitas to the November 1, 2022 meeting.

**C. Approval of Check Register of July 2022**

On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all in favor, unanimous approval was given to the check register of July 2022.

Mr. Mena presented and explained a proposal for insurance from FIA.

On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all in favor, unanimous approval was given to engage services with FIA as the District's insurance provider.

**EIGHTH ORDER OF BUSINESS**

**Field Operations**

**A. Field Reports**

Mr. Blanco distributed proposals for outstanding pool issues with the pump, filters, and small pump.

On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in favor, unanimous approval was given to approve estimate #1326 from Techni-Pool for a total of \$4224.51.

Mr. Blanco reviewed a few items through the field report, which was included in the agenda package.

The card access system is having issues due to Spectrum services being incapable of adding new resets to the system, due to the system resetting to a backed-up point. Mr. Clark will investigate the contract with Spectrum. Mr. Comas and Mr. Clark will be setting up a meeting to

163 discuss this issue and the contract.

164 **B. Brightview Irrigation Proposals**

165 Mr. Blanco presented the Brightview irrigation proposals, which the Board agreed to table.

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167 **C. Brightview Tree Branch Removal Proposal**

168 Mr. Blanco presented the tree branch removal proposal to the Board.

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On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in favor, unanimous approval was given to approve BrightView proposal Job #345203017, for tree branch removal, at an amount of \$397.50.

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175 The towing report from Mr. Comas showed 133 vehicles towed to date.

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177 **NINTH ORDER OF BUSINESS**

**Requests and Comments**

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

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180 **TENTH ORDER OF BUSINESS**

**Adjournment**

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On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all in favor, the meeting was adjourned at 8:06 p.m.

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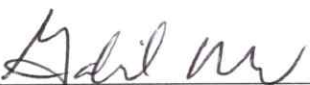
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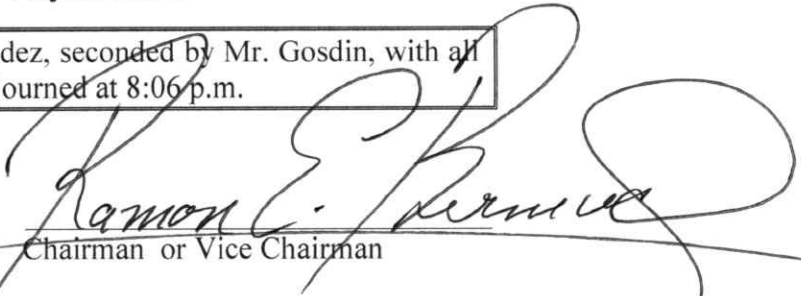
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Gabriel Mena, District Manager

  
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Chairman or Vice Chairman