VillaSol
Community Development District

Agenda

October 10, 2023

AGENDA

Villa Sol
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 3, 2023

Board of Supervisors
Villa Sol
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Villa Sol Community Development District will be held **Tuesday, October 10, 2023 at 5:00 p.m. at Villa Sol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, FL 34744**.

Following is the advance agenda for the regular meeting:

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment Period (*Limited to 3 Minutes*)
4. District Engineer
5. Business Matters
    A. Discussion of Revised Draft Rule Chapter I - Recreation Facilities
    B. Discussion of Revised Draft Rule Chapter II – Parking and Towing on District's Roadways
    C. Consideration of Agreement for Underwriting Services with MBS Capital Markets, LLC
    D. Discussion of Roving Patrol
    E. Discussion and Consideration of Proposal from EZ Computer Tech for Security Cameras
    F. Consideration of Resolution 2024-01 Amending the Fiscal Year 2023 Budget
    G. Consideration of Agreement with Keefe, McCullogh CPAs to Provide Auditing Services for the Fiscal Year 2023
    H. Ratification of Estimates from Kings Access Control for Gate System Repairs
6. District Counsel
7. District Manager's Report
    A. Approval of Minutes of the August 17, 2023 and September 12, 2023 Meetings
    B. Action Items List
    C. Approval of Check Register
    D. Balance Sheet and Income Statement
    E. Presentation of Sheriff Patrol Reports
8. Field Operations
    A. Field Manager's Report
        i. Proposal from Blade Runners to Replace Damaged Sod
        ii. Proposal from Blade Runners to Reduce Palm Tree Boots
        iii. Proposal from Kings Access Control for Gate Letters
        iv. Proposal from Kings Access Control for Gate Stop Light Repair

9. Supervisor's Requests & Comments
10. Next Meeting Date – November 14, 2023 at 5:00 PM
11. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jason M. Showe
District Manager

Cc: Kristen Trucco, District Counsel
Peter Armans, District Engineer
Jarret Wright, Field Manager

Enclosures

SECTION V

SECTION A

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
RULE CHAPTER I – RECREATION FACILITIES

GOOD NEIGHBOR POLICY

We want everyone to have a safe and enjoyable experience while using the Recreation Facilities owned and maintained by the VillaSol Community Development District. Therefore, we ask all users to exercise courteousness and respect to fellow patrons.

These Rules are intended to benefit everyone by establishing an acceptable standard that maximizes enjoyment while protecting the District's property and its patrons. Please contact the Board or the District Manager (as defined herein) with questions, concerns or suggestions related to these Rules.

FACILITY HOURS

The Recreation Facilities are generally open 365 days a year at the times set forth below. However, there may be occasions or circumstances when the Recreation Facilities need to be closed for regular maintenance or repairs, during emergencies or to ensure safety. Please check the schedule posted at www.villasolcdd.org for more detailed information.

CLUBHOUSE:

- Open daily from 5:00 am. to 10:00 p.m.

POOL, POOL DECK AREA, PLAYGROUND:

- Open daily from dawn to dusk.

DEFINITIONS

Access Card: That certain card issued and administered by the District that provides access to the District's amenities and recreational facilities.

Board: VillaSol Community Development District's Board of Supervisors.

Childcare Provider: Any person who is not a parent or guardian that has been lawfully entrusted with the care of a Resident under the age of 18 years. Childcare Providers must provide the District Manager a notarized written statement from the child's or children's parent(s) or guardian(s) authorizing custodial rights.

Clubhouse: Facility owned and maintained by the District, wherein the Fitness Room and

open spaces are located.

District: VillaSol Community Development District (may also be referred to as VillaSol or CDD and includes all property within the District's boundary).

District Manager: Jason Showe of Governmental Management Services – Central Florida, LLC, unless and until a different District Manager is selected by the Board.

Fitness Room: Room located inside the Clubhouse where the District's fitness equipment and fitness machines are located.

Guests: Any User who is not a Homeowner and who accompanies a Homeowner at any of the District's amenities or recreational facilities. Homeowners are responsible for the actions of their Guests.

Homeowner: The owner or lessee/renter of any Lot located within the District, including all persons lawfully residing in residential property, or a non-Resident User. Lessees/renters are required to comply with **Section VI**. herein. Non-Resident Users may be any member of the public who pays the District the annual user fee of $1,375 for access to all Recreation Facilities of the District (the annual non-residential user fee is reviewed annually and adjusted as necessary).

Horseplay and rough housing: Boistrous, rough, noisy behavior, usually involving people pushing and/or hitting each other as a joke.

Lot: Parcel reflected on the District's Assessment Roll (available upon request from the District Manager).

Pool Deck Area: All of the outdoor area surrounding the Pool and within the fence.

Pool: The structure within the Pool Deck Area that contains water for and all walls, ladders, rails, lane markers, or other amenities attached thereto.

Recreation Facilities: All recreational facilities and property owned by the District, including the Pool, Pool Deck, Playground, Clubhouse and Fitness Room.

Resident: See Homeowner.

Rules: Rules adopted by the District's Board.

Service Animal: An animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. The work done or tasks performed must be directly related to the individual's disability and may include, but are not limited to, guiding an individual who is visually

impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks.

User: Any person entering, using and/or or remaining upon the District's Recreation Facilities and other property owned by the District.

I. GENERAL RULES

The State and/or local general purpose governments have rules governing public pool use. For the safety of patrons, the District will enforce whichever rule is more restrictive.

LOST ACCESS CARDS: There is a limit of two Access Cards per Homeowner. ***All lost or stolen access cards should be reported immediately to the District Manager's office. A fee of $25 will be assessed for each replacement card.***

All Users may be required to present their access cards in order to gain access/use to Recreation Facilities.

For safety, all Users under the age of twenty-one (21) must be accompanied in the Recreation Facilities by an adult Resident or Childcare Provider over the age of twenty-one (21).

Guests must be accompanied by an adult Resident over twenty-one (21) years of age. In the event the Pool Deck Area reaches maximum capacity, Guests may be asked to leave so all Residents may enjoy the use of the facility. Homeowners are responsible for the conduct of their Guests. Childcare Providers must provide the District Manager a notarized written statement from the child's or children's parent(s) or guardian(s) authorizing custodial rights. The Childcare Provider must bring proof of proper identification and a list of an emergency contacts.

All Users use the Recreation Facilities at their own risk.

II. POOL AND POOL DECK AREA

All Homeowners, patrons and Guests will use the Pool and Pool Deck Area at their own risk and will comply with the written and posted rules and regulations of the pool facilities. All rules and regulations will be strictly enforced at all times.

-No Homeowner may enter or remain in the Pool Deck Area without their Access Card, which must be in his/her possession during use.

-No Guest may enter the Pool Deck Area unless accompanied by a Homeowner in possession of their Access Card.

-Only four (4) Guests per Lot are allowed in the Pool or Pool Deck Area at any time.

-All Users must shower before entering the Pool.

-Users will swim and use the Pool and Pool Deck Area at their own risk as there is **NO LIFEGUARD ON DUTY**.

-No diving, back diving, flipping, back jumps, pushing, running, throwing of items or other horseplay is allowed in the Pool or on the Pool Deck Area. Diving is prohibited. Dangerous activities on the Pool Deck Area and in the Pool are prohibited.

-Furniture on Pool Deck Area must be covered with a towel before and during use by any person.

-VillaSol reserves the right to discontinue usage of any pool play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.

-Radio-controlled toys, drones, or other devices are not allowed in the Pool/Pool Deck Area.

-No glass or other breakable objects are allowed in the Pool/Pool Deck Area.

-No chewing gum is permitted in the Pool/Pool Deck Area.

-Swimmers are required to wear footwear and a cover-up over their bathing suits when in the Clubhouse.

-Swimmers must dry off before entering the Clubhouse.

-Food and beverages are prohibited in the Pool and Pool Deck Area, except: commercially bottled water in plastic bottles are allowed on the Pool Deck Area for patron hydration. All glass containers and products are prohibited in the Pool and Pool Deck Area.

-Animals, other than Service Animals, are prohibited in the Pool Deck Area. However, individuals with a disability and Service Animal trainers may be accompanied by a Service Animal but the Service Animal is not allowed to enter the Pool water in order to prevent a threat to the health of other patrons.

-Proper swim attire must be worn in the Pool and Pool Deck Area (i.e. swimming suits or trunks with liners).
-Please be considerate to neighbors by monitoring the noise level.

-Playing with emergency equipment (life ring, hook, etc.) is strictly prohibited. Patrons found

tampering with these items will be subject to fines and/or termination of pool privileges. Homeowners are responsible for the conduct of their Guests.

-For safety reasons, no electrical cords or electrical equipment is permitted to be used in the Pool or Pool Deck Area.

-No fins or scuba diving equipment is allowed in the Pool.

-No one shall pollute the Pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

-Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the Pool. For the comfort of others, changing of diapers, clothes, etc., is not allowed in the Pool Deck Area. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.

-Pool entrances must be kept clear at all times.

-Smoking (including e-cigarettes) is strictly prohibited at any time in the Pool/Pool Deck Area, and in the Recreation Facilities.

-No swinging on the ladders, railings, or any pool structure is allowed. Inappropriate use of any Pool equipment may result in suspension of Pool privileges.

-VillaSol-owned pool furniture may not be removed from the Pool Deck Area.

-Loud and abusive language is not allowed.

-VillaSol prides itself on the attractive appearance of our Pool Deck Area. Please make use of the garbage cans.

-Any person swimming when the facility is closed may be suspended from using the facility.

-Sound producing equipment, such as radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the Pool Deck Area or Pool. Personal sound equipment may be used on the Pool Deck Area with personal devices such as headsets or ear buds (so as not to disturb others). The use of headphones with all types of music players is required.

-Tables or chairs on the Pool Deck Area may not be reserved by placing towels or personal belongings on them unless the patron is currently using the Pool and/or Pool Deck Area.

-The District is not responsible for lost or stolen items, or injuries while in use of the Pool Deck Area or Pool.

-Chemicals used in the Pool for hygienic purposes may affect certain hair or fabric colors. The District is not responsible for these effects.

-The Pool and Pool Deck Area may not be rented unless otherwise approved by the Board. Access may be limited at certain times to the Pool and Pool Deck Area for activities approved by the Board or due to a health/safety concern.

-The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules whenever deemed necessary or appropriate, at a duly-noticed Board meeting. All such amendment(s), modification(s) and/or deletion(s) will be posted on the District's website at www.villasolcdd.org. All Homeowners are responsible for being familiar with the Rules as amended or modified from time to time.

-No skateboards, skates, or other wheeled transportation mechanisms are permitted in the Pool and/or Pool Deck Area.

VILLASOL CDD & MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL AND POOL DECK AREA USE.

A. THUNDERSTORM AND HEAVY RAIN POLICY

If lightning is sighted, regardless of location, the Pool and Pool Deck will be closed for 30 minutes, or as otherwise required by Florida law. At that time, if no other lightning is seen, the Pool and Pool Deck Area will re-open. In case of a thunderstorm (with thunder only) in the immediate area, the Pool and Pool Deck Area will be closed for 15 minutes. If no thunder is heard during this period, the Pool and Pool Deck Area will be reopened. If additional thunder or lightning is observed the time will reset. A duly designated representative of the District and/or the District Manager shall make all determinations with regard to this thunderstorm policy.

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the Pool will be closed out of concern for safety. A duly designated representative of the District and/or the District Manager, shall make all determinations with regard to the policy specified in this Section.

B. FECES POLICY

If contamination occurs, the Pool and Pool Deck Area will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the Pool. If a child is not completely toilet trained, he/she must wear a swim diaper at all times in the Pool and Pool Deck Area. A duly designated representative of the District and/or the District Manager shall make all determinations with regard to the policy specified in this Section.

III. CLUBHOUSE AREA

A. FITNESS ROOM

The Fitness Room is unattended. All Users will use the fitness room at their own risk and will comply with the written and posted Rules, which will be strictly enforced at all times. All Users are urged to contact a physician before starting an exercise workout routine.

-No Homeowner may enter the Fitness Room without his Access Card. Guests must be accompanied by an adult Resident over twenty one (21) years of age in possession of his/her Access Card.

-Only one Guest per Lot is allowed in the Fitness Room at any time.

-Youths thirteen (13) to seventeen (17) years old may use the Fitness Room when accompanied by an adult Homeowner over twenty one (21) years of age.

-Children under the age of thirteen (13) are not permitted to use the Fitness Room under any circumstances.

-No skateboards, skates, strollers, baby carriers, or other wheeled toys are permitted in the Fitness Room.

-No Horseplay is allowed in the Fitness Room. Users acting in such a manner will be asked to immediately leave the area.

-Music players, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the Fitness Room unless they are personal devices equipped with headphones. The use of headphones with all types of music players is required.

-No loitering is permitted in the Fitness Room. Anyone loitering in the Fitness Room will be asked to immediately leave the area.

-No animals other than Service Animals are allowed in the Fitness Room.

-There is to be no misuse of equipment or furnishings in the fitness center. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness facilities.

-Each User is responsible for wiping off the equipment after use.

-Appropriate clothing (shirts and shorts/pants) and footwear (covering the entire foot) must be worn by all Users at all times in the Fitness Room.
-Food and Beverage: Food and beverages are not permitted within the fitness room except for commercially bottled water in plastic bottles for patron hydration. All glass containers and products are prohibited. Alcoholic beverages and smoking are not permitted in the fitness rooms.

-Hand chalk is not permitted to be used in the Fitness Room.

-No bags, gear, or jackets are permitted on the floor or equipment in the Fitness Room.

-Weights and other fitness equipment may not be removed from the Fitness Room.

-Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other patrons are waiting.

-Please be respectful of others. Allow other patrons to also use equipment, especially the cardiovascular equipment.

-Please return weights to their proper location after use.

-Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

-Any fitness program operated, established and run by the District Manager may have priority over other users of the Fitness Room, after approval by the District's Board or in the event of an emergency.

-In the event of an emergency, dial 911.

B. CLUBHOUSE

-The Clubhouse's hours of operation are 5:00 a.m. to 10:00 p.m. and will be posted at the entrance of the Clubhouse. The hours of operation will be subject to change for special scheduled events, holidays and/or emergencies, and may be adjusted seasonally as determined by the Board and/or the District's Manager.

-Homeowners and Guests will use the Clubhouse at their own risk and will comply with the written and posted rules and regulations of the Clubhouse. All rules and regulations will be strictly enforced at all times.

-Users may be required to present their access cards in order to gain access to the Clubhouse.

-Young adults ages eighteen (18) and younger may not use the Clubhouse without adult supervision.

-Guests must be accompanied by an adult Homeowner over twenty one (21) years of age.

-Unless otherwise approved by the District Manager and/or the Board, only two (2) Guests per Lot are allowed in the Clubhouse at any time.

-Cars, motorcycles, golf carts, mopeds, bicycles, etc., must be parked in the designated parking areas at Recreation Facility and are not allowed inside the Recreation Facility or at

the entrance of the building. Off-road motorbikes/vehicles and golf carts are not permitted on all property owned, maintained, and operated by the District, including all Recreation Facilities.

-No skateboards, skates, or other wheeled transportation mechanisms are permitted in the Clubhouse or at the building entrance.

-No Horseplay is allowed.

-Loitering or prowling: Pursuant to Florida law, it is not permitted for any person to loiter or prowl in the Clubhouse (or any Recreation Facility), at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity.

-Unless other arrangements have been approved by the District Manager and/or the District's Board in advance, music players, radios, CD players, MP3 players, televisions, and the like are not permitted in the recreation center unless they are personal devices equipped with headphones.

-No animals other than Service Animals are allowed in the fitness room.

-There is absolutely **no smoking** in the Recreation Facilities or on the District's playground. A designated area will be setup for this purpose.

NOTICE

THE VILLASOL COMMUNITY IS PROTECTED BY VIDEO CAMERAS IN ALL AREAS. RESIDENTS AND GUESTS MUST ABIDE BY THE COMMUNITY RULES AND BY THE POLICIES STATED HEREIN AND SHALL MAINTAIN THE APPROPRIATE LEVEL OF DECORUM OR, IF YOU ARE ABUSIVE TO OTHER PATRONS, YOU WILL BE ASKED TO LEAVE THE PREMISES OR BE REMOVED BY THE APPROPRIATE MEANS. THIS VIDEO WILL BE USED IN ORDER TO PROSECUTE ANY PERSON THAT VIOLATES THESE RULES. IF THE BEHAVIOR CONTINUES BY THE RESIDENT, THIS WILL RESULT IN ACTION TAKEN BY THE BOARD OF SUPERVISORS OF THE CDD, INCLUDING BUT NOT LIMITED TO, A SUSPENSION OR TERMINATION OF THE RESIDENT'S PRIVILEGES TO THE RECREATION FACILITIES, OR OTHER ACTION PERMITTED UNDER FLORIDA LAW. NOTICE OF THE CDD BOARD'S INTENTION TO CONSIDER SUCH ACTION DURING A PUBLIC MEETING SHALL BE PROVIDED TO THE RESIDENT AGAINST WHOM SUCH ACTION WILL BE CONSIDERED.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND IN THE COMMUNITY CENTER.

IV. GUESTS

For all Recreation Facilities, the following apply to Guests:

-Guests must be accompanied by a Homeowner at all times.

-Unless specified differently herein, no more than four (4) Guests are permitted per Lot.

-Homeowners are responsible for any and all actions taken by their Guests. Violations by Guests of the District's Rules could result in penalties against the Homeowner, as set for herein.

V. DAMAGE TO DISTRICT PROPERTY AND/OR PERSONAL INJURY

-All Users of the Recreation Facilities assume sole responsibility for his or her property and belongings. The District and its agents shall not be responsible for any losses and/or damages of the Users during the Users' use of the Recreation Facilities.

-Users shall be liable to the District for any property damage, personal injury or other loss/claim/damage incurred by the District stemming from or related to the Users' use of the District's property.

-All Users' use of the District's property and equipment, including use of the Recreation Facilities, is at the Users' own risk and the User(s) shall indemnify and hold the District, its Board, its employees, its representatives, its contractors, and agents (collectively, "Agents"), harmless for any and all loss, cost, claim, injury, damages, or liability sustained or incurred by him or her during their use of the District's property and/or equipment, resulting therefrom and/or from any act or omission of the District, or its Agents and with respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any User, or any family member of such User. Users waive any and all rights and claims against the District stemming from or resulting from the Users' use of the Recreation Facilities and/or property owned by the District. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses incurred by the District.

-All Users are subject to the District's Rules.

-Should any party bound by these Rules bring suit against the District, its Board and/or Agents in connection with any event operated, organized, arranged, or sponsored by the District or any other claim or matter in connections with any event operated, organized, arranged, or sponsored, by the District, and fail to obtain judgment therein against the District, its Board and/or its Agents, said party shall be liable to the District for all costs and expenses incurred by the District in the defense of such suit (including court costs and attorneys' fees through all appellate proceedings).

VI. PRIVELEGES OF RENTERS/LESSEES

-Homeowners who rent or lease out their property shall have the right to designate the lessee/renter (the "Renter") as the beneficial users of the Homeowner's membership privileges for purposes of Recreation Facility use.

-In order for the Renter to establish their status as the beneficial user, the Renter shall produce a copy of the lease to the District Manager for purposes of purchasing an Access Card, as needed.

-Upon confirmation of the Renter's status by the District's Manager, the District Manager will suspend the property owner's Access Card.

-Renters are entitled to the same rights and privileges of the Homeowners and are bound to the District's Rules.

-Homeowners shall be responsible for all actions of their Renter(s).

VII. VIOLATIONS OF RULES

Violation of the District's Rules, Florida law and/or the provisions stated below may result in the suspension and/or termination of the User's use privileges for the Recreation Facilities.

- Submission of false information on the application for an Access Card.
- Permitting unauthorized use of an Access Card.
- Treating District staff or other Users in a disrespectful or abusive manner.
- Engaging in conduct that is improper or dangerous.
- Arrested by law enforcement while on the Recreation Facilities.
- Damaging or destroying District property.

District staff and/or the District Manager may at any time remove a User when in their sole discretion, District staff and/or the District Manager deem such removal necessary to protect the health, safety and welfare of other persons or to protect the District's property/equipment.

Notwithstanding the foregoing, anytime a User is arrested for an act committed, or allegedly committed, while on the Recreation Facilities, such User have all Recreation Facility use privileges immediately suspended until the next meeting of the Board. At such Board meeting, the Board will be presented with the facts surrounding the arrest and the Board may make a determination on suspension/termination.

All Users whose privileges have been suspended/terminated are entitled to appeal such determination to the Board, whose determination shall be final.

VIII. OTHER RECREATION FACILLITIES

TENNIS COURTS/BASKETBALL COURT & POOL CHAIRS

-Available to Homeowners on a first-come, first-serve basis.

-No reservations are taken for these facilities.
-Use is limited to two hours if others are waiting to use the facilities.

GRILL/PICNIC AREA/PLAYGROUNDS
-Available to Homeowners on a first-come, first-served basis.
-Homeowners are required to clean the grill and space used after use.
-Children must be accompanied by adults.
-Warning: playground and grill surfaces may be hot (as many are metal).

***General Notices*:**

-Warning on water bodies owned by the District: no fishing, boating, altering and/or dumping in stormwater ponds owned by the District is permitted. These bodies of water may contain alligators and other dangerous wild animals.

-The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas: (1) The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.; (2)Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SWFWMD.; (3) Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SWFWMD.; (4) Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas. In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

IX. IMPORTANT PHONE NUMBERS AND CONTACT INFORMATION

VillaSol CDD's Website: www.villasolcdd.org

District Manager's Contact Information:
Jason Showe, District Manager (jshowe@gmscfl.com ; 407-841-5524 X 105)
Governmental Management Services – Central Florida, LLC
219 E. Livingston Street, Orlando, FL 32801

EMERGENCY 911
Kissimmee Police (non-emergency) 407-846-3333
Kissimmee Fire Department (non-emergency) 407-847-7111
Osceola County Sheriff's Office (non-emergency) 407-348-2222
Osceola County Fire Rescue (non-emergency) 407-932-5338
Florida Poison Information Center 1-800-282-3171

VillaSol CDD (District Manager, *GMS CF)* 407-841-5524
VillaSol HOA (Property Manager, *Titan HOA Management)* 407-705-2190
VillaSol Recreation Center 407-348-5284
Security Guardhouse 407-344-9306

VillaSol Clubhouse Address: 3050 Puerta del Sol Kissimmee, FL 34744

NOTE: ***These policies and rules are subject to change on a periodic basis, at the Board's discretion.***

X. SPECIAL EVENT RENTAL PROCEDURE

-Homeowners only are permitted to rent the Clubhouse space for special events (hereinafter referred to as "Special Event"). Homeowners who rent the Clubhouse space pursuant to the terms herein are referred to as the "Applicant".

-Rental of the Clubhouse does not include the Fitness Room. Rental of the Clubhouse shall not interfere or prohibit Users' use of the Fitness Room.

-All special event rentals are subject to the Rules of the District.

-The following steps must be completed at least <u>three weeks</u> prior to a Special Event:

- Contact the District's Manager to confirm the District's availability for the date and time of your Special Event.
- Review and sign the "**Special Event Agreement**" attached as Exhibit "A".
- Provide a copy of the Applicant's driver's license.

-The following steps must be completed at least <u>two weeks</u> prior to a Special Event:

- Send the District's Manager the deposit fee and rental fee for the Special Event, payable to the VillaSol CDD (see additional detail below regarding the fees).

Note: Cash or credit cards are not accepted.

-Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/sheriff services, emergency services. The Board and/or District Manager may elect to require such security/sheriff services/emergency services at their sole discretion, depending on the number of guests and nature of the Special Event.

-The maximum length permitted for a Special Event rental is eight (8) hours. Applicants can only reserve one eight (8) hour block per day.

-Applicants are not allowed to bring and utilize their own personal grills or smokers on the District's property. Upon approval by the District's Manager, Applicants may hire an insured

caterer to provide this service and the location of any grill or smoker will be at the discretion of the District's Manager. Such catering service will be required to provide to the District's manager a certificate of insurance, naming the District as an additional insured party.

-Alcoholic beverages are not permitted unless approved by the Board.

-Other than as provided for herein, no picketing, processions, or parades shall be allowed on or about the District Property. All picketing, processions, or parades must be peaceful. "Peaceful", which shall mean any tranquil means of presenting a cause to the public which is devoid of noise or tumult or quarrelsome demeanor and is not a nuisance, including those actions described in Section 877.03, *Florida Statutes*, and which does not violate or disturb the public peace or private property rights or involve or cause any block or impair movement of vehicles or pedestrians. "Picket" shall mean to position oneself, or to assemble or gather, as a means of protest, or as a means of presenting or advocating a cause or grievance. No picketing shall be allowed on or within a reasonable distance (based on the nature and circumstances of the proposed Special Event) of, any property that is a residential unit or any school or school bus stop, hospital, court of law, or public transportation facility. "Residential or dwelling unit" shall mean any single or multifamily residence, to include units within an apartment or condominium complex.

-No amplifiers or other sound enhancement devices may be used by Applicant and/or its agents or guests, unless otherwise approved by the District manager.

-No signage shall be allowed in excess of 11x17 inches and must not contain any obscene, grotesque, or profane pictures or words.

-No bonfires, fireworks or fires are permitted.

-All structures, tents and amplifiers must be approved in advance of the Special Event by the District's Manager and may be required to obtain separate permits and/or licenses from the local general purpose government with jurisdiction.

-Applicants may elect to hire security for the duration of the Special Event, utilizing off-duty law enforcement officers or other private security arranged by and at the discretion of the District. The cost of security must be paid by the Applicant to the District in advance.

-Applicants and their guests/contractors must comply with all Rules of the District, and applicable County Code regulations, Florida law, and capacity limitations.

-Applicants are responsible for all actions of their guests and are required to restore the District's property to its original condition at the Applicant's sole expense.

A. FEES

-Deposit: A deposit of **$300** is required to be sent to the District manager at least 14 days in advance of the Special Event. Provided there are no damages or cleanup costs after the Special

Event, the deposit is fully refundable unless the Special Event is canceled with less than 24 hours' notice. The deposit is fully refundable if the event is canceled due to inclement weather. A cleanup fee will be taken out of the deposit if the room is not returned to its original condition.

-Use Fee:

$ 250 per 3 hours - (1-25 Guests)
$ 350 per 3 hours - (26-50 Guests*
$450 per 3 hours - (51-75 Guests)*

Use fees are non-refundable.

*Events with over 26 attendees may be required to arrange for security at the Applicant's cost, at the sole discretion of the District's Manager.

[Exhibit "A" is provided on the following page.]

Exhibit "A"

SPECIAL EVENT AGREEMENT

VillaSol Community Development District, a Florida community development district ("CDD") hereby grants permission to the applicant ("Applicant") named on the attached EVENT USE APPLICATION (the "Application") to use the area described on the Application (the "Area") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Special Event"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CDD's Rules are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CDD's Rules, has read and understands the CDD's Rules, and agrees to comply with all terms and requirements of the CDD's Rules.**

1. General Compliance: The CDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant, including the District's Rules.

2. Right to Terminate: The CDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.

3. Indemnification: Applicant shall indemnify, defend and hold harmless the CDD and the officers, supervisors, agents, employees and assigns of the CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.

4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

5. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Area.

6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CDD within fourteen (14) days of the Special Event.

7. "As Is" Condition: Applicant accepts the use of the Area in its "as is condition." The CDD shall have no obligation to make any changes thereto. The CDD shall have no obligation to provide any utilities to the Area. Applicant has inspected the Area prior to filing its Application and is aware of the Area's current condition.

8. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the CDD's Rules, as well as the following requirements:
   a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
   b) No materials or items shall be affixed to any portion of the Area or any facilities or improvements located thereon so as to cause damage thereto.
   c) Applicant shall remove all trash and other property of Applicant from the Area and shall return the Area to the condition that existed prior to Applicant's use of the Area.
   d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.

9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Area as and when provided above.

10. Other Conditions. Depending upon the nature of the Special Event and the Area, the CDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Area:
    a) Additional Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Area and the Special Event;
    b) Security appropriate for the Special Event and Area;
    c) Additional Bond or deposit to cover clean up/repair costs; and/or
    d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CDD during the Special Event; and/or
    e) Such other conditions or limitations reasonably related to mitigating impacts to the Area because of the Special Event.

-Signed By Applicant & Witness (Sign and Print Name): _____ _____

Date: _____ **Witness: (Sign and Print Name):** _____ _____

-Signed By District Manager: _____ **Date:** _____

ADDITIONAL RULES AND REGULATIONS FOR SPECIAL EVENT

1. Applicant shall provide its own sanitary facilities in accordance with applicable regulations or reasonable requirements of the CDD.

2. No permanent structures are permitted within the Area; no digging or removal of landscaping is permitted.

3. Parking is permitted in designated parking spaces only.

4. Area shall be restored as closely as possible to the original condition through grading and sodding of Area use, in the sole discretion of the District. Clearing or crushing grass or small plant material is unacceptable.

5. Applicant shall provide written confirmation to the CDD that coordination and notification has been made with all utility systems within the area.

6. Applicant shall coordinate all activities with the CDD's field personnel and shall provide written and verbal communication of progress of activities as well as any issues or problems that arise.

7. Applicant receive approval from the CDD of all sidewalk/roadway closures.

8. Applicant must obtain appropriate permits and/or licenses from Osceola County and/or the City of Kissimmee related to the event associated with this permit, as applicable.

9. The VillaSol Community Development District shall be named as additional insured on applicant's general liability insurance policy, with a minimum limit of $1,000,000, combined single limit per occurrence, protecting it and the CDD from claims for bodily injury (including death) and property damage which may arise from or in connection with the Special Event. A copy of the insurance certificate shall be provided to the CDD at least fourteen (14) days prior to the Special Event or the commencement of any work related to the permit or Special Event.

10. Applicant shall not use the CDD's utilities (electric, water, reuse, wastewater) for any purpose without previous consent from the CDD.

11. Applicant shall protect stormwater system from any infiltration of chemicals or debris.

12. Applicant shall provide all trash and debris removal.

13. Applicant shall maintain all trash receptacles on CDD property during the Special Event and shall leave all trash receptacles empty and clean after the Special Event.

14. There shall be **no** sale or service of ALCOHOL on CDD property.

15. Applicant shall at all times comply with the provision of the CDD's Rules, as may be amended from time to time. Copies of current Rules are available from the District's Manager

Applicant agrees to abide by all requirements and stipulations as noted above:

Signature: _____

Print Name: _____

Title: _____

Date: _____

SECTION B

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
RULE CHAPTER II– PARKING AND TOWING ON THE DISTRICT'S ROADWAYS

Pursuant to Chapter 190, Florida Statutes, at a duly noticed public meeting, the Board of Supervisors of VillaSol Community Development District (the "District") adopted the following policy to govern overnight parking and parking enforcement on roadways owned by the District. This policy repeals and supersedes any and all prior rules and/or policies governing the same subject matter and shall be referred to as the "District's Parking and Towing Rules."

Section 1. Introduction. The District finds that the parking, stopping and standing of Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (as defined herein) have the potential to cause public safety hazards; impede the effective operation of the roadways owned by the District; and create a danger to the health, safety and welfare of District residents, paid users and the public. The District's Parking and Towing Rules are intended to provide guidelines for parking on roadways owned by the District.

Section 2. Applicability. The District's Parking and Towing Rules shall be applicable on, over or within (a) all portions of the right-of-way located within the District's boundary that are owned by the District, including landscaped areas and sidewalks as applicable; and (b) designated parking areas/lots owned by the District (collectively referred to herein as the "District's Roadways"). A list and map of the District's Roadways is set forth in **Exhibit "A"** attached hereto.

Nothing in this designation shall be deemed to affect the obligation of owners of lots to maintain the lawns and landscape improvements within the right-of-way areas, as required under Section 5.1 of that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2124, Page 2046, of the Public Records of Osceola County, Florida, or any amendment or supplement thereto.

Section 3. Definitions.

A. *Commercial Vehicle.* Vehicles and mobile items (whether motorized or not), that are: (1) titled, registered or leased to a company and not an individual person; or (2) not designed and used for personal/family transportation, such vehicles with work racks, tool racks and/or visible equipment for commercial purposes (includes limousines, lawn maintenance vehicles, construction vehicles and vehicles used for businesses); or (3) dual-wheel trucks. This also includes storage pods and other moving storage units.

B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not (includes motorcycles and trailers).

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C. *Vessel*. Any mobile item capable of being used as a means for transportation on water (includes a boat, boat trailer, watercraft, barge or airboat).

D. *Recreational Vehicle*. A mobile item designed for recreational use (includes motor homes, campers, trailers, go-carts, all-terrain vehicles, mopeds, unregistered vehicles, golf carts).

E. *Parked*. Left unattended or stalled by its owner or user.

F. *Overnight*. Between the hours of 10 p.m. and 6 a.m. daily.

The terms Commercial Vehicle, Vehicle, Vessel and Recreational Vehicle may collectively be referred to herein as the "vehicle."

Section 3. Parking Restrictions.

A. Street parking on the District's Roadways is only permitted on one-side of the District's Roadways (the non-fire hydrant side, as applicable), except Siesta View Drive, Camino Real South Drive and Via Palma Lane. Street parking is permitted on both sides of the District's Roadways on Siesta View Drive (except for the cul-de-sac) and Camino Real South Drive but no street parking is permitted in cul-de-sac located on Siesta View Drive. In addition, no street parking is permitted on Via Palma Lane. A map detailing street parking areas for each of the District's Roadways is attached hereto as **Exhibit "B"**.

B. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park in any manner that blocks access to a driveway.

C. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand in any manner that blocks a sidewalk, intersection and/or crosswalk. No parking within 20 feet of a crosswalk and no parking within 30 feet of a stop sign.

D. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand with tires on grass, as this could cause damage to the District's irrigation/landscaping improvements.

E. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park within thirty feet of the approach to a stop sign.

F. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand, except momentarily to pick up or discharge a passenger or passengers, within 15 feet of a fire hydrant.

G. Temporarily parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park in any manner which has the effect of disrupting the normal flow of traffic; which block ingress or egress of trucks, public service vehicles and emergency vehicles; or which would require other vehicles to leave the paved surface of the District's Roadways to pass.

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Deleted: Street parking by any Commercial Vehicle, Vehicle, Vessel and Recreational Vehicle is prohibited on District's Roadways containing a width of less than fifty feet. A list and map of the District's Roadways containing a width of less than fifty feet is set forth in **Exhibit "B."** (Should we for public knowledge define how this measurement is being made?, I would base don FDOT call a lane 11ft of paved roadway.)

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H. No vehicle bearing a "For Sale" sign shall be parking on, over or within the District's Roadways.

I. Any vehicle not capable of operating on its own is prohibited from being parked on, over or within the District's Roadways.

J. No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District's Roadways.

K. No vehicle parked on, over or within the District's Roadways or any other District property shall be used as a domicile or residence either temporarily or permanently.

L. Parking of any Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles is prohibited on or within all non-paved District property, including landscaped or grassed areas within or adjacent to any District roadways.

M. Parking, standing or stopping of any vehicles on District Roadway deemed to be unsafe by the District, as identified by signage, pavement marking or both.

N. Parking is prohibited in the District's parking lot adjacent to the Recreation Center during hours that the Recreation Center is not open for use.

O. No abandoned or inoperable Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be parked on the District's Roadways. An abandoned vehicle is any vehicle that has not been moved in 72 hours.

P. Commercial vehicles shall not be parked on, over, or within the District's Roadways, except during the period of delivery or during the period of time services are provided to the adjacent residential unit(s), which shall not exceed nine hours.

Q. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not be parked in a manner that blocks access to mail kiosks or mailboxes on or adjacent to the District's Roadways between the hours of 8 a.m. and 6 p.m.. Mail service requires 30 feet of clearance, so each side of a mailbox should have 15 feet of clear space.

R. All vehicles shall park facing the direction of authorized traffic movement on the District's Roadways (with its right-hand wheel (as applicable) within 12 inches of the right-hand curb or edge of the roadway (as applicable)).

Section 4. Parking Permits for Commercial Vehicles and Moving Containers.

A. Overnight Parking Permits. Individuals may apply for an "overnight parking permit" to park on the District Roadways. **Overnight parking permits only apply to commercial vehicles or moving containers.** Overnight parking permits will be granted in accordance with the following:

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Deleted: from Monday thru Sunday from 8am to 6pm per *Fla. Stat. § 316.1965*
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1. Permits may not exceed seven consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen nights per year for one vehicle, as identified by its license plat number.

2. Individuals interested in an Overnight Parking Permit may submit a request to the District Manager (Jason Showe of Governmental Management Services – Central Florida, LLC) (the "District Manager"). Such request must include the following information:

i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
ii. The make/model and license plate of the vehicle to which the permit will apply;
iii. The reason and special terms (if any) for the Overnight Parking Permit;
iv. The date and time of the expiration of the requested Overnight Parking Permit.

3. It is the responsibility of the individual requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the vehicle from the District's Roadways.

4. Upon receipt of all requested documentation, as set forth above, the District Manager will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence from the District Manager. No verbal grants of authority will be issued or be held valid.

5. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

6. One Overnight Parking Permit per Lot is free of charge. One additional Overnight Parking Permit may be purchased for $50 by contacting the District's Manager, who may approve or deny the request depending on the ability for law enforcement, emergency service vehicles and the public to safely utilize the District's Roadways (at a maximum, two Overnight Parking Permits is permitted per Lot per month).

Section 5. Enforcement.

A. Towing. Any vehicle parked in violation of the District's Parking and Towing Rules may be towed at the owner's expense by a towing contractor approved by the District's Board of Supervisors pursuant to Section 715.07, *Florida Statues*. Such towing contractor shall be authorized to erect signage complying with Section 715.07, *Florida Statutes*, and tow vehicles violating the District's Parking and Towing Rules. All expenses associated with such towing and the storage of vehicles shall be the responsibility of the vehicle owner. Nothing herein shall prevent the District from issuing warnings or from implementing an administrative grace period. The Board of Supervisors for the District shall have the right to charge and assess an administrative fee pursuant to Section 190.035, *Florida Statutes*, not to exceed $250.00 for violations of the District's Parking and Towing Rules.

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VillaSol Community Development District

B. Suspension and Termination of Privileges. A user's privileges at any or all District facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of the District's Parking and Towing Rules.

C. Suspension of Rules. The enforcement of the District's Parking and Towing Rules may be suspended in whole or in part for a specified period of time, as determined by Resolution of the Board of Supervisors of the District. In addition, the enforcement of the District's Parking and Towing Rules may be suspended during emergency situations, or as otherwise deemed necessary, at the discretion of the District Manager.

D. Damage to District Property. Should the parking, stopping or standing of any vehicle on, over, or within the District's Roadway or other property, or any portion thereof, even if on a temporary basis, cause damage to the District's Roadway or property, including to landscaping or other improvements, including roadway gates, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such damage. Damage includes, but is not limited to, staining caused by fluid leaking onto the District's Roadway.

E. Vehicle Repairs. No vehicle maintenance or repairs shall be performed on, over, or within any portion of the District Roadway, District parking lots/areas or District property.

F. Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Section 6. Parking at Your Own Risk. The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District's Roadways pursuant to the District's Parking and Towing Rules.

Section 7. Effective Date. The effective date of the District's Parking and Towing Rules is _____, 2023.

Exhibit "A": List and map of the District's Roadways
Exhibit "B": Map Describing Permission for Street Parking on the District's Roadways

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Law Implemented & Specific Authority: Section 190.012, *Florida Statutes*, Section 715.07, *Florida Statues*, Section 316.1945, *Florida Statutes*, Section 316.195, *Florida Statutes*, Section 316.1951, *Florida Statues*.

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VillaSol Community Development District

Exhibit "A"

List and Map of the District's Roadways

[See attached.]

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VillaSol Community Development District

Exhibit "B"

Map Describing Permission for Street Parking on the District's Roadways

[See attached.]

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VillaSol Community Development District

SECTION C

MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES
VILLASOL COMMUNITY DEVELOPMENT DISTRICT

October 10, 2023

Board of Supervisors
VillaSol Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the VillaSol Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. The District is proposing to issue one or more series of bonds (the "Bonds") including its Series 2024 Bonds (if the Bonds are issued in a subsequent year, then such year designation) to acquire and/or construct public infrastructure for the District that may include, without limitation, roads, storm water management, and clubhouse improvements. This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

    - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
    - Preparation of rating strategies and presentations related to the issue being underwritten.
    - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
    - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
    - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
    - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
    - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.

- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of 2% of the par amount of Bonds issued or $50,000.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.

4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.

5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.

6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

Rhonda Mossing

Rhonda Mossing
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____

EXHIBIT A

Disclosures Concerning the Underwriter's Role

(i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

(ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.

(iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.

(iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.

(v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

SECTION D

MAGNOSEC

License # B1700193
600 N Thacker Ave.
Suite D-35,
Kissimmee, FL 34741
888-883-5877

Proposal

This Proposal deals with the provision of Security Services to:

Villa Sol CDD, Kissimmee

Mr. Herman Perez, Supervisor

Accepted by: _____

Date: _____

Signature: _____

Initials After Accepted:

Contents

Company Overview

MagnoSec, Corp. is a Licensed High-End Security Company in the State of Florida, License # B1700193, with full public liability, vehicular and workers compensation insurance. We provide customized security solutions according to the client needs.

MagnoSec, Corp. is also a Security and Lifesaving Training Facility, partnered with American Red Cross. License # DS 3000041. Some of the trainings we offer at the center are Security Officer Program, First Aid/CPR/AED Program, and Leadership Program.

References: We have dozens of references available. You also can see what others are saying about us online: MagnoSec, Corp. is classified as BBB Business (A+ Grade). MagnoSec is also graded in Google My Business as excellent (5 Stars).

OWNERS/FOUNDERS:

- **Lemuel Rivera** is the President of MagnoSec, Corp. He is a former International Police Mentor with over 25 years of experience in Security, Law Enforcement, Anti-terrorism, Bodyguard, & Investigations.

- **Mark O. Schissler** is the Chairman of the MagnoSec Advisory Board. He is a U.S. Air force Lt. General (Three-Star General) retired with over 35 years military experience.

With this team at the helm, you will benefit directly from this experience, knowledge and proven skills, which we are more than happy to freely share with our clients, coupled with our pro-active hands-on management style and a work ethos based on honesty and integrity.

Key Management Personnel

MagnoSec, Corp's structure sets us apart from conventional National and Multi-National companies, who merely provide an Account Manager and more layers in between, making you wait longer, and even worst, when you call them, they are just too busy for you.

All the security services will be personally managed and directed by Mr. Lemuel Rivera or his Operations Manager, which removes the layers of personnel that can exist between officer and authorized manager. MagnoSec, Corp. provides all our clients with a toll-free telephone number to enable contact fast with Mr. Lemuel Rivera or a designated member of staff 24 hours per day, 365 days per year.

The Quality of the Security Officers

As a part of our duties, we recruit, test, screen & hire the best officers for you.

What we look in a Security Officer?

All security officers employed by MagnoSec, Corp., are fully trained and maintain a Class D Security License issued by the Florida State Department in accordance with Florida State Statute Chapter #493.

Our security officers must follow our strict Zero Tolerance to Discrimination Policy.

All security officers are further vetted, and subject to criminal and credit background checks, and random drug and alcohol testing programs.

MagnoSec, Corp's officers will not become confrontational towards residents, employees, owners or guests under any circumstances.

MagnoSec, Corp's officers will not become engaged in retaliatory or unprofessional language or behavior while on duty.

MagnoSec, Corp's officers will not engage in or display any behavior that may be construed to be derogatory or inflammatory in nature regarding any race, color, religion or persuasion of any nature whatsoever.

All officers must be professional, courteous, and fully trained to perform their specific duties. Officers will be selected to best suit your requirements to ensure that you, our clients, receive the high level of service you expect. If you want them to be very firm, we are. If you want them to be calm, good presence, and just be available as a relationship agent, we do it. If you don't like the officer's performance, we replace them immediately, until you're 100% satisfied.

Security Professional Wages:

One of the keys to hire, retain reliable security officers, and avoid turnovers depend on the right wage. MagnoSec understands that in today's economy value for money coupled with excellent professional customer service is paramount to our clients. Every circumstance is different but be sure that we will always offer the lowest price possible without sacrificing quality.

Contract Overview

MagnoSec, Corp will only provide professional and courteous security officers.

MagnoSec, Corp will install, subject to approval by the appropriate entity, warning signs at the entrances to the community. These signs will also carry the company's logo and toll-free telephone number. (Optional)

All security officers will be familiar with the geography and working practices of the community and will assist any resident, staff member, owner or guest to the best of their ability to resolve any issues that may arise.

All personnel will wear a corporate uniform, official patch, and identification card all the time, while on duty. (Florida Statutes: Section 493.6305(1) F.S. & 493.6111(5) F.S.).

Security Undertakings - How Can We Help

MagnoSec, Corp's officers will provide security and patrol all streets within the community to deter crime, nuisance and disorder, and ensure a safe and pleasant environment for all of the residents, staff, owners and guests.

MagnoSec, Corp will work with the representatives to ensure that all applicable Federal, State and local By-Laws are upheld in a fair and even manner with any breaches being reported in an appropriate and timely fashion.

MagnoSec, Corp will assist and cooperate with any Law Enforcement or other Emergency Service personnel as necessary, offering our services as a point of contact if required.

MagnoSec, Corp officers could monitor and inspect the community perimeter and challenge any persons found within the common easement areas, to the rear and sides of properties, especially along the boundary fence lines, even including third contractors.

MagnoSec, Corp will assist the Company to enforce a trespass protocol to deter unwelcome persons, according to Florida Statutes 810.09.

Our officers will be very diligent as Fire Watch for any fire alarm, fire sprinkler, or fire suppression system out of order, or if an outage is preplanned for a period to exceed four hours.

MagnoSec, Corp officers will make physical inspections of the communal pool area to enforce policy rules as smoking, alcohol, storms, lighting, pool pass, guests, sounds, minors alone, etc., and maintenance unit ensuring that these areas are being used appropriately and are free from damage.

MagnoSec, Corp can assist you to develop and/or enforce gymnasiums, kids' playgrounds, basketball, volleyball & tennis courts policy to ensure that only authorized persons use the facility and that it is used in accordance with written rules and restrictions, particularly, but not limited to, no alcohol policies, etc.

MagnoSec, Corp officers will secure these areas, if so required, as part of the patrol duties, and will use their professional training to respond in different situations as apply.

MagnoSec, Corp will work with the client to ensure that, as requested and appropriate, local deeds and restrictions, such as but not limited to, parking restrictions, vehicle storage, trash issues, pet policies, architectural or maintenance issues, etc. are adhered to and if necessary, will gather photographic evidence, advise residents as to appropriate compliance and report such violations to the appropriate representative.

MagnoSec, Corp will also assist, if required, in monitoring and utilizing images gathered by any security camera system and the safe custody thereof. The on-duty security officer will maintain a daily duty log outlining their actions.

The designated representatives of the Company will be furnished with a synopsis of the security officer's daily reports upon request, at a time frame of their choosing, such as daily, weekly, bi-weekly or monthly.

MagnoSec, Corp will provide a 24/7 Real Time & Online Platform to perform this job with the best quality & cutting-edge technology available.

Every time our officers write daily & incident reports, MagnoSec managers evaluates and analyzes the data through our advance "Incident Analytics" to determine the best action to minimize non-welcome situations. We also count with a Report Edition Manager to correct and assist with any report that the officers produce, for a better understanding to the client.

Any issues deemed serious will be brought to the immediate attention of the appropriate representative, including urgent maintenance issues such as inoperative streetlights, water leaks, etc. irrespective of the above synopsis time frame. MagnoSec, Corp and its staff will undertake any other lawful requests made by the client within its remit as a private security provider. MagnoSec, Corp will also provide a personalized phone number at the post, to make sure you will always have access to the officer in an urgent case or as needed.

Remuneration

Dedicated Officer. Your Bill Rate for officer, for just $23.00 per hour.

What else is included for the same price? (Yes! Over $10,000 discounted every year!)

- 24/7 Customer Service & Supervision
- Supervisor Roving Patrol in the area with Security Lights On ($35 per hour + taxes waived)
- On the job training to our Security Officers
- Employee Performance Tracking System through GPS & Geo-fence Alert
- Checkpoints Placement & Tracking; **the reason why our officers never sleep**
- Security Online Platform Reporting Set Up Fee ($250.00 waived)
- Real-Time Security Online Platform: Includes guard management system, reporting, post order compliance with workflow, and smartphone ($199.00 a month + taxes waived)
- Editor Manager to review the reports and admin fee ($2 per hour + taxes waived)
- Direct access to the owner as a deeper service for faster response
- Security Advice: When security challenges are in line, the proper advice of a former law enforcement and security instructor can be decisive to mitigate real situations - **Priceless**
- Peace of Mind with the pricing; no surprise invoices or hidden costs
- MagnoSec guarantees the service, or you don't pay

Security Vehicle Patrol service is $6.25 an hour for the first 40 hours (After 40 hours, the vehicle service is FREE) + gas expenses. The service includes Maintenance, Insurance, Logistic, Security Decal Package, and Standard Strobe Light Bar.

Sales Tax not included. Public Holidays will be invoiced at the rate of 1 1/2 (1 and 1 half) of the regular contracted hourly rate per officer per hour. Invoiced services are to be paid within 10 days of receipt. MagnoSec will represent YOU with the highest standards to bring credibility and prestige to you, while protecting lives and assets.

Initials After Accepted:

SECTION E

EZ Computer Tech
tiagoeztech@gmail.com | 321-754-6060

Invoice #1525

Issue date
Oct 3, 2023

Invoice #1525

We appreciate your business.

Customer
Mario Cordova
Villa Sol
407-694-1885
3050 Puerta Del Sol
Kissimmee, 34744

Invoice Details
PDF created October 3, 2023
$9,104.00

Deposit
Due Oct 11, 2023
$7,604.00

Balance
Due October 25, 2023
$1,500.00

Items	Quantity	Price	Amount
HIKVISION Commercial Model IP Security Camera 4K, PoE Security Camera with Smart AI Human/Vehicle Detection,Outdoor Turret Poe IP Camera with Built-in Mic,98ft EXIR Night Vision, 2.8mm Lens Wide Angle,IP67 Weatherproof Audio Video Monitoring + 3 YEARS WARRANT	10	$329.00	$3,290.00
COMMERICIAL HIKVISION 16-Channel PoE 4K Network Video Recorder NVR 8TB HARD DRIVER 3 years Warrant	2	$1,479.00	$2,958.00
Guard House NVR Metal LockBox	1	$422.00	$422.00
Computer Dell Optiplex Small Form Factor Desktop with Intel Core i7 HD Graphics 4K Support, 32GB RAM, 1TB SSD - Windows 10 Pro (Renewed)	1	$449.00	$449.00
TV 55 Inch Monitor	1	$485.00	$485.00
Professional Service installation	1	$1,500.00	$1,500.00

Pay online

To pay your invoice go to https://squareup.com/u/6scOUxLc
Or open the camera on your mobile device and place the QR code in the camera's view.

EZ Computer Tech
tiagoeztech@gmail.com | 321-754-6060

Invoice #1525

Issue date
Oct 3, 2023

1-Main Building Refresh:
** We're upgrading your current NVR with a 4k Hikvision commercial model. This means clearer footage and more reliable performance.*
** While you have a 16-cameras installed, we'll upgrade as necessary.*

2- Guard House:
** Cameras: We'll replace the current cameras, retain the 2 car-tag ones, and introduce new ones. 4 new Cameras around the guard house, Total 12 cameras*
** Install a new NVR at the guard house in a metal LockBox.*
** Setting up a TV for real-time monitoring.*
** To tie everything together, a desktop computer will be installed. This will bridge the NVRs from both the main building and the guard house, offering you an integrated view.*

Subtotal	$9,104.00
Total Due	**$9,104.00**
Deposit Unpaid • Due on Oct 11, 2023	$7,604.00
Balance Unpaid • Due on Oct 25, 2023	$1,500.00

Pay online

To pay your invoice go to https://squareup.com/u/6scOUxLc
Or open the camera on your mobile device and place the QR code in the camera's view.

SECTION F

RESOLUTION 2024-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the VillaSol Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 10th day of October, 2023 be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District.

VillaSol
Community Development District

by: _____
Chairman

Attest:

by: _____

VillaSol

Community Development District

Amended Budget
General Fund
Exhibit A

Description	Adopted Budget FY2023	Proposed Increase / (Decrease)	Amended Budget FY2023
REVENUES:			
Maintenance Assessments	$ 764,307	$ 6,605	$ 770,912
Room Rentals	2,000	5,479	7,479
Interest Income	2,500	9,430	11,930
Access Cards	4,000	-	4,000
Carry Forward Balance	-	128,052	128,052
TOTAL REVENUES	**$772,807**	**$149,566**	**$922,373**
EXPENDITURES:			
Administrative:			
Supervisor Fees	$ 8,000	$ -	$ 8,000
FICA Taxes	612	-	612
Engineering	27,200	37,800	65,000
Attorney	25,000	40,000	65,000
Annual Audit	6,250	3,750	10,000
Assessment Administration	5,150	-	5,150
Arbitrage Rebate	600	-	600
Dissemination Agent	1,000	-	1,000
Trustee Fees	6,410	590	7,000
Management Fees	48,410	1,590	50,000
Property Appraiser	400	-	400
Information Technology	-	1,800	1,800
Website Maintenance	2,150	1,850	4,000
Telephone	3,600	(3,100)	500
Postage & Delivery	1,600	-	1,600
Insurance General Liability	22,337	(2,337)	20,000
Printing & Binding	4,000	(3,000)	1,000
Legal Advertising	1,000	-	1,000
Other Current Charges	1,000	1,000	2,000
Office Supplies	400	600	1,000
Dues, Licenses & Subscriptions	175	-	175
Property Taxes	540	-	540
TOTAL ADMINISTRATIVE	**$165,834**	**$80,543**	**$246,377**

VillaSol

Community Development District

Amended Budget
General Fund
Exhibit A

Description	Adopted Budget FY2023	Proposed Increase / (Decrease)	Amended Budget FY2023
Operations & Maintenance			
Field Expenditures			
Field Management	$ 48,000	$ 4,000	$ 52,000
Security Services	88,045	-	88,045
Electric	46,000	(21,000)	25,000
Water & Sewer	-	4,000	4,000
Landscape Maintenance	59,352	648	60,000
Lake Maintenance	8,034	1,966	10,000
R&M Common Area	3,500	36,500	40,000
R&M Other Landscape	10,000	-	10,000
R&M Gatehouse	9,000	-	9,000
R&M Roads & Alleyways	20,000	15,000	35,000
R&M Signage	863	-	863
R&M Pipe Inlet and Structure	183,700	-	183,700
Access Control Maintenance	1,100	-	1,100
Bar Codes	2,000	1,000	3,000
Capital Outlay	-	35,000	35,000
TOTAL FIELD EXPENDITURES	**$479,594**	**$77,114**	**$556,708**
Parks and Recreation			
Security Services	$ 6,663	$ 8,337	$ 15,000
Sheriff Service	7,500	7,500	15,000
Pool Maintenance	7,740	12,260	20,000
Fountain Maintenance	1,588	-	1,588
Electric	-	21,000	21,000
Water & Sewer	-	3,000	3,000
Internet	-	5,000	5,000
Amenity - Refuse Removal	4,200	3,300	7,500
R&M Clubhouse	11,000	-	11,000
R&M Pools	9,700	-	9,700
R&M Parks	500	-	500
R&M Tennis Courts	500	-	500
Access Control	500	1,000	1,500
Contingency	8,000	-	8,000
TOTAL PARKS AND RECREATION	**$57,891**	**$61,397**	**$119,288**
Other Sources/(Uses)			
Transfer Out - Capital Reserve	$-		
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$703,319**	**$219,054**	**$922,373**
EXCESS REVENUES (EXPENDITURES)	**$69,488**	**$(69,488)**	**$-**

SECTION G

Keefe McCullough
CPA's + Trusted Advisors

October 3, 2023

To the Board of Supervisors
Villasol Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

Dear Board:

We are pleased to confirm our understanding of the services we are to provide the Villasol Community Development District (the "District") for the year ended September 30, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements.

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We identified the risk of management's override of controls and revenue recognition as significant risks of material misstatement in the prior period audit and believe this is still relevant. Since our audit planning has not concluded we may make modifications to the identified risks. If new significant risks are identified, we will communicate them to those charged with governance.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures-Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures-Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.at At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the District; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Keefe McCullough and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Auditor General of the State of Florida, or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Keefe McCullough personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Auditor General . If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fee for services will not exceed $ 10,000. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to those charged with governance of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Regards,

KEEFE McCULLOUGH

Cindy Calvert

Cynthia L. Calvert, C.P.A.

RESPONSE:

This letter correctly sets forth the understanding of Villasol Community Development District.

Management Signature	Governance Signature
Title	Title
Date	Date

SECTION H

Kings Access Control Solutions, LLC

P. O. Box 1303
Gotha, FL 34734 US
(407) 697-5989
kingsaccesscontrol@gmail.com

KINGS ACCESS CONTROL

Estimate

ADDRESS
Villa Sol CDD
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

ESTIMATE 2402
DATE 09/21/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		New Siren Operated Sensor			
	Service Call	Includes the cost of travel. -Normal business hours are Monday-Friday 8:00am-4:00pm excluding holidays -Requests for service after 2pm are completed the same day if possible. Otherwise, they are added to the next day in the order they are received unless an after hours service call is approved by the customer. -Service calls can be requested via phone, email or text 24/7/365 -Service calls resulting from vandalism are not included in the PM agreement.	1	90.00	90.00
	Annual PM Agreement Discount	Discounts given as part of the annual preventative maintenance agreement	1	-90.00	-90.00
	SOS	Siren Operated Sensor for emergency services access	1	800.00	800.00
	Install, configure and/or test		1	90.00	90.00
	Technicians Notes	We tested the SOS. It powered up, however, it did not fire either of the relays. We tested the system with a new SOS and it working properly. (MS)	1	0.00	0.00

TOTAL **$890.00**

Accepted By

Accepted Date 10/3/23

Kings Access Control Solutions, LLC

P. O. Box 1303
Gotha, FL 34734 US
(407) 697-5989
kingsaccesscontrol@gmail.com

Estimate

ADDRESS
Villa Sol CDD
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

ESTIMATE 2396
DATE 09/14/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		RFID Reader			
	AWID RFID Reader	-AWID LR3000 -2 year warranty	1	3,750.00	3,750.00
	Install, configure and/or test		1	90.00	90.00
		The existing RFID reader powers up but the weigand relays which transmit the data to the TES are reading at 0Vdc rather than between 4.5-5.0Vdc which is required to transmit data. The reader needs to be replaced.			

TOTAL **$3,840.00**

Accepted By

Accepted Date 10/3/23

SECTION VII

SECTION A

MINUTES OF MEETING
VILLASOL
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the VillaSol Community Development District was held on Wednesday, August 17, 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
Servando Junior Comas	Assistant Secretary
Michael Edgecombe *by phone*	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Peter Armans *by phone*	District Engineer
Jarett Wright	Field Manager

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.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items** *(Limited to 3 Minutes)*

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

There were questions about the HOA, District responsibilities, CDD, HOA website, and proposals.

FOURTH ORDER OF BUSINESS **District Engineer**

A. Presentation of Annual Report

Mr. Showe presented the annual engineer report.

B. Presentation of Stormwater Analysis

Mr. Showe presented the Stormwater Analysis Report and the Engineer's recommendations for repair. He reviewed the maps included in the agenda. It was noted estimated costs for Zone 1 was for a total of $111, 332.03 and Zone 2 for a total of $234,06.92. There was not an estimate for Zone 3.

Questions from the Board were on costs, time lines, and issues that were more critical and those that may need immediate attention. It was noted that Mr. Peter Armans will get a proposal for Zone 1 repair.

> On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor, Directing the District Engineer to Proceed with RFP on Stormwater Repairs for Zone 1 and 2, and CCTV for Zone 3, was approved.

C. Presentation of Bids for Pavement Resurfacing

Mr. Showe presented proposals from four contractors for the pavement resurfacing. He reviewed the specific scope of services and the costs. Discussion ensued on the issues with the repairs, the different zones, contractors, seal coatings, and the scope. Re-evaluation of the project, timelines, and zone areas were discussed.

After discussion the Board decided to re-evaluate and postpone a decision until a later date.

FIFTH ORDER OF BUSINESS Public Hearing

A. Consideration of Resolution 2023-06 Re-Setting the Date of the Public Hearing to Adopt the Fiscal Year 2024 Budget

Mr. Showe noted the public hearing was for the re-setting of the dates. Mr. Showe asked for a motion to open the hearing.

> On MOTION by Mr. Cordova, seconded by Mr. Gagnon, with all in favor, the Public Hearing was openened.

Mr. Showe asked for questions from the public. Hearing no comments, he turned it back to the Board for questions and a motion to approve the resolution.

> On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor, Resolution 2023-06 Re-Setting the Date of the Public Hearing to Adopt the Fiscal Year 2024 Budget, was approved.

B. Consideration of Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Showe presented the resolution and noted this was for approval of the Fiscal Year 2024 budget. He added a draft of the budget is attached to the agenda with some adjustments. He reviewed the specifics of the changes to the budget, the capital reserve fund, and other changes. He added there is no assessment increase.

The Board had questions on janitorial, capital reserves, attorney fees, engineer fees, GMS services, field management services, insurance, and other line items in budget.

Mr. Showe asked for audience comments or questions. Hearing no comments from the public, he turned it back to the Board.

> On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

C. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe presented the resolution for imposing special assessments and certifying an assessment roll. He asked for questions from the Board. There were no questions.

Mr. Showe asked for audience comments. Hearing none he turned it back to the Board for a motion.

> On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Showe asked for a motion to close the public hearing.

> On MOTION by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS Business Matters

A. Approval of Minutes of the May 9, 2023, and June 7, 2023 Meetings

Mr. Showe reviewed the minutes of the May 9, 2023 and the June 7, 2023 meetings and asked for questions. The Board commented on the July 7, 2023 meeting and the last motion to close had a misspelling of the last name. Mr. Perez commented on another spelling error.

> On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Minutes of the May 9, 2023 and June 7, 2023 Meetings, were approved as amended.

B. Consideration of Resolution 2023-09 Designating Assistant Secretary and Assistant Treasurers of the District

Mr. Showe reviewed Resolution 2023-09 which would add names as the Assistant Secretary and Assistant Treasurer. It was requested to add Darrin Mossing, Sr. as an Assistant Treasurer, Ms. Patti Powers as an Assistant Treasurer, and Mr. Rich Hans as an Assistant Secretary.

> On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, Resolution 2023-09 Designating Mr. Hans as the Assistant Secretary and Mr. Mossing, Sr. and Ms. Powers as the Assistant Treasurers, was approved.

C. Consideration of Resolution 2023-10 Re-Designating Authorized Signors of the District's Bank Account

Mr. Showe reviewed Resolution 2023-10 related to authorized signors. This resolution will add Mr. Mossing, Ms. Powers, and Mr. Hans.

> On MOTION by Mr. Gagnon, seconded by Mr. Perez, with all in favor, Resolution 2023-10 Re-Designating Authorized Signors of the District's Bank Account, was approved.

D. Review of Janitorial Proposals

Mr. Showe reviewed the options for janitorial proposals. One option was for three days each week for $799/month. The second option was for five days each week for $1,279/month. GMS staff charges per day at $30/hour, or a month for $960.

Mr. Perez asked about having certain days or being on an as needed basis for janitorial services. Discussion ensued on the scope of services, staffing, security issues, number of days and what days were needed, Saturday and Sunday days for services, amenities, rules, the 30-day requirement, public hearing, towing, and delaying decisions to the next meetings.

Mr. Showe asked for some of the rules and policies decisions to be discussed later in the meeting. Mr. Showe explained the GMS janitorial charge for 1 day.

After discussion the Board decided to do 5 days/week and permit staff to draft an agreement.

> On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, the Proposal for Janitorial Services with Coverall for $1,279 Per Month, was approved.

E. Consideration of Proposal from Reserve Advisors for Preparation of Reserve Study

Mr. Showe reviewed the proposal for preparation of a Reserve Study by Reserve Advisors. He noted the pricing was for $5,000. Discussion ensued on the costs, budget, timelines, financials, delay decision and possible pricing increase.

After discussion the Board decided to hold decision to a later meeting.

F. Consideration of Replacement Roadway Signage

Mr. Showe reviewed the roadway signage specifics including locations. He added the total costs is $1,091.60 to include two stop signs, one "Do Not Enter" sign, and one yield sign.

> On MOTION by Mr. Gagnon, seconded by Mr. Cordova, with all in favor, the Roadway Signage Replacement, was approved.

G. Consideration of Agreement with Answernet, Inc. for Automated IVR Services

Mr. Showe reviewed the agreement proposal with Answernet for IVR services. He explained the specifics that were included. Discussion ensued on resident concerns, public access, and if there were issues in other communities,

Ms. Trucco commented on the legalities of public access requirements provisions, and insurance.

Mr. Showe asked for a motion. Mr. Comas opposed because he stated it was not costs effective.

> On MOTION by Mr. Perez, seconded by Mr. Cordova, with Mr. Perez, Mr. Cordova, Mr. Gagnon, and Mr. Edgecombe in favor and Mr. Comas opposing, the Agreement with Answernet, Inc. for Automated IVR Services, was approved 4-1.

H. Approval of Fiscal Year 2024 Meeting Schedule

Mr. Showe reviewed the draft meeting schedule for Fiscal Year 2024. He noted the meetings are scheduled for the second Tuesday of each month at 5:00 p.m. in the same location. He added the meeting can be cancelled when the Board deems necessary.

Discussion ensued on the days and conflicts with the days, times, holiday conflicts, and residents attending.

> On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

I. Discussion of Leasing Office in Clubhouse for HOA Board Use – Added

Mr. Showe noted a request had been received for leasing of the Office Clubhouse for HOA Board use. Discussion ensued on internet usage, costs, liability, leasing vs. renting, and legal issues.

Ms. Trucco commented on options for leasing and renting issues, taxes, options from a legal perspective, reserving the room, and waivers. Mr. Showe noted he will reach out for more information on the agreement.

J. Ratification Items

i. Service Agreement for Lighting with Kissimmee Utility Authority (KUA)

Mr. Showe reviewed the agreement for lighting with Kissimmee Utility Authority (KUA). This was the execution of lighting.

ii. Chairman Expenses – Pavers, Truncated Dome and ADA Warning Pads

Mr. Showe reviewed the Chairman expenses.

iii. Temporary License Agreement with VillaSol Residential Owners Association, Inc. for Use of Recreation Center & Pool

Mr. Showe reviewed the agreement for use of the Recreation Center and Pool.

iv. Pavement Work with Matao Brick Pavers, Inc.

Mr. Showe reviewed the pavers and noted minor changes. It was asked that the engineer reviewed the work completed.

v. Temporary Access Easement with VillaSol Residential Owners Association, Inc. for Storage of Equipment

Mr. Showe reviewed the temporary access for building of town homes and a need for storage.

Ms. Trucco recommended approval of a motion to ratify as a slate.

> On MOTION by Mr. Cordova, seconded by Mr. Gagnon, with all in favor, Ratifying Items 1 – 5 as a Slate, was approved.

SEVENTH ORDER OF BUSINESS District Counsel

A. Memorandum Regarding Required Ethics Training and Other Legislative Updates

Ms. Trucco reviewed the memorandum on the new legislative updates that will require ethics training for all Board Supervisors of CDDs. She added this will start January 1, 2024 and requires 4 hours of the training annually. She will update further as new information is available. She explained the videos that were available for this training.

Other updates included the conceal carry requirements, social media platforms, and examples of this new requirement. The Board had questions on the specifics and the need for a sign to issue warnings. She added other updates regarding vendors, and roadway payments using bonds. Ms. Trucco stated we would want direction from the Board with a not to exceed amount of $5,000 for legal direction on using bonds. Other discussions included paying off bonds, timelines, boat ramp and use of bonds, liabilities, GMS involvement, rules, and costs to use boat ramp. Mr. Perez provided some background on the issue. Another update was mentioned on issue with no details provided.

Mr. Perez brought up towing issue and comments were made on this issue. Other comments were made on the rules of towing, HOA, previous Board rules, specific regulations, other CDD's issuing warnings,

After discussion the Board decided to make a motion for issuing warnings for towing. Other discussion topics included specific streets, maps, roadways, parking, current rules, rule hearings, if possible, Florida statute, entrance of fire trucks, other emergency vehicles, enforcement of rules, parking areas, and speed bumps

> On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, to Authorize the Issuance of Towing Warnings, was approved.

EIGHTH ORDER OF BUSINESS District Manager's Report

A. Action Items List

B. Approval of Check Register

Mr. Showe reviewed the check register totaling $299,503.21. He asked for any Board questions. The Board ask questions regarding website charges, the $34,000 charge, and other specifics on checks.

> 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 stated there was no action from the Board.

D. Presentation of Sheriff Patrol Reports

The Patrol reports and Detail Activity Sheet are both included in the agenda.

NINTH ORDER OF BUSINESS Field Operations

A. Field Manager's Report

Mr. Wright reviewed the Field Manager's Report to include landscaping, planting, annuals, playground mulch, inventory list of plants, paver repairs, repair to speed bumps, Via Otero depressions repairs, trash pick-up locations, street signage, park clean-up, clubhouse enhancements, and pool gate replacements.

The Board voiced several concerns on vendors and the work completed, the quality of work, timelines, and overall costs. Mr. Wright added he could voice Board concerns.

B. Review of Spectrum Invoices

Mr. Wright noted the Spectrum accounts were updated and unnecessary services have been removed. Spectrum inspected coaxial and found no issues, with the exception of the ground cable for the security server not being tie into the main building.

C. Proposal from Blade Runners for Playground Mulch Refresh

Mr. Wright presented the Blade Runners proposal for playground mulching for $1,320.

> On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, the Proposals from Bladerunners Bid for Mulch, was approved.

D. Proposals for Depression Repair

Mr. Wright presented the revised proposal for depression repairs from All Terrain Tractor Service, Inc for $73,956.90 and the proposal from Rose Paving, Inc for $96,832. Discussion ensued on the specifics of the work to be completed.

After discussion the Board decided to make a motion for a not to exceed amount of $94,000. Mr. Cordova opposed the vote and it passed with a 4-1 vote.

> On MOTION by Mr. Perez, seconded by Mr. Gagnon, with Mr. Perez, Mr. Gagnon, Mr. Comas, and Mr. Edgecombe in favor and Mr. Cordova Opposed, Not to Exceed $94,000 for Road Repair, was approved 4-1.

TENTH ORDER OF BUSINESS **Supervisor's Requests & Comments**

Mr. Showe asked for Supervisor's request. Board concerns were voiced on several issues regarding security, timelines, pavers, contracts and recourse. Other concerns with gates, functionality, and signs.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – September 12, 2023 at 5:00 PM**

Mr. Showe stated the next meeting date will be on September 12, 2023 at 5:00 p.m.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
VILLASOL
COMMUNITY DEVELOPMENT DISTRICT

The continued 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 *by phone*	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

SECTION B

VillaSol CDD Action Items
10/10/2023

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Gate Replacement/Access System	Showe/Wright	**Ongoing**	**6/1/23**	**6/30/23**	**10/31/23**	Vendor is awaiting more forms to place system, Awaitng repairs of gate systems
2	Road Issue - Via Otero	Showe/Wright	**Ongoing**	**6/1/23**			Work is ongoing
3	Rec Center AC Repair	Showe/Wright	**Ongoing**	**6/1/23**			Board approved NTE of $8k when machine fails, GMS getting proposals - GMS recommends replacing unit before failure to lower monthly operational costs
4	Camera Access	Showe/Wright	**On Hold**	**6/1/23**			Staff contacting camera vendor to inquire about remote access, and updates needed for remote access at gatehouse - proposals provided for all repairs = Board requested to hold until electrical evaluation completed and more info on the system
5	Pool Equipment	Showe/Wright	**On Hold**	**6/1/23**			Staff getting proposals for pool equipment repair - Board would like to hold on spa repair until gas evaluation completed
6	Gym Equipment	Showe/Wright	**On Hold**	**6/1/23**			Non-functional equipment removed
7	Waste Management Damage to Roads	Showe/Wright	**Ongoing**	**6/1/23**			GMS made contact with Osceola County WM to resolve fluid leak on road, GMS continues to contact and let them know work is not satisfactory. WM will not clean anymore, GMS verifying if additional steps can be taken, and obtaining proposals
8	Spike Installation Investigation	Showe/Wright	**Ongoing**	**6/1/23**			GMS obtaining proposals for repair to send a demand letter to vendor - Requesting proposals to remove spike strips completely and concrete in the hole. There are multiple mechanical failures and road issues that present major maintenance complications long term and are a nuisance to the residents.
9	Clubhouse Roof	Showe/Wright	**Ongoing**	**6/7/23**			GMS will provide additonal evaluation and quote

Updated 10/3/23

SECTION C

VillaSol

COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2023
9/1/23 - 9/30/23

Date	*check #'s*	*Amount*
09/07/23	**5731 - 5737**	**$4,230.40**
09/08/23	**5720 voided**	**($153.74)**
09/08/23	**5738**	**$153.74**
09/14/23	**5739 - 5742**	**$17,645.49**
09/21/23	**5743 - 5748**	**$7,047.25**
09/22/23	**5749 - 5750**	**$28,089.85**
	TOTAL	**$57,012.99**

*** CHECK DATES 09/01/2023 - 09/30/2023 *** VILLASOL - GENERAL FUND
BANK A VILLASOL - GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/08/23	00008	7/24/23	BB833ED4	202308	310-51300-48000		V	153.74-		
			LEG&PUB NOTICE 7/27&8/03							
						OSCEOLA COUNTY SHERIFF'S OFFICE			153.74-	005720
9/07/23	00050	8/16/23	40383592	202308	330-57200-34501		*	49.99		
			AUG 23 ADT ALARM							
		9/03/23	40383592	202309	330-57200-34501		*	49.99		
			SEP 23 ADT ALARM							
						ADT SECURITY AUTO-PAY			99.98	005731
9/07/23	00021	9/01/23	25695	202308	330-57200-46001		*	185.00		
			QTRLY PREV MAINT 8/31/23							
						EXERCISE SYSTEMS			185.00	005732
9/07/23	00007	9/04/23	1359	202308	330-57200-34500		*	1,104.00		
			SECURITY 08/21-09/03/23							
						MAGNOSEC, CORP.			1,104.00	005733
9/07/23	00060	9/08/23	09082023	202309	300-34700-10000		*	300.00		
			ROOM RENTAL DEP. REFUND							
						REX CASTILLO			300.00	005734
9/07/23	00061	9/08/23	09082023	202309	300-34700-10000		*	300.00		
			ROOM RENTAL DEP. REFUND							
						SHARON ANDERSON			300.00	005735
9/07/23	00010	9/01/23	PSI00878	202309	320-53800-46800		*	688.42		
			SEP 23 LAKE MAINT.							
						SOLITUDE LAKE MANAGEMENT			688.42	005736
9/07/23	00012	9/01/23	51927	202309	330-57200-46500		*	1,553.00		
			SEP 23 - POOL SERVICE							
						TECHNI-POOLS			1,553.00	005737
9/08/23	00037	7/24/23	BB833ED4	202308	310-51300-48000		*	153.74		
			LEG&PUB NOTICE 7/27&8/03							
						OSCEOLA NEWS-GAZETTE			153.74	005738
9/14/23	00004	9/12/23	458707	202309	340-53800-46300		*	531.00		
			ISLE LEFT OF CH LANDSCAPE							
		9/12/23	458708	202309	340-53800-46300		*	1,320.00		
			INST. PLAYGROUND MULCH							
						BLADE RUNNERS COMMERCIAL			1,851.00	005739
9/14/23	00021	5/31/23	051531	202305	330-57200-46001		*	649.00		
			LANDICE BELT & BENCH PAD							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/28/23	0049548	202306	330-57200-46001		*	153.00		
			LANDICE MOTOR SERVICE							
						EXERCISE SYSTEMS			802.00	005740
9/14/23	00001	9/01/23	11	202309	310-51300-34000		*	4,083.33		
			SEP 23 - MGMT FEE							
		9/01/23	11	202309	310-51300-49500		*	100.00		
			SEP 23 - WEBSITE ADMIN							
		9/01/23	11	202309	310-51300-35100		*	150.00		
			SEP 23 - INFORMATION TECH							
		9/01/23	11	202309	310-51300-51000		*	2.95		
			SEP 23 - OFFICE SUPPLIES							
		9/01/23	11	202309	310-51300-42000		*	126.25		
			SEP 23 - POSTAGE							
		9/01/23	11	202309	310-51300-42500		*	127.95		
			SEP 23 - COPIES							
		9/01/23	12	202309	320-53800-34000		*	4,786.67		
			SEP 23 - FIELD MGMT							
		9/01/23	12	202309	330-57200-46001		*	179.26		
			CH TOILET PAPER							
						GMS-CF, LLC			9,556.41	005741
9/14/23	00006	9/05/23	120357	202308	310-51300-31500		*	5,436.08		
			AUG 23 - GENERAL MATTERS							
						LATHAM, LUNA, EDEN & BEAUDINE			5,436.08	005742
9/21/23	00005	9/13/23	2334935	202308	310-51300-31100		*	975.00		
			GEN ENG SVC THRU 08/25/23							
						DEWBERRY ENGINEERS INC.			975.00	005743
9/21/23	00021	9/19/23	051709	202309	330-57200-46001		*	174.95		
			LANDICE BRAKE MOTOR							
						EXERCISE SYSTEMS			174.95	005744
9/21/23	00049	9/14/23	1632660-	202310	320-53800-43000		*	1,998.96		
			SVC 09/05-10/03/23							
		9/14/23	1632660-	202310	320-53800-43000		*	51.58		
			SVC 09/05-10/03/23							
		9/14/23	1632660-	202310	320-53800-43000		*	80.87		
			SVC 09/05-10/03/23							
		9/14/23	1632660-	202310	330-57200-43000		*	1,116.71		
			SVC 09/05-10/03/23							
		9/14/23	1632660-	202310	320-53800-43000		*	48.14		
			SVC 09/05-10/03/23							
		9/14/23	1632660-	202310	320-53800-43000		*	135.38		
			SVC 09/05-10/03/23							
						KISSIMMEE UTILITY AUTH (AUTOPAY)			3,431.64	005745

*** CHECK DATES 09/01/2023 - 09/30/2023 *** VILLASOL - GENERAL FUND
BANK A VILLASOL - GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/21/23	00007	9/18/23	1374	202309	330-57200-34500		*	1,104.00		
			SECURITY 09/5-09/17/23							
						MAGNOSEC, CORP.			1,104.00	005746
9/21/23	00008	9/01/23	54886	202309	330-57200-34600		*	1,276.32		
			SHERIFF SVC 8/28-9/10/23							
						OSCEOLA COUNTY SHERIFF'S OFFICE			1,276.32	005747
9/21/23	00037	9/20/23	79F1C7AF	202309	310-51300-48000		*	85.34		
			LEG&PUB NOTICE 9/28/23							
						OSCEOLA NEWS-GAZETTE			85.34	005748
9/22/23	00002	9/14/23	3499	202309	320-53800-60200		*	27,840.00		
			BALANCE - NEW GATE EQUIP							
						KINGS ACCESS CONTROL SOLUTIONS, LLC			27,840.00	005749
9/22/23	00012	8/30/23	51863	202308	330-57200-46003		*	249.85		
			REPLACED SPA HOSE							
						TECHNI-POOLS			249.85	005750

TOTAL FOR BANK A 57,012.99

TOTAL FOR REGISTER 57,012.99

SECTION D

VillaSol

Community Development District

Unaudited Financial Reporting

September 30, 2023

Table of Contents

VillaSol

Community Development District

Combined Balance Sheet

September 30, 2023

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 140,748	$ -	$ 140,748
Accounts Receivable	10,893	-	10,893
Investments:			
Money Market Account	428,665	-	428,665
Series 2018			
Reserve A-1	-	87,273	87,273
Reserve A-2	-	17,938	17,938
Revenue	-	131,782	131,782
Prepaid Expenses	2,671	-	2,671
Deposits	4,074	-	4,074
Total Assets	**$ 587,052**	**$ 236,993**	**$ 824,044**
Liabilities:			
Accounts Payable	$ 16,517	$ -	$ 16,517
Total Liabilites	**$ 16,517**	**$ -**	**$ 16,517**
Fund Balance:			
Nonspendable:			
Prepaid Items	$ 2,671	$ -	$ 2,671
Deposits	4,074	-	4,074
Restricted for:			
Debt Service - Series	-	236,993	236,993
Assigned for:			
Unassigned	563,790	-	563,790
Total Fund Balances	**$ 570,535**	**$ 236,993**	**$ 807,527**
Total Liabilities & Fund Balance	$ 587,052	$ 236,993	$ 824,044

VillaSol

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	$ 764,307	$ 764,307	$ 770,912	$ 6,605
Interest	2,000	2,000	13,530	11,530
Room Rentals	2,500	2,500	6,879	4,379
Access Cards	4,000	4,000	3,613	(387)
Total Revenues	**$ 772,807**	**$ 772,807**	**$ 794,934**	**$ 22,127**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 8,000	$ 8,000	$ 6,400	$ 1,600
PR-FICA	612	612	490	122
Engineering	27,200	27,200	59,621	(32,421)
Attorney	25,000	25,000	61,074	(36,074)
Annual Audit	6,250	6,250	9,000	(2,750)
Assessment Administration	5,150	5,150	5,150	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,000	1,000	-	1,000
Trustee Fees	6,410	6,410	6,411	(1)
Management Fees	48,410	48,410	65,238	(16,828)
Property Appraiser	400	400	268	132
Information Technology	-	-	600	(600)
Website Maintenance	2,150	2,150	3,867	(1,717)
Telephone	3,600	3,600	-	3,600
Postage & Delivery	1,600	1,600	661	939
Insurance General Liability	22,337	22,337	16,069	6,268
Printing & Binding	4,000	4,000	255	3,745
Legal Advertising	1,000	1,000	491	509
Other Current Charges	1,000	1,000	1,162	(162)
Office Supplies	400	400	834	(434)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 165,294**	**$ 165,294**	**$ 238,365**	**$ (73,071)**

VillaSol

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 48,000	$ 48,000	$ 51,147	$ (3,147)
Security Services	88,045	88,045	82,908	5,137
Electric	46,000	46,000	21,706	24,294
Water & Sewer	-	-	3,268	(3,268)
Landscape Maintenance	59,352	59,352	59,612	(260)
Lake Maintenance	8,034	8,034	8,141	(107)
R&M Common Area	3,500	3,500	36,156	(32,656)
R&M Other Landscape	10,000	10,000	6,661	3,340
R&M Gatehouse	9,000	9,000	6,189	2,811
R&M Roads & Alleyways	20,000	20,000	30,434	(10,434)
R&M Signage	863	863	531	332
R&M Pipe Inlet and Structure	183,700	183,700	93,183	90,517
Property Taxes	540	540	483	57
Access Control Software	1,100	1,100	68	1,032
Bar Codes	2,000	2,000	2,800	(800)
Capital Outlay	-	-	58,980	(58,980)
Subtotal Field Expenditures	**$ 480,134**	**$ 480,134**	**$ 462,267**	**$ 17,867**
Parks and Recreation Expenditures				
Security Services	$ 6,663	$ 6,663	$ 9,919	$ (3,256)
Sheriff Service	7,500	7,500	10,978	(3,478)
Pool Maintenance	7,740	7,740	16,038	(8,298)
Fountain Maintenance	1,588	1,588	1,426	162
Electric	-	-	14,494	(14,494)
Water & Sewer	-	-	2,294	(2,294)
Internet Clubhouse	-	-	4,229	(4,229)
Refuse Removal	4,200	4,200	7,259	(3,059)
R&M Clubhouse	11,000	11,000	7,325	3,675
R&M Pools	9,700	9,700	6,736	2,964
R&M Parks	500	500	-	500
R&M Tennis Courts	500	500	-	500
Access Control Software	500	500	1,301	(801)
Contingency	8,000	8,000	140	7,860
Subtotal Amenity Expenditures	**$ 57,891**	**$ 57,891**	**$ 82,140**	**$ (24,249)**
Total Operations & Maintenance	**$ 538,025**	**$ 538,025**	**$ 544,407**	**$ (6,382)**
Total Expenditures	**$ 703,319**	**$ 703,319**	**$ 782,772**	**$ (79,453)**
Excess (Deficiency) of Revenues over Expenditures	$ 69,488	$ 69,488	$ 12,162	$ (57,326)
Net Change in Fund Balance	**$ 69,488**	**$ 69,488**	**$ 12,162**	**$ (57,326)**
Fund Balance - Beginning	$ 558,374		$ 558,373	
Fund Balance - Ending	$ 627,862		$ 570,535	

VillaSol

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budge Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	$ 209,393	$ 209,393	$ 209,897	$ 504
Interest	100	100	1,962	1,862
Total Revenues	**$ 209,493**	**$ 209,493**	**$ 211,859**	**$ 2,366**
Expenditures:				
Series 2018 A-1				
Interest - 11/1	$ 25,476	$ 25,476	$ 25,476	$ -
Interest - 5/1	25,476	25,476	25,419	56
Special Call - 11/1	-	-	5,000	(5,000)
Principal 5/1	125,000	125,000	120,000	5,000
Series 2018 A-2				
Interest -11/1	7,381	7,381	7,381	-
Interest 5/1	7,381	7,381	7,381	-
Principal 5/1	20,000	20,000	20,000	-
Total Expenditures	**$ 210,714**	**$ 210,714**	**$ 210,658**	**$ 56**
Excess (Deficiency) of Revenues over Expenditures	$ (1,221)	$ (1,221)	$ 1,201	$ 2,422
Fund Balance - Beginning	$ 235,791		$ 235,791	
Fund Balance - Ending	$ 234,570		$ 236,993	

VillaSol

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 53,729	$ 588,964	$ 20,703	$ 14,625	$ 17,964	$ 25,166	$ 16,630	$ 33,029	$ 100	$ -	$ -	$ 770,912
Interest	689	427	508	509	834	1,095	1,440	1,521	1,478	1,672	1,756	1,600	13,530
Room Rentals	386	826	1,157	1,026	(69)	1,330	892	(224)	(850)	1,779	1,225	(600)	6,879
Access Cards								1,731	550	172	960	200	3,613
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 1,076**	**$ 54,982**	**$ 590,630**	**$ 22,238**	**$ 15,390**	**$ 20,390**	**$ 27,499**	**$ 19,658**	**$ 34,207**	**$ 3,723**	**$ 3,941**	**$ 1,200**	**$ 794,934**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,000	$ -	$ 800	$ -	$ 800	$ -	$ 1,400	$ 800	$ -	$ 800	$ 800	$ 6,400
PR-FICA	-	77	-	61	-	61	-	107	61	-	61	61	490
Engineering	5,553	4,675	2,478	6,370	2,308	4,640	3,493	7,183	16,693	5,256	975	-	59,621
Attorney	2,820	3,026	696	5,031	3,504	5,070	14,012	10,228	14,472	(3,219)	5,436	-	61,074
Annual Audit	-	-	-	-	-	9,000	-	-	-	-	-	-	9,000
Assessment Administration	-	-	5,150	-	-	-	-	-	-	-	-	-	5,150
Arbitrage Rebate	-	-	-	600	-	-	-	-	-	-	-	-	600
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	6,411	-	-	-	-	-	-	6,411
Management Fees	4,034	4,034	4,034	4,034	4,034	4,034	4,472	20,228	4,083	4,083	4,083	4,083	65,238
Property Appraiser	-	-	-	-	-	268	-	-	-	-	-	-	268
Information Technology	-	-	-	-	-	-	-	-	150	150	150	150	600
Website Maintenance	404	-	-	925	-	-	388	-	100	1,850	100	100	3,867
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	61	22	41	39	46	62	14	33	-	39	178	126	661
Legal Advertising	142	71	-	-	-	-	55	55	-	(71)	154	85	491
Other Current Charges	108	52	51	89	70	105	105	562	20	-	-	-	1,162
Office Supplies	-	-	-	-	-	-	-	-	-	1	830	3	834
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 29,372**	**$ 12,957**	**$ 12,452**	**$ 17,949**	**$ 9,992**	**$ 30,452**	**$ 22,539**	**$ 39,860**	**$ 36,379**	**$ 8,110**	**$ 12,767**	**$ 5,537**	**$ 238,365**

VillaSol

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,787	$ 4,787	$ 4,787	$ 4,787	$ 51,147
Security Services	9,771	9,876	9,351	10,523	9,771	9,859	10,856	3,519	2,346	2,428	2,322	2,285	82,908
Electric	(2,001)	2,238	2,150	2,182	2,184	2,216	2,143	2,126	2,165	2,003	1,985	2,315	21,706
Water & Sewer	491	510	498	542	127	51	176	72	200	200	200	200	3,268
Landscape Maintenance	4,946	4,666	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	59,612
Lake Maintenance	648	668	668	668	668	688	688	688	688	688	688	688	8,141
R&M Common Area	-	2,999	1,043	3,705	5,020	5,788	1,347	2,552	5,159	3,014	5,528	-	36,156
R&M Other Landscape	750	-	-	2,950	-	-	-	-	-	-	1,110	1,851	6,661
R&M Gatehouse	-	240	244	2,031	520	240	1,609	240	240	240	-	586	6,189
R&M Roads & Alleyways	19,134	-	-	-	-	-	-	-	7,150	4,150	-	-	30,434
R&M Signage	450	-	-	-	-	37	-	-	45	-	-	-	531
R&M Pipe Inlet and Structure	80,884	5,446	-	-	6,853	-	-	-	-	-	-	-	93,183
Property Taxes	-	483	-	-	-	-	-	-	-	-	-	-	483
Access Control Software	-	-	-	-	-	-	500	-	-	-	(431)	-	68
Bar Codes	-	-	-	-	-	-	-	-	-	-	2,800	-	2,800
Capital Outlay	-	-	-	-	-	-	-	-	31,140	-	-	27,840	58,980
Subtotal Field Expenditures	**$ 119,073**	**$ 31,127**	**$ 22,954**	**$ 31,601**	**$ 34,144**	**$ 27,879**	**$ 26,320**	**$ 18,197**	**$ 58,920**	**$ 22,510**	**$ 23,988**	**$ 45,553**	**$ 462,267**
Parks and Recreation Expenditures													
Security Services	$ 1,666	$ -	$ -	$ 1,666	$ -	$ -	$ 1,849	$ 57	$ -	$ -	$ 3,577	$ 1,104	$ 9,919
Sheriff Service		203	-	203	-	-	-	5,040	3,714	(416)	957	1,276	10,978
Pool Maintenance	508	1,553	1,553	1,553	1,553	1,553	-	1,553	1,553	1,553	1,553	1,553	16,038
Fountain Maintenance	-	1,426	-	-	-	-	-	-	-	-	-	-	1,426
Electric	1,436	1,528	1,256	1,087	1,142	1,219	1,285	1,249	1,249	1,026	902	1,117	14,494
Water & Sewer	127	105	50	142	288	178	653	151	150	150	150	150	2,294
Internet Clubhouse	-	400	400	428	428	428	428	428	428	563	156	138	4,229
Refuse Removal	607	1,238	-	585	598	591	584	581	576	626	630	643	7,259
R&M Clubhouse	2,722	87	87	530	1,417	87	401	970	327	-	342	354	7,325
R&M Pools	(132)	-	-	125	-	1,932	-	61	-	-	4,751	-	6,736
R&M Parks	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M Tennis Courts	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Control Software	-	161	-	-	159	-	-	-	137	50	744	50	1,301
Contingency	40	-	18	82	-	-	-	-			-	-	140
Subtotal Amenity Expenditures	**$ 6,973**	**$ 6,700**	**$ 3,364**	**$ 6,400**	**$ 5,585**	**$ 5,988**	**$ 5,201**	**$ 10,091**	**$ 8,135**	**$ 3,553**	**$ 13,763**	**$ 6,385**	**$ 82,140**
Total Operations & Maintenance	**$ 126,046**	**$ 37,828**	**$ 26,318**	**$ 38,002**	**$ 39,730**	**$ 33,867**	**$ 31,521**	**$ 28,288**	**$ 67,055**	**$ 26,063**	**$ 37,751**	**$ 51,938**	**$ 544,407**
Total Expenditures	**$ 155,419**	**$ 50,784**	**$ 38,770**	**$ 55,951**	**$ 49,721**	**$ 64,319**	**$ 54,059**	**$ 68,148**	**$ 103,434**	**$ 34,173**	**$ 50,518**	**$ 57,475**	**$ 782,772**
Excess (Deficiency) of Revenues over Expe	$ (154,343)	$ 4,198	$ 551,859	$ (33,713)	$ (34,332)	$ (43,930)	$ (26,560)	$ (48,490)	$ (69,226)	$ (30,450)	$ (46,577)	$ (56,275)	$ 12,162
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (154,343)**	**$ 4,198**	**$ 551,859**	**$ (33,713)**	**$ (34,332)**	**$ (43,930)**	**$ (26,560)**	**$ (48,490)**	**$ (69,226)**	**$ (30,450)**	**$ (46,577)**	**$ (56,275)**	**$ 12,162**

VillaSol

Community Development District

Long Term Debt Report

Series 2018 A-1, Special Assessment Revenue Refunding Bonds		
Interest Rate:	2.000%, 2.125%, 2.250%, 2.400%, 2,500%, 2.625%, 2.875%, 3.000%, 3.250%, 3.4000%	
Maturity Date:	5/1/2034	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$87,273	
Reserve Fund Balance	$87,273	
Bonds Outstanding - 2/1/2018		$2,145,000
Less: Principal Payment - 5/1/19		($110,000)
Less: Principal Payment - 5/1/20		($110,000)
Less: Principal Payment - 5/1/21		($115,000)
Less: Principal Payment - 5/1/22		($115,000)
Special Call - 5/1/22		($5,000)
Less: Principal Payment - 5/1/23		($120,000)
Current Bonds Outstanding		**$1,570,000**

Series 2018 A-2, Special Assessment Revenue Refunding Bonds		
Interest Rate:	4.625%, 5.000%	
Maturity Date:	5/1/2034	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$17,938	
Reserve Fund Balance	$17,938	
Bonds Outstanding - 2/1/2018		$370,000
Less: Principal Payment - 5/1/19		($15,000)
Less: Principal Payment - 5/1/20		($15,000)
Less: Principal Payment - 5/1/21		($15,000)
Less: Principal Payment - 5/1/22		($20,000)
Current Bonds Outstanding		**$285,000**

VillaSol

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Osceola County

Fiscal Year 2023

						Gross Assessments	$ 813,093.00	$ 221,580.00	$ 1,034,673.00
						Net Assessments	$ 764,307.42	$ 209,393	$ 973,700.42
				ON ROLL ASSESSMENTS					
						allocation in %	78.58%	21.42%	100.00%
Date	*Distribution*	*Gross Amount*	*Discoumt/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2018 Debt Service*	*Total*
11/18/22		$ 14,875.02	$ 785.41	$ 281.79	$ -	$ 13,807.82	$ 10,850.81	$ 2,957.01	$ 13,807.82
11/22/22		57,996.83	2,319.93	1,113.54	-	54,563.36	42,878.36	11,685.00	54,563.36
12/09/22		739,231.92	29,569.61	14,193.25	-	695,469.06	546,531.15	148,937.91	695,469.06
12/22/22		57,286.42	2,187.46	1,101.98	-	53,996.98	42,433.28	11,563.70	53,996.98
01/10/23		19,489.89	584.70	378.10	-	18,527.09	14,559.43	3,967.66	18,527.09
01/10/23		7,552.92	208.76	146.88	-	7,197.28	5,655.95	1,541.33	7,197.28
01/24/23		-	-	-	488.09	488.09	488.09	-	488.09
02/09/23		18,176.00	411.32	355.29	-	17,409.39	13,681.09	3,728.30	17,409.39
02/09/23		1,263.57	37.90	24.52	-	1,201.15	943.92	257.23	1,201.15
03/10/23		23,562.20	235.62	466.53	-	22,860.05	17,964.46	4,895.59	22,860.05
04/11/23		6,357.87	-	127.15	-	6,230.72	4,896.38	1,334.34	6,230.72
04/11/23		26,187.68	-	523.76	-	25,663.92	20,167.87	5,496.05	25,663.92
04/24/23		-	-	-	102.05	102.05	102.05	-	102.05
05/10/23		19,188.15	(503.95)	393.85	-	19,298.25	15,165.44	4,132.81	19,298.25
05/10/23		1,864.40	(37.01)	38.02	-	1,863.39	1,464.34	399.05	1,863.39
06/12/23		6,396.05	(191.88)	131.76	-	6,456.17	5,073.55	1,382.62	6,456.17
06/16/23		35,242.93	(1,057.32)	726.01	-	35,574.24	27,955.85	7,618.39	35,574.24
07/27/23		-	-	-	99.82	99.82	99.82	-	99.82
	TOTAL	**$ 1,034,671.85**	**$ 34,550.55**	**$ 20,002.43**	**$ 689.96**	**$ 980,808.83**	**$ 770,911.84**	**$ 209,896.99**	**$ 980,808.83**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**

SECTION E

Osceola County
Sheriff's Office

Detail Activity Sheet

Job Site: VILLA SOL CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/13/23	2020-2026	PUERTA DEL SOL BLVD/ CAMINO REAL DR N	TRAFFIC STOP	VERBAL
	2054-2102	PUERTA DEL SOL BLVD/ CAMINO REAL DR N	TRAFFIC STOP	WRITTEN WARNING
	2156-2201	PUERTA DEL SOL BLVD/ CAMINO REAL DR N	TRAFFIC STOP	WRITTEN WARNING
	2301-2309	PUERTA DEL SOL BLVD/ CAMINO REAL DR N	TRAFFIC STOP	CITATION
	2313-2316	PUERTA DEL SOL BLVD/ CAMINO REAL DR N	TRAFFIC STOP	VERBAL
	2331-2335	PUERTA DEL SOL BLVD/ CAMINO REAL DR N	TRAFFIC STOP	VERBAL

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	
Back-up		Felony		Written Warning	2	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	3	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S J. WYBIRAL ID #: 2787 Date: 09/13/23

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Villa Sol

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/16/23	2000	Villa Sol Community	10-8	
	2130	All Areas	Quiet	
	2200	All Areas	Quiet	
	2230	All Areas	Quiet	
	2300	All Areas	Quiet	
	2300	All Areas	Quiet	
	0000	All Areas	Quiet	
	0030	All Areas	Quiet	
09/17/23	0100	All Areas	Quiet	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Raymond West ID #: 898 Date: 09/17/23

SO-09-238 Rev. 4/6/10

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Villa Sol CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
09/22/2023	2100	Pool	Routine Check	N/A
"	2115	Courts	Routine Check	N/A
"	2140	Camino Real Dr S / Puerta del Sol Blvd	Traffic Stop (Stop Sign)	N/A
"	2220	Sangria St / Puerta del Sol Blvd	Traffic Stop (Stop Sign)	103035W
"	2240	Pool	Routine Check	N/A
"	2250	Courts	Routine Check	N/A
"	2350	Camino Real Dr S / Puerta del Sol Blvd	Traffic Stop (Stop Sign)	N/A
"	0010	All roads	Parking Violations (None)	N/A

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	4
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	2	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S J. Frank ID #: 2644 Date: 09/22/2023

SO-09-238 Rev. 4/6/10

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Villa Sol

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
9/27/2023	1958	Villa Sol	Begin detail	23C204786
9/27/2023	2005	3102 Camino Real Drive North	Parking violation / left wheels to	Curb and parked within
15' of a fire	Hydrant.	Citation issued.		
9/27/2023	2045	Villa Sol	Patrolled the neighborhood.	
9/27/2023	2150	Puerta Del Sol / Camino Real Drive North	Traffic stop / ran the stop sign.	Citation issued. Driver was
Delivering food	For Uber Eats.			
9/27/2023	2234	Puerta Del Sol / Camino Real Drive North	Traffic stop / ran the stop sign.	Written warning issued.
9/28/2023	0002	Villa Sol	End detail	23C204786

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations	1	Parks	
Back-up		Felony		Written Warning	1	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 9/27/2023

SO-09-238 Rev. 4/6/10

Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Villa Sol CDD

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
10/03/23		3050 Puerta Del Sol Blvd		
	2000		Patrol - streets	
	2030		Traffic enforcement	
	2035		Traffic stop	
	2050		Traffic enforcement	
	2055		Traffic stop	
	2112		Patrol - streets	
	2130		Traffic enforcement	
	2145		Traffic stop	
	2200		Patrol - streets	
	2225		Patrol - streets	
	2300		Patrol - streets	
	2330		Patrol - streets	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self-Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S E. Skolnik ID #: 3177 Date: 10/03/23

SO-09-238 Rev. 4/6/10

SECTION VIII

SECTION A

Villa Sol CDD

Field Management Report

October 10th, 2023

Jarett Wright

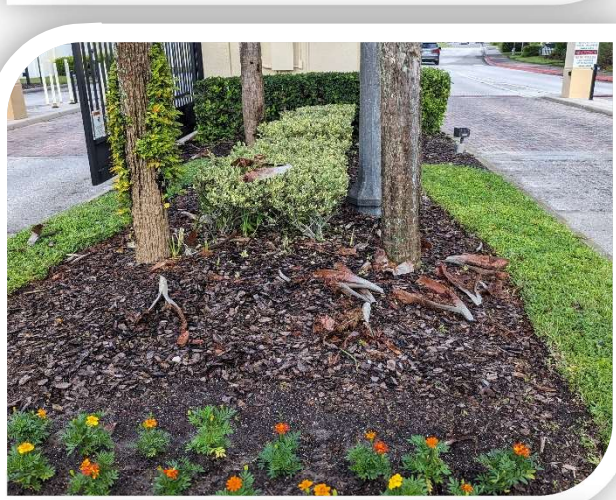
Field Manager

GMS

Landscaping

Landscaping Review

- Palm tree boots are starting to break down causing maintenance problems and potential safety concerns.
- Mulching of the playground was completed.
- Removing another dead pine tree from open field due to safety concerns.
- Generated ownership map and will review landscaping contract with vendor.
- Annuals were changed out. Will change their locations going forward.



Landscape Continued

Landscaping Review

- Median beds were cleaned up and the weeds treated. Receive proposal to install sod at these locations.
- Recommend reducing various mulch beds and replacing with sod.
- Clubhouse plants are establishing and appear to be in good health.

Completed

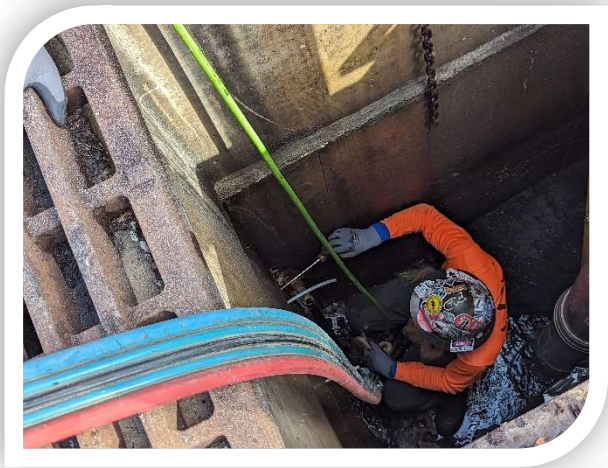
Speed Bumps and Spike Strip

- Asphalt speed bump installation scheduled for October 9th (weather dependent).
- GMS staff removed the old speed bumps and delineation post to prep the area.
- Meeting with Inframark on October 4th to issues with spike strips.

Site Items

Via Otero Road Repairs

- Met with All Terrain construction manager onsite and they said they would be able to just seal the holes and gaps without having to dig down. They will only invoice the CDD for work performed.
- Multiple notices were sent to the impacted residents to prepare for the work and towing is suspended from October 3rd-11th.
- Pipe was vactored out and no damage was reported. The hole and gaps at the pipe joints were sealed.
- Road repairs will begin on October 4th, 2023.



Site Items

Gate Update

- Bollards were installed to protect gate kiosk.
- Public access code is displayed on the gate kiosk.
- Working with vendor to replace the RFID reader and SOS devices.
- Exploring all camera options so that the gate will be fully operational as soon as possible.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,

Jarett Wright


Villa Sol CDD Ownership Map
Green - CDD Roads
Orange - CDD Maintained Common Areas
Purple - HOA Roads and Maintained Common Areas
Yellow - Osceola County Owned According to Property Appraiser. Investigating Ownership.
E OSCEOLA PKWY
BOGGY TERRACE DR
MAOTERO DR
MAOTERO
RIACHUELO LN
VILLA PRECIOSA DR
FLORENCIA DR A
PUERTA DEL SOL BLVD
SANGRIA ST
SANGRIA
CAMINO REAL DR SOUTH
WANDELLA DR
SIESTA VIEW DR
CASABELLA DR
SIMPSON R
552914.062, 1455729.338

SECTION 1

Estimate

Date	Estimate #
9/21/2023	500

19 N Texas Ave
Orlando, FL 32805

Name / Address
Villa Sol CDD C/O GMS 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Description	Qty	Rate	Total
Install sod at middle island at Puerta del Sol behind Townhomes where the street is being fixed.	2	475.00	950.00

Thank you for your business.	**Total** $950.00

SECTION 2

Estimate

Date	Estimate #
6/20/2023	463

19 N Texas Ave
Orlando, FL 32805

Name / Address
Villa Sol CDD C/O GMS 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Description	Qty	Rate	Total
Remove boots from palms around club house	48	25.00	1,200.00

Thank you for your business.	**Total** $1,200.00

SECTION 3

Kings Access Control Solutions, LLC

P. O. Box 1303
Gotha, FL 34734 US
(407) 697-5989
kingsaccesscontrol@gmail.com

Estimate

ADDRESS
Villa Sol CDD
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

ESTIMATE 2399
DATE 09/14/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Ornamental Lettering			
	Ornamental Letters	Water jetted aluminum 30" letters “VS”, powder coated "Gold" and attached with screws. Cost per set of 4. See attached photo showing script and design.	1	1,400.00	1,400.00

The increased cost from the original estimate is a result of increased expense and discounts lost from vendors as a result of not having the letters made at the same time the gates were being powder coated.

TOTAL **$1,400.00**

Accepted By

Accepted Date

SECTION 4

Kings Access Control Solutions, LLC

P. O. Box 1303
Gotha, FL 34734 US
(407) 697-5989
kingsaccesscontrol@gmail.com

Estimate

ADDRESS
Villa Sol CDD
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

ESTIMATE 2398
DATE 09/14/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Hook Up the Stoplight at the TES to Work with the Visitor Lane			
	Conduit, Fittings, Junction Boxes, Etc	Includes communication wire (18awg stranded/shielded)	1	100.00	100.00
	Labor		2	90.00	180.00
	Stoplight - Red and Green	If the existing one is not operational.	1	950.00	950.00

TOTAL **$1,230.00**

Accepted By

Accepted Date