

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

4 The regular meeting of the Board of Supervisors of the Villa Sol Community Development District
5 was held Tuesday, November 1, 2022, at 1:00 p.m. at Villa Sol Clubhouse, 3050 Puerta Del Sol
6 Boulevard, Kissimmee, Florida 34744.
7

8 Present and constituting a quorum were the following:

9 Ramon Bermudez	Chairman
10 Servando Comas	Vice Chairman
11 Michael Edgecombe (<i>via phone</i>)	Assistant Secretary
12 Mark Gosdin	Assistant Secretary
13 Camilo Nin	Assistant Secretary

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

16 Gabriel Mena	District Manager
17 Scott Clark	District Counsel
18 Peter Armans	District Engineer
19 Freddy Blanco	Field Manager
20 Janine Alexander	TetraTech
21 Residents and Members of the Public	

22
23 *This is not a certified or verbatim transcript, but rather represents the context and summary of*
24 *the meeting. The full meeting is available in audio format upon request. Contact the District Office*
25 *for any related costs for an audio copy.*
26

27 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

28 Mr. Comas called the meeting to order at 1:00 p.m.

29 Mr. Comas called the roll and indicated a quorum was present for the meeting.
30

31 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

32 The Pledge of Allegiance was recited.
33

34 **THIRD ORDER OF BUSINESS**

Audience Comments

35 Ms. Santiago, 3113 Riachuelo Lane, expressed her concern over non-residents voting on
36 things that should only be on the ballot for residents within Villa Sol. It was also pointed out the
37 exercise machinery is broken.

38 Mr. Gosdin spoke regarding posting online regarding Villa Sol. It was asked that everyone
39 think before posting, and be civil, and not tear down the Community.

40 Mr. Mena addressed the HOA sponsored Halloween Party. It was stated the CDD is open to
41 working with HOA when there are events. There are not police officers on staff, but they can be
42 called, or an off-duty officer could be hired. There are certain protocols for having an event on
43 CDD property. Mr. Clark explained he received an email explaining an event planned on the
44 common areas, and a street either being blocked off or traffic hindered. The CDD needs to know
45 about these types of events ahead of time. There are things needing to be done and subjects

46 reviewed before the event can take place. It is a liability to the CDD when events are done without
47 permission. Events are good for the Community, but the events need to be set up correctly.

48
49 **FOURTH ORDER OF BUSINESS** **Continued Landscape RFP Discussion,**
50 **Benchmark Landscaping Representative**

51 Mr. Mootz, with Benchmark Landscaping, introduced himself and gave an overview of the
52 company. The Board was given the opportunity to ask Mr. Mootz questions about his company
53 and its services.

54 Mr. Mena explained the ranking criteria of the landscaping proposals. The ranking can be one
55 individually or as a Board.

56
57 On MOTION by Mr. Nin, seconded by Mr. Gosdin, with all in favor,
58 unanimous approval was given to terminate the landscaping services
59 of BrightView Landscaping.

60
61 On MOTION by Mr. Nin, seconded by Mr. Edgecombe, with Mr.
62 Gosdin in favor and Mr. Bermudez and Mr. Comas opposed, the
63 motion failed to unanimously rank Bladerunners as the number one
64 proposer, in the review of request for landscaping services
65 proposals. 3-2

66
67 With the Board not being unanimous on voting the number one proposer, the ranking process
68 will continue. Mr. Gosdin voiced his displeasure with continuing with the ranking process. Mr.
69 Clark explained his legal advice would be to follow the bid package instructions and process is
70 the way it was written, and ranking is the next step. Mr. Gosdin continued to voice his displeasure.
71 Mr. Edgecombe gave his opinion. Mr. Bermudez stated to end the argument of ranking versus
72 majority vote, a motion should be made.

73
74 On MOTION by Mr. Bermudez, seconded by Mr. Nin, with Mr.
75 Gosdin and Mr. Edgecombe in favor, and Mr. Comas opposed,
76 approval was given to disregard evaluation criteria for the request
77 for proposals of landscaping services. 4-1

78
79 On MOTION by Mr. Gosdin, seconded by Mr. Nin, with Mr.
80 Edgecombe in favor and Mr. Bermudez and Mr. Comas opposed,
81 approval was given to hire Bladerunners for District landscaping
82 services. 3-2

83

84 Mr. Bermudez asked for a vote to hire Benchmark; Mr. Mena explained that after the vote to
85 hire Bladerunners, the votes were done, and that a vote for the inverse would have the inverse
86 results to the first vote. Mr. Bermudez insisted, and called a vote to hire Benchmark.

87

88 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with Mr.
89 Edgecombe, Mr. Gosdin, and Mr. Nin opposed, the motion failed to
90 approve Benchmark for District landscaping services. 2-3

91

92 Mr. Edgecombe, who was participating by phone, was asked to clarify his vote. He clarified he
93 was voting against Benchmark.

94

95 On MOTION by Mr. Gosdin, seconded by Mr. Nin, with Mr.
96 Edgecombe in favor and Mr. Bermudez and Mr. Comas opposed,
97 approval was given to hire Bladerunners for District landscaping
98 services. 3-2

99

100 Mr. Clark suggested polling the Board, having the choice of either Bladerunners or
101 Benchmark. The Board was polled with Mr. Gosdin, Mr. Nin, and Mr. Edgecombe in favor of
102 Bladerunners, and Mr. Bermudez and Mr. Comas in favor of Benchmark, hence awarding
103 Bladerunners the landscape services contract for Villa Sol CDD. 3-2

104

105 **FIFTH ORDER OF BUSINESS Business Matters**

106 Mr. Rivera, owner of Magnosec, was present and gave the Board an overview of Magnosec.
107 The Board was given the opportunity to ask Mr. Rivera questions. Mr. Rivera explained the hiring
108 process to the Board, with starting wages. Magnosec proposals will be provided at the next
109 meeting.

110 **A. Consideration of Ramco Security Proposals**

111

112 *Mr. Edgecombe left the meeting.*

113

114 A discussion ensued around the need for security and which option to elect.

115

116 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin,
117 unanimous approval was given to terminate Envera immediately,
118 contingent on scheduling installation by Ramco.

119

120 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin,
121 unanimous approval was given to Ramco Security proposal for 24
122 hour, 7 days a week services, less tax, in the amount of \$87,272.64.

123

124

125 **B. Consideration of Keefe McCullough Audit Engagement Letter**

126 Mr. Clark inquired why there was such a large increase and advised the Board to approve a
127 lesser amount.

128
129

On MOTION by Mr. Comas, seconded by Mr. Gosdin, unanimous 130 approval was given to the Keefe McCullough audit engagement 131 letter, with a not-to-exceed amount of \$7,000.00.
--

132

133 **C. Tri-Party Succession Agreement**

134 Mr. Clark explained this document for the Board.

135

136

On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all 137 in favor, unanimous approval was given to approve the Tri-Party 138 Succession Agreement.
--

139

140 **SIXTH ORDER OF BUSINESS** **District Engineer**

141 **A. Geotech Recommendations**

142 Mr. Armans explained the maps in the agenda with the accompanying Terracon map. Maps
143 contain recommendations of repaving based on the current condition of roads in those areas. It
144 will be very expensive, and Mr. Armans will need to check prices of steel coating versus
145 mill/resurface. Direct staff is to compose a scope, which the Board would need to approve.
146 Options to divide District work into multiple years will be brought before the Board. In addition,
147 bringing a general engineer estimate, based on need and scope.

148 Mr. Armans stated there have been equipment issues that have hindered the CCTV work. A
149 current update will be brought to the next meeting.

150

151 **SEVENTH ORDER OF BUSINESS** **District Counsel**

152 Ms. Werksman has not been contacted about the Little Library. The location suggested is the
153 circle in the common area. Ms. Werksman will take responsibility for the upkeep of the Little
154 Library. Ms. Werksman will get in contact with Mr. Clark.

155 Mr. Clark reminded the Board that the January 10, 2023 meeting will be when the Board looks
156 at the rules and sets the Public Hearing.

157

158 **EIGHTH ORDER OF BUSINESS** **District Manager's Report**

159 **A. Acceptance of the September 13, 2022 Meeting Minutes**

160

161

On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all 162 in favor, unanimous approval was given to accept the September 13, 163 2022 meeting minutes as presented.
--

164

165 **B. Acceptance of the Financial Statements of September 2022**

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

167

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

171

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

175

176 **C. Approval of Check Register of September 2022**

177

178 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all
179 in favor, unanimous approval was given to accept the September
180 financials and approve the check register of September 2022.

181

182 **D. Discussion of Estimate of Car Damage**

183 Mr. Mena followed up with Envera. Envera denies the claim stating the resident tailgated.

184 The Board directed Mr. Mena to file a claim with the insurance company to see what they would
185 like to do.

186 **NINTH ORDER OF BUSINESS**

Field Operations

187 **A. Field Report**

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

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

193

194 **B. Techni-Pool Repair Proposal**

195 Mr. Blanco introduced the Techni-Pool proposal to the Board.

196

197 On MOTION by Mr. Comas, seconded by Mr. Bermudez, with all
198 in favor, unanimous approval was given to approve Techni-Pool
199 Repair proposal in the amount of \$1,425.80.

200

201 **C. Brightview Irrigation Proposals**

202 These proposals were not considered due to terminating BrightView.

203

204 **D. Exercise Systems Gym Equipment Proposals**

205 The Exercise Systems proposals were tabled.

206

207 **TENTH ORDER OF BUSINESS**

Requests and Comments

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

209

210
211
212
213
214
215
216
217
218

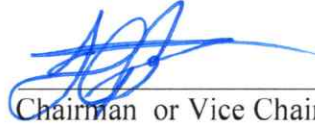
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all in favor, the meeting was adjourned at 3:32 p.m.



Gabriel Mena, District Manager



Chairman or Vice Chairman