

- 40 • The board directed management to work with the HOA to notify residents
41 affected by the construction that there are water bottles at the Clubhouse for them,
42 due to possible issues with drinking water.

43 **FOURTH ORDER OF BUSINESS** **District Engineer**

- 44 • Mr. Armans addressed the CCTV report. A map provided was divided into zones based
45 on recommended priority; provided three quotes from separate companies.
 - 46 • The recommendation is to select Dale Beasley or Atlantic Pipe Services.
 - 47 • The Board raised some concerns over inaccurate map/missing properties and thus
48 incomplete proposals.
 - 49 • Mr. Armans suggested the timeline may be approximately eight weeks (two
50 weeks per zone) to CCTV and additional time to process data.
 - 51 • Mr. Armans will obtain updated proposals with additional/missing zones and
52 bring back to the board.
 - 53 • 2979 Marbella Drive
 - 54 • Engineer provided a schematic and a quote to repair issues with a buried manhole
55 at this address.
 - 56 • Resident has offered to split the cost if the CDD repairs all, or resident will repair
57 his own section.
 - 58 • Mr. Armans suggested action be taken soon; the problem will get worse over
59 time.
- 60 On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with
61 all in favor, the cost of repairing the CDD portion of the sidewalk at
62 2979 Marbella Drive at \$7508.10 was approved.
63
- 64 • The question was raised regarding 2948 Casa Bella Drive. Mr. Armans will
65 obtain an additional quote to correct this area.
 - 66 • Mr. Armans was directed to obtain additional quotes for areas that need work.
 - 67 • Mr. Armans will bring a quote for CCTV for all areas, Casa Bella Drive and the
68 intersection, schedule A repairs.
 - 69 • Siesta View Drive (in front of 2075/2077) - road flooded with sewage on a dry day
70 with no rain. This was reported to Toho and the Board has requested an update.
71 Mr. Armans will investigate further.

- 72 • Mr. Gosdin raised concerns about possible issues with the drainage around this pond.
- 73 • Mr. Armans informed the board of the new legislation for stormwater needs analysis. A
- 74 proposal will be obtained for this in the future.

75

76 **FIFTH ORDER OF BUSINESS**

Attorney’s Report

77 **A. Public Hearing on Revisions to Amenity and Towing Rules**

78 **i. General Policies**

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- 80 • Mr. Clark stated there are two rule amendments will be covered in the Public Hearing.

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82 On MOTION by Mr. Comas seconded by Mr. Bermudez, with all in
 83 favor, the Public Hearing on General Policies was opened.

84

- 85 • Mr. Clark reviewed the changes encompassed in the update to the general policies.
- 86 • The Board requested public comments.
- 87 • Mr. Perez requested the rules be posted on the website for residents to access.
- 88 • A discussion regarding a 10:00 p.m. closure of the gym and clubhouse parking lot
- 89 took place. Anyone entering after 10:00 p.m. will be trespassing.

90 On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all
 91 in favor, the Public hearing was closed.

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93 On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all
 94 in favor, the amendments to amenity and general Clubhouse rules
 95 were adopted.

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97 **B. Parking Amendments**

- 98 • Mr. Clark provided an update that the CDD does have the power to tow, and
- 99 clarified under what circumstances towing would be enforced. Moving from
- 100 individual violation notices to authorizing a tow company to tow on set
- 101 regulations.

102 On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with
 103 all in favor, the Public Hearing on Parking Amendments was
 104 opened.

105

- 106 • A resident stated there is a school bus being parked.
- 107 • Mr. Perez, again, requested polices and rules be posted on the website, and tow
- 108 signed be updated.
- 109

- 110 • Mr. Godin raised concern of what streets meet the “50-foot Right of Way”
- 111 definition. Dewberry was asked to investigate and will provide a map.

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On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in favor, the Public Hearing on towing rule changes was closed.

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On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with all in favor, Resolution 2022-02, Adopting Amended Rules and Regulations for Streets and Roadways within VillaSol CDD was adopted.

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SIXTH ORDER OF BUSINESS **District Manager’s Report**

A. Approval of the Minutes of the September 14, 2021 Meeting

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On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the September 14, 2021 Meeting Minutes, as amended, were approved.

B. Financial Statements

- 130 • **Financial Statements**
- 131 • A discussion ensued regarding a pool pump.
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On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the Financial Statements, as presented, were approved.

C. Check Register

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On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in favor, the Check Register, as presented, was approved.

D. Examination of Retention Pond behind Riachuelo Lane

- 142 • Mr. Bermudez stated there have been complaints about trash piling up in ponds around the
- 143 District.

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E. Ramco Protective Proposals

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- Ms. Klocman from Envera is present. Ms. Klocman introduced Ms. Lyons.
- The Board had some objections to usefulness of these security services. District Counsel advised that the gate is part of the Bonds, so the CDD should not dismantle the gate.

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- The Board wanted to table this discussion and is aware of advertising costs being incurred for a Public Hearing.

On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, tabling this discussion for a Public Hearing at the January 2022 meeting was approved.

F. Audit Engagement Letter

- The audit services price is the same as last fiscal year.

On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, the audit engagement letter with Keefe McCullough was approved.

G. Resolution 2022-01 Designating Secretary

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, Resolution 2022-01, Designating Mr. Mena as Secretary was adopted.

H. Assigning Fund Balance Fiscal Year 2021

On MOTION by Mr. Gosdin seconded by Mr. Bermudez, with all in favor, Assigning Fund Balance Fiscal Year 2021 was approved.

SEVENTH ORDER OF BUSINESS Field Operations

A. Field Management Report

i. Proposals

- The proposals in the agenda were discarded. A new proposal was presented to the Board.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the \$7670.00 proposal from AD Lawn Services was approved.

- There are missing dumbbells from the weight room in the Clubhouse.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, a not-to-exceed amount of \$200.00 to replace missing dumbbells was approved.

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195 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests & Comments

- 196 • Mr. Comas stated the door with the card scanner is not closing properly.

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198 **NINTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Mr. Gosdin seconded by Mr. Nin, with all in favor,
the meeting was adjourned.

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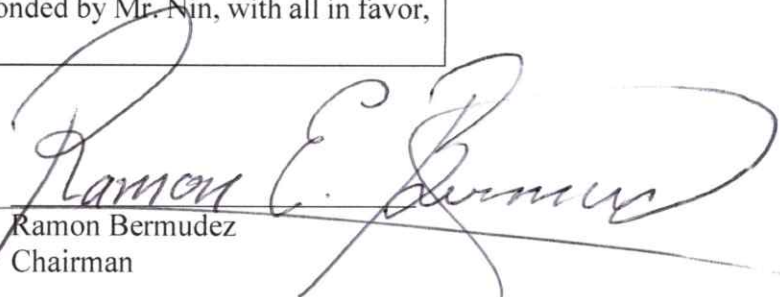
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204

Gabriel Mena
Assistant Secretary

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Ramon Bermudez
Chairman

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