1 2 3	MINUTES OF MEETING VILLASOL COMMUNITY DEVELOPMENT DISTRICT				
4	The regular meeting of the Board of Supervisors of the VillaSol Community Development				
5	District was held Tuesday, November 9, 2021 a	District was held Tuesday, November 9, 2021 at 1:00 p.m. at the VillaSol Clubhouse, 3050 Puerta			
6	Del Sol Boulevard, Kissimmee, FL 34744.				
7 8 9 10 11 12 13 14	Present and constituting a quorum were: Ramon Bermudez Servando Comas Mark Gosdin Michael Edgecombe Camilo Nin	Chairman Vice Chairman Assistant Secretary Assistant Secretary (via phone) Assistant Secretary			
15 16 17 18 19 20 21	Also present were: Bob Koncar Scott Clark Peter Armans Gabe Mena Freddy Blanco	District Manager District Counsel District Engineer Assistant District Manager Field Manager			
22 23 24	This represents the context and summary of the meeting.				
25 26 27	FIRST ORDER OF BUSINESS Mr. Bermudez called the meeting to ord	Roll Call der and established a quorum.			
28 29 30	SECOND ORDER OF BUSINESS The pledge of allegiance was recited.	Pledge of Allegiance			
31 32 33	THIRD ORDER OF BUSINESS	Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)			
34	• Mr. Werksman addressed the Board.				
35	• Passed out a sheet of questions	five months ago and has not gotten a response.			
36	• Raised question of new infrastru	acture material for computers and pool pump.			
37	• Mr. Congrove, Inspector from Toho W	ater Authority, and Mr. Jayne gave an update.			
38	Progress is being made. Estimate	ted timeline of getting residents back into accessing			
39	their driveways is December 10	, 2021.			

November 9, 2021 VillaSol CDD

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 44		RDER OF BUSINESS District Engineer rmans addressed the CCTV report. A map provided was divided into zones based
45	on rec	ommended 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 N	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 61		On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the cost of repairing the CDD portion of the sidewalk at
62 63		2979 Marbella Drive at \$7508.10 was approved.
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.

November 9, 2021 VillaSol CDD

• Mr. Gosdin raised concerns about possible issues with the drainage around this pond.

• Mr. Armans informed the board of the new legislation for stormwater needs analysis. A proposal will be obtained for this in the future.

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FIFTH ORDER OF BUSINESS Attorney's Report

- A. Public Hearing on Revisions to Amenity and Towing Rules
 - i. General Policies

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

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

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

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

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

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B. Parking Amendments

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

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

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

November 9, 2021 VillaSol CDD

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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113		On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in
114		favor, the Public Hearing on towing rule changes was closed.
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116		
117		On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with all
118		in favor, Resolution 2022-02, Adopting Amended Rules and
119		Regulations for Stre4es and Roadways within VillaSol CDD was
120		adopted.
121 122		
123	SIXTH ORE	DER OF BUSINESS District Manager's Report
123	A.	Approval of the Minutes of the September 14, 2021 Meeting
125	124	ripproval of the minutes of the september 11, 2021 meeting
126		On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all
127		in favor, the September 14, 2021 Meeting Minutes, as amended,
128		were approved.
129		
130	В.	Financial Statements
131	• A disc	cussion ensued regarding a pool pump.
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133		On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all
134		in favor, the Financial Statements, as presented, were approved.
135		
136	С.	Check Register
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138		On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in
139		favor, the Check Register, as presented, was approved.
140	D	E
141	D.	Examination of Retention Pond behind Riachuelo Lane
142	• Mr. B	ermudez stated there have been complaints about trash piling up in ponds around the
143	Distri	ct.
144	E.	Ramco Protective Proposals
145	•	Ms. Klocman from Envera is present. Ms. Klocman introduced Ms. Lyons.
146	•	The Board had some objections to usefulness of these security services. District
147		Counsel advised that the gate is part of the Bonds, so the CDD should not dismantle
148		the gate.
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151	•	The Board wanted to table this discussion and is aware of advertising costs being
152		incurred for a Public Hearing.
153		
154		On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in
155		favor, tabling this discussion for a Public Hearing at the January
156		2022 meeting was approved.
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158	F.	Audit Engagement Letter
159	•	The audit services price is the same as last fiscal year.
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161		On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in
162		favor, the audit engagement letter with Keefe McCullough was
163		approved.
164		
165	G.	Resolution 2022-01 Designating Secretary
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167		On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all
168		in favor, Resolution 2022-01, Designating Mr. Mena as Secretary
169		was adopted.
170	TT	Andrea Control Delices Planel War 2001
171	Н.	Assigning Fund Balance Fiscal Year 2021
172		On MOTION by Mr. Coodin seconded by Mr. Domaydon, with all
173 174		On MOTION by Mr. Gosdin seconded by Mr. Bermudez, with all in favor, Assigning Fund Balance Fiscal Year 2021 was approved.
175		in ravor, Assigning rund Barance riscar rear 2021 was approved.
175		
177	SEVENTH (ORDER OF BUSINESS Field Operations
178	A.	Field Management Report
179		i. Proposals
180	•	The proposals in the agenda were discarded. A new proposal was presented to the
181		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.

194 195 196 197	 EIGHTH ORDER OF BUSINESS Supervisor Requests & Comments Mr. Comas stated the door with the card scanner is not closing properly.
198	NINTH ORDER OF BUSINESS Adjournment
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200	On MOTION by Mr. Gosdin seconded by Mr. Nin, with all in favor,
201	the meeting was adjourned.
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203	M1.11.
204	Lamon (Surmey
205	Gabriel Mena Ramon Bermudez
206	Assistant Secretary Chairman