

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, October 10, 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 <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jarett Wright	Field Manager
Kristen Trucco	District Counsel
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

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 by 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 this was the time for audience members to make any public comments. There were comments about the gates and expenditures.

FOURTH ORDER OF BUSINESS District Engineer

Mr. Showe noted the District Engineer was not in attendance.

FIFTH ORDER OF BUSINESS

Business Matters

A. Discussion of Revised Draft Rule Chapter I – Recreation Facilities

Mr. Showe noted the hearing was set for November 14, 2023. Ms. Trucco commented on the changes and revisions made to the Recreation Facilities. The comments included labor costs, arm costs for a minimum of \$250, staff costs, the notice to be advertised, rename to District Facilities, guest admittance number, lost access card costs, waivers, and clubhouse rentals and allowance of guests.

Discussion included comments on patrolling, loitering, prowling, misdemeanors, stalking, suspensions, illegal activities, service animals, Jason's notification of questions on animals, rules on special events, requirements on portable restrooms, use of CDD water and electrical, alcohol usage, additional assurance for alcohol, bartender, licenses, signage on CDD property to include advertising, political issues, protesting signs, clarification of election signs, high user fees, inflation costs, adjustment of fee costs based on events,

B. Consideration of Revised Rule Chapter II – Parking and Towing on District's Roadways

Mr. Showe noted this is a draft of the revised parking and towing on District roadway policies. Discussion included comments on removal of vehicles, one side of road parking, pass for commercial parking and storage or moving parking, for sale signs on vehicles in the roads, abandoned vehicles time limit, towing company ability to run tags, enforcement of parking rules, vendors, moving of cars, vehicle storage issue, restrictions on parking, specific incident with stickers/tags and parking, adding language for clarification, towing, available parking and first come first serve, overnight parking, parking on hydrants, current available parking at 376 sports for legal parking on streets, changes with no parking in fire hydrants areas create a loss of 137 spots within the community, and the public hearing on November 14th posting on website.

C. Consideration of Agreement for Underwriting Services with MBS Capital Markets, LLC

Mr. Showe noted the past Board discussion on looking into additional bonds and the process. He added MBS could not provide numbers or advice unless they are under contract and will not cost the Board until the bonds are issued.

Ms. Mossing presented the company history and the process for exploring additional bonds. She added there is no obligation for pursuing bonds if they proceed with a contract. Ms. Trucco noted MBS has worked with GMS and they do not have to proceed. Mr. Showe further

explained the process and the costs for a contract. Further discussion ensued on maturity, refinancing, timeframes, issuing of bonds timelines, and pursuing the lowest interest rate.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Agreement for Underwriting Services with MBS Capital Markets, LLC, was approved.

D. Discussion of Roving Patrol

Mr. Showe stated the proposal for a Roving Patrol security officer from Magnosec is for 8 hours for a cost \$250 plus tax. He noted the county is scheduled through the 18th of the month but needed the Board approval. He reviewed the current costs and options for costs.

Discussion ensued on vehicle with lights, number of guards, number of days, officer duties, weekend duties, checks, capitalizing on the usage, rotating schedule, HOA sharing, CDD rules enforcement, nighttime patrol, pricing for services, language fluency of officers, scope of services, usage of officers during events, possible need for quotes from vendors, overall community safety services, agreement with county and CDD, weekday and weekend coverage, gate coverage, false sense of security with the patrol, residents want gate security, adding responsibilities to the current proposal.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with Mr. Perez and Mr. Cordova in favor and Mr. Gagnon and Mr. Comas Opposed, the Motion to Approve the Roving Patrol From Magnosec, failed 2-2.

E. Discussion of Consideration of Proposal from EZ Computer Tech for Security Cameras

Mr. Showe reviewed the proposal from EZ Computer Tech for security cameras for gatehouse and the clubhouse area. Discussion topics included hard drive issues, experience level, revitalization of current system, guardhouse refurbishment of lock box and specifics with new extra cameras with extended vision, clubhouse cameras upgrade, extended areas, television for reviewing feed, computer for management of security, pricing, installation costs, equipment costs, guarantee functionality, maintenance and repair, number of cameras, concerns of coverage, adding additional cameras if needed, recording system built in during internet loss, possible options for company with more experience, timeline for purchase and installation, any wiring needed not included, tech support, required 85% down payment, the included 55 inch monitor

and who will have access for viewing, Mr. Wright to finalize and negotiate details and sign off on contract, and a possible not to exceed amount.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with Mr. Cordova, Mr. Perez, and Mr. Gagnon in favor and Mr. Comas Opposed, the Proposal from EZ Computer Tech for Security Cameras, was approved 3-1.

Continued discussion included gate concerns, process of monitoring, enforcement with violations, resident property damage, potential lawsuits, attorney fees, and other legal action.

F. Consideration of Resolution 2024-01 Amending the Fiscal Year 2023 Budget

Mr. Showe reviewed the Resolution 2024-01 to amend the Fiscal Year 2023 budget. He reviewed the changes made to transfer money for a balanced budget and requirements. He reviewed the budget actuals, the adjustments, expenditures, security costs amount spent last year of \$9,900, and the gate expenditures are under budget by \$5,000.

On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, Resolution 2024-01 Amending the Fiscal Year 2023 Budget, was approved.

G. Consideration of Agreement with Keefe, McCulloch CPAs to Provide Auditing Services for the Fiscal Year 2023

Mr. Showe reviewed the agreement for the annual services for auditing. He recommended approval of the contract and noted the company had good reviews. The cost was not to exceed of \$10,000. The cost last year was \$9000.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Agreement with Keefe, McCulloch CPAs to Provide Auditing Services for the Fiscal Year 2023, was approved.

H. Ratification of Estimates from Kings Access Control for Gate System Repairs

Mr. Showe reviewed the estimates from Kings Access Controls for gate system repairs. He reviewed the costs, purchase of parts, services, and the repairs that were completed. Concerns were voiced on the costs of the gate repairs and monitoring of the needed repairs, Mr. Wright to ensure the monitoring of the vendor charges, and Mr. Comas expressed concerns with the

dissatisfaction with the vendor. A question was asked on the warranty on the SOS system. Further discussion was held on costs, vendor changes, proposal costs at \$890 and \$3,840.

This item needs ratification.

On MOTION by Mr. Gagnon, seconded by Mr. Perez, with Mr. Gagnon, Mr. Perez, and Mr. Cordova in favor and Mr. Comas Opposed, the Costs from Kinds Access Control for Gate System Repairs, was ratified 3-1.

SIXTH ORDER OF BUSINESS

District Counsel

Ms. Trucco reviewed the outstanding accounting issues, problems with vendor damages, maintenance recommendations from the vendors, and response from their attorney. It was asked if they could proceed with repair or wait for the company. Discussion ensued on costs, preventative maintenance, attorney fees, repairs, and the issues resolved.

SEVENTH ORDER OF BUSINESS

District Manager’s Report

A. Approval of Minutes of the August 17, 2023 and September 12, 2023 Meetings

Mr. Showe reviewed the minutes and he asked for any corrections for comments. The Board had no comments.

On MOTION by Mr. Perez, seconded by Mr. Gagnon, with all in favor, the Minutes of the August 17, 2023 and the September 12, 2023 Minutes, were approved, as presented.

B. Action Items List

Mr. Showe asked the Board for preference on gate access activation dates. Board member stated to not activate until there are more vendor options. Discussion ensued on the process timeline, the speed bumps, two-week notices. Mr. Stowe stated he would follow up with the announcement of a timeframe, get feedback and then emails for activation. Further concerns were discussed to include plan, costs, system issues, and inspections.

C. Approval of Check Register

Mr. Showe reviewed the check register and the general fund checks. He noted there was a summary included in the agenda. Questions were expressed on invoice from May 31st, a replaced spa hose from August 31st for \$250, on gas and electric invoice, spa working updates, issues with the gas leaks, and cost of gas versus electric.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, the Check Register, was approved.

D. Balance Sheet and Income Statement

Mr. Showe stated there was no action from the Board. He reported the general fund is \$60,000 over budget and they were 100% collected on assessments.

E. 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 presented the Field Manager’s Report to include landscaping, mulching, annuals, and other maintenance items, speed bump recommendations, issues with spike strips, other road repairs, postpone of the road construction and the speed bumps, the meeting on October 4th, gate updates, camera options, and playground updates. Completion of inspections was discussed. Sections of the road repair discussed and landscaping contract.

Ms. Trucco discussed maintaining property and buffers for homes, CDD property, other garbage and possible removal, property owners and agreement with the Developer, maintaining dock property and she suggested a review of old files to confirm. Discussion continued on the dock, ownership and repairs needed. Ms. Trucco will request title.

It was noted the road repairs are scheduled to being on October 4, 2023

It was asked about the weight of the trucks going in the area as a concern. It was asked who did the repairs if the depressions. Further discussion on the company that completed the repairs. Other concerns were the reason of a 3rd party contractor, other depressions and locations were discussed as a liability and should be a top priority. Spending of the money, continued washout concerns and continued expense.

Discussion ensued on the Clubhouse roof needs repair and proposals, having the depressions and roof repair out of capital projects.

i. Proposal from Blade Runners to Replace Damaged Sod

Mr. Wright noted the proposal from Blade Runners to replace damaged sod. He described the specifics of the job. Discussion ensued on problems of depressions and these issues to

consider, the depressions and locations. Mr. Gagnon suggested buying in bulk for better pricing. The proposal is for \$950 for sod and damage to homes during the storm.

There was a motion and a second.

Further discussion was held on the specific location. Another motion was made and passed with a 3-1 vote.

On MOTION by Mr. Gagnon, seconded by Mr. Perez, with Mr. Gagnon and Mr. Perez in favor and Mr. Cordova and Mr. Comas Opposed, the Motion to Approve the Proposals from Bladerunners to Replace Damaged Sod, failed 2-2.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with Mr. Cordova, Mr. Perez, and Mr. Gagnon in favor and Mr. Comas Opposed, the Proposal from Bladerunners for Sod, was approved 3-1.

ii. Proposal from Blade Runners to Reduce Palm Tree Boots

Mr. Wright presented the proposal to reduce the palm tree boots at the clubhouse for \$1,200. Specifics of the scope of services were discussed to include the condition of the palms at the clubhouse and concern with causing damage. He recommended addressing the problem. Mr. Perez made a motion but the motion died for lack of a second.

iii. Proposal from Kings Access Control for Gate Letters

Mr. Wright presented the proposal from Kings Access for \$1,400 for gate letters. The specifics of the gate letters were explained. It was suggested to revisit this proposal and exploring other vendors and other options. The expense and cost were further discussed.

iv. Proposal from Kings Access Control for Gate Stop Light Repair

Mr. Wright presented the proposal from Kings Access for control for gate stop light repair for \$1,230. LED lights were discussed. No action was taken.

NINTH ORDER OF BUSINESS

Supervisor’s Requests & Comments

Mr. Showe asked for Supervisor’s requests and audience comments. There was discussion on the contract deadline to cancel. It was asked if the alarm system was being turned on and why were we paying for monitoring. It is not activated due to the access system. Mr. Wright will investigate further.

TENTH ORDER OF BUSINESS

**Next Meeting Date – November 14, 2023
at 5:00 PM**

Mr. Showe stated the next meeting date will be on November 14, 2023 at 5:00 p.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman