

**VILLA SOL  
COMMUNITY  
DEVELOPMENT DISTRICT**

**SEPTEMBER 14, 2021  
AGENDA PACKAGE**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

**VillaSol Community Development District**  
**INFRAMARK, INFRASTRUCTURE MANAGEMENT SERVICES**  
210 North University Drive • Suite 702 • Coral Springs, Florida 33071  
Phone: (954) 603-0033 • Fax: (954) 345-1292

September 7, 2021

Board of Supervisors  
VillaSol Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the VillaSol Community Development District is scheduled to be held **Tuesday, September 14, 2021 at 1:00 P.M.** at the VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, FL 34744. The following is the advance agenda for the meeting.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
- 4. District Engineer**
- 5. Attorney's Report**
  - A. General Policies Update**
- 6. District Managers Report**
  - A. Approval of the Minutes of the July 13, 2021 Meeting**
  - B. Financial Statements**
  - C. Check Registers**
- 7. Field Operations**
  - A. Field Management Report**
  - B. Ratification of Chair Authorized Expenditures**
- 8. Supervisor Requests & Comments**
- 9. Adjournment**

I look forward to seeing you at the meeting. Please call me if you have any questions.

Sincerely,  
Bob Koncar  
District Manager/ms

## **Fifth Order of Business**

**5A.**

**VILLASOL  
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL POLICIES**

**GOOD NEIGHBOR POLICY**

We want everyone who lives in our community to enjoy a carefree lifestyle. That can only happen if we actually care about and respect each other.

These rules are intended to benefit everyone by establishing an acceptable standard that maximizes everyone’s enjoyment while minimizing anyone’s restrictions. It is important that we all show respect for each other by maintaining an appropriate level of decorum in dress and behavior as described herein.

**FACILITY HOURS**

VillaSol’s recreational facilities are generally open 365 days a year at the times set forth below. However, there may be occasions or circumstances when the facilities need to be closed for regular maintenance or repairs, or to otherwise ensure everyone’s safety. Please check the schedule posted at [www.villasolcdd.org](http://www.villasolcdd.org) for more detailed information.

**RECREATION CENTER:**

- ▶ Open daily from 6:00 am. to 9:00 p.m.

**POOL and 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.

**Amenity Facilities:** The properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the recreation center (the “Clubhouse”), the pool, and the playground, together with their appurtenant facilities and areas, together with any other such facilities referenced in these Rules. Amenity Facilities shall also include any other areas described in these Rules and the lakes/stormwater ponds owned by the District to the extent that they may be used for fishing purposes. “Amenity Facility” shall mean any of the Amenity Facilities, individually.

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**Amenity Facilities Policies or Policies or Rules:** These General Policies of VillaSol Community Development District, as amended from time to time.

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**Amenity Facilities Staff:** The management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities as defined herein.

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**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.

**District:** VillaSol Community Development District. May also be referred to as VillaSol or CDD and includes all of the territory within the District.

**Guests:** Any User who is not a Homeowner or Resident and who accompanies a Homeowner or Resident at any of the District’s amenities or recreational facilities.

**Homeowner:** The owner or lessee (renter) of any residential property located within the District, including all persons lawfully residing in such residential property.

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

**Management Staff:** The District Manager, its delegated person or anyone hired to supervise the Amenity Facility or any member of the District’s Board.

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**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.

**Resident:** See Homeowner.

**Rules:** These General Policies.

**Service Animal:** A dog or other animal trained to do work or perform tasks for an individual with a disability, including physical, sensory, psychiatric, intellectual, or other mental disability, that is at all times kept under the control of its handler by leash or harness, unless doing so interferes with the animal’s ability to perform the work or tasks it was trained to perform, or if the individual’s disability prevents him or her from so controlling the animal. Service animals that are out of control, not housebroken, or that pose a direct threat to the health or safety of others will be removed.

**User:** Any person entering or remaining upon the District’s amenities or recreational facilities.

<b>POOL POLICIES</b>
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**GENERAL RULES**

*State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, VillaSol will enforce whichever rule is more restrictive.*

LOST ACCESS CARDS: Replacement cards are available for a fee of \$20 each. There is a limit of two Access Cards per Homeowner.

For their safety, all Users under the age of eighteen (18) must be accompanied in the recreation facilities by an adult Resident or Childcare Provider over the age of eighteen (18).

Guests must be accompanied by an adult Resident over eighteen (18) 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. Residents are responsible for the conduct of their Guests. Childcare Providers must provide 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 and the authorize pool privilege.

**GENERAL POLICIES FOR POOL AND POOL DECK AREA**

**All Residents and Guests will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.**

- No Resident may enter or remain in the Pool Deck Area without his/her Access Card, which must be in his/her possession at all times during use.
- No Guest may enter the Pool Deck Area unless accompanied by a Resident who is in possession of his/her Access Card.
- Only two (2) Guests per Resident are allowed in the Pool or Pool Deck Area at any time.
- All Users must shower before entering the Pool.
- Users will swim at their own risk as there is **NO LIFEGUARD ON DUTY**.
- NO DIVING, RUNNING or HORSEPLAY is allowed in the Pool/Pool Deck Area.

- Furniture on Pool Deck Area must be covered with a towel before and during use by any person.
- Individual inflatable toys, floats and mattresses may be used. Oversized and multi-person inflatable toys, floats and mattresses are not allowed. Additionally, “Boogie Boards,” kick boards, and other similar objects are not allowed in the Pool. VillaSol reserves the right to prohibit the use of any inflatable or other toy, float, mattress, or other item during peak occupancy, during scheduled Pool activities, or if the toy, float, mattress, or item creates any safety concern or becomes a nuisance.
- 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 recreation center.
- Swimmers must dry off before entering the recreation center.
- Proper swim attire must be worn in the pool and at the recreation center and on the pool deck area. Thong or t-back bathing suits are not considered proper swimming attire. **FOR PROPER POOL MAINTENANCE, NO CUT-OFFS OR STREET CLOTHES ARE TO BE WORN IN THE POOL!**
- Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, horseplay, and obscene language will not be tolerated. Residents and/or Guests will be asked to leave the pool area immediately upon violating this policy.
- Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to fines and/or termination of pool privileges. Residents are responsible for the conduct of their Guests.
- For safety reasons, no electrical cords can be used in the Pool Deck Area.
- No alcoholic beverages are permitted in or around the Pool/Pool Deck Area.
- All food must be kept in designated areas.
- No masks, fins, or snorkels are 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 not permitted at any time in the Pool/Pool Deck Area.
- No animals other than Service Animals are allowed in the on the Pool Deck Area. No animals are allowed in the Pool.
- No roller blades, skateboards, or bicycles are permitted in the Pool Deck Area.
- No swinging on the ladders or railings is allowed.
- Snapping of towels is not permitted.
- 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.
  - Radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the Pool Deck Area unless they are personal devices equipped with headphones. The use of headphones with all types of music players is required.
  - No electronic equipment of any kind is permitted in the Pool.
  - Radio-controlled toys, drones, or other devices are not allowed in the Pool/Pool Deck Area
  - There is no trespassing in the Pool or Pool Deck Area after dusk.
  - 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](http://www.villasolcdd.org). All Residents are responsible for being familiar with the Rules as amended or modified from time to time.

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

**THUNDERSTORM POLICY**

If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. At that time, if no other lightning is seen, the pool will re-open. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened. A duly designated representative of the District shall make all determinations with regard to this thunderstorm policy.

**FECES POLICY**

**If contamination occurs, the pool 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 area. A duly designated representative of the District shall make all determinations with regard to this feces policy.

**HEAVY RAIN POLICY**

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed. A duly designated representative of the District shall make all determinations with regard to this heavy rain policy.

<b>RECREATION CENTER POLICIES</b>
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**GENERAL POLICIES FOR 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 Resident may enter the fitness room without his Access Card. Guests must be accompanied by an adult Resident over eighteen (18) years of age in possession of his/her Access Card.
- Only one Guest per Resident 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 Resident over eighteen (18) years of age.
- Children under the age of thirteen (13) are not permitted to use the fitness room under any circumstances.
- No skateboards, skates, or other wheeled toys are permitted in the fitness center.
- No Horseplay is allowed in the fitness room. Users acting in such a manner will be asked to immediately leave the area.
- 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 area 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 and footwear (covering the entire foot) must be worn by all Users at all times in the fitness room. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans or jean shorts), leotards (or other attire specifically designed for working out), and/or sweat suits (no swim suits).
- In the event of an emergency, dial 911.
- The Board may, at its discretion, restrict or adjust the times during which the fitness room is open.

## GENERAL POLICIES FOR RECREATION CENTER

The recreation center hours of operation (6:00 a.m. to 9:00 p.m.) will be posted at the entrance of the clubhouse. The hours of operation will be subject to change for special scheduled events and holidays and may be adjusted seasonally as determined by management and the advisory committee.

- All Residents and Guests will use the recreation facilities at their own risk and will comply with the written and posted rules and regulations of the recreation center. All rules and regulations will be strictly enforced at all times.
- Young adults ages seventeen (17) and younger may not use the recreation center without adult supervision.
- Guests must be accompanied by an adult Resident over eighteen (18) years of age.
- Unless otherwise arranged and authorized in advance, only two (2) Guests per Resident are allowed in the recreation center at any time.
- The Clubhouse parking lot is closed from 10:00 p.m. to 6:00 a.m. Any vehicles parked in the Clubhouse parking lot between 10:00 p.m. and 6:00 a.m. may be towed at the vehicle owner's expense without prior notice.
- Cars, motorcycles, golf carts, mopeds, bicycles, etc., must be parked in the designated parking areas at the recreation center and are not allowed inside the recreation center areas or at the entrance of the building.
- No skateboards, skates, or other wheeled toys are permitted in the recreation center or at the building entrance.
- No Horseplay is allowed.
- Unless other arrangements have been made in advance for an authorized group event, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the recreation center unless they are personal devices equipped with headphones. Unless other arrangements have been made in advance for an authorized group event, the use of headphones with all types of music players is required.
- No loitering is permitted in the recreation center or on the parking lot, or playground facilities.
- No animals other than Service Animals are allowed in the fitness room.

There is absolutely **no smoking** in the recreational facilities or on the 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. 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.**

**GUEST POLICIES**

**GUESTS**

All guests must be accompanied by a Resident over the age of eighteen (18) when using the recreation facilities.

Guests must strictly adhere to all rules and regulation of the VillaSol recreation center. Any violation of these rules will result in the revocation of the guest's privileges.

VillaSol residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident. Any person who gains access to the Recreation Center using the access card of a resident is presumed to be a guest of that resident, and the resident shall be fully responsible for any damage or violation caused by such person.

VillaSol Residents or renters who permit another to use an amenity access card are responsible for any violation or damage committed by that person.

**FEES:**

Annual non-resident user fee: \$ 1,375.00  
Access to all Recreation Center Amenities.

VillaSol CDD Recreational Policies rev. [20182021](#)

The annual non-residential user fee will be reviewed and annually adjusted, if necessary.

### **DAMAGE TO PROPERTY OR PERSONAL INJURY**

Each Resident and each Guest, as a condition of use of, or access or invitation to, the District's recreational facilities, assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the District's recreational facilities.

No person shall remove from the room in which it is found or from the District's recreational facilities premises any property or furniture belonging to the District or its contractors without proper authorization. Recreational facilities Users shall be liable for any property damage and/or personal injury at the District's recreational facilities, or at any activity or function operated, organized, or arranged or sponsored by the District or its contractors, caused by any Resident or any Guest. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Resident or Guest who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game function, exercise, competition, or other activity operated, organized, arranged, or sponsored by the District, either on or off the District's recreational facilities premises, shall do so at his or her own risk, and shall hold the District, its Board, of Supervisors, its employees, its representatives, its contractors, and its agents, harmless for any and all loss, cost, claim, injury, damages, or liability sustained or incurred by him or her, resulting therefrom and/or from any act or omission of the District, or its respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any Guest or Resident, or any family member of such Guest or Resident.

Should any party bound by these Rules bring suit against the District, its Board of Supervisors, staff, agents, employees, representatives, or contractors, 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 of Supervisors, staff, agents, employees, representatives, or contractors, 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)."y the Board at its meeting adopting the annual fiscal year budget.

### **SUSPENSION AND TERMINATION OF PRIVILEGES**

Privileges at the District's recreational facilities be subject to suspension and/or termination in the sole discretion of the District's Board of Supervisors if a Resident or Guest:

- submits false information on the application for an Access Card.

VillaSol CDD Recreational Policies rev. [20182021](#)

- permits unauthorized use of an Access Card.
- exhibits unsatisfactory behavior, deportment or appearance.
- fails to abide by these Rules established for the use of the District’s recreational facilities.
- \_\_\_\_\_treats any recreational facility staff in a disrespectful or abusive manner or fails to follow direction given by such staff member.
- engages in conduct that is improper or likely to endanger the welfare, safety or reputation of any recreational facility staff member.
- is arrested while on any recreational facilities premises.<sup>2</sup>
- trespasses onto the recreational facilities at a time when they are closed.

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Recreational facilities staff may at any time remove and Resident or Guest from the District’s recreational facilities when such action is deemed necessary to protect the health, safety and welfare of any other Resident(s) or Guest(s), or to protect the District’s recreational facilities from damage.

Notwithstanding the foregoing, anytime a Resident or Guest is arrested for an act committed, or allegedly committed, while on the District’s recreational facilities premises, such Resident or Guest shall have all recreational facilities privileges immediately suspended until the next meeting of the District’s Board of Supervisors. At that meeting, the Board will be presented with the facts surrounding the arrest and the Board may make a recommendation of termination of the arrested person’s privileges.

Any Resident or Guest whose privileges have been terminated is entitled to appeal such termination to the District’s Board of Supervisors, whose determination shall be final.

Parents are responsible for violations of these Rules by a minor and any damage caused thereby.

**EXPULSION FROM PREMISES; SUSPENSION AND TERMINATION OF PRIVILEGES**

**Relating to the Health, Safety and Welfare of the Homeowners, Residents, Guests, and Users and Damage to Amenity Facilities:**

Notwithstanding anything contained herein, the Amenity Facilities Staff may, at any time, remove any Homeowner, Resident, Guest, and/or User from the premises and/or restrict or suspend any Homeowner’s, Resident’s, Guest’s, and/or User’s privileges to use any or all of the Amenity Facilities (the procedures for which are outlined below), when such action is necessary to:

1. Protect the health, safety and welfare of other Homeowner, Resident, Guest, and/or User.
2. Protect the health, safety and welfare of District and Amenity Facilities Staff.
3. Protect the Amenity Facilities from damage.
4. Protect the Amenity Facilities Staff's ability to comply with all local, state and federal guidelines.

**Expulsion from Premises:**

Expulsion of Homeowner, Resident, Guest, and/or User from District premises shall be at the discretion of the District's Field/Operations Manager, District Manager, Amenity Facilities Staff, or the Board of Supervisors, resulting from:

1. Hostile behavior that is a threat to others, including without limitation, Homeowners, Residents, Guests, Users, District Staff, Amenity Facilities Staff, and/or District property.
2. Commission of a criminal act occurring on District premises.

Such physical expulsion from the premises shall be undertaken only by local Sheriff's deputies and not District or Amenity Facilities Staff, or a member of the Board of Supervisors. For these purposes, District's Field/Operations Manager, District Manager, and the on-duty members of the Amenity Facilities Staff are hereby delegated the authority to execute a trespass notice adequate to cause the Sheriff's Department to expel the offending person. Upon issuance of a trespass notice, a copy shall be promptly transmitted to the District Manager. At the Board of Supervisors meeting next following issuance of the trespass notice, the Board shall discuss the notice and determine whether to ratify, extend or cancel the notice, and the Board shall follow the procedures set forth below in that regard.

**District Suspension and Termination Process:**

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Homeowner's, Resident's, Guest's, or User's privileges to use the amenity facilities:

1. First Offense – Issuance of either a Verbal or a Written Warning by Amenity Facilities Staff of policy violations. After the initial Verbal or Written Warning, a follow-up written summary by the Management Staff shall be transmitted to the CDD office. The summary shall describe the alleged offense in sufficient detail and shall also state whether the matter is considered to have been resolved at the time of the warning. After the time of such transmittal, the summary shall be reviewed by the Chairman of the Board of Supervisors, or his designee, to determine what, if any, additional action shall be taken. The Chairman or his designee may make such investigation or inquiry as may be necessary to determine any further course of action, including efforts to resolve the matter through informal means. At the discretion of the Chairman or such designee, the matter may be

considered settled at that time, or further action may be required. The Chairman, or his designee, may at that time determine to deliver a written warning (a "Notice of First Offense"), which shall be sent by such designee or the District Manager by certified mail to the resident's mailing address on file. (The Notice of First Offense may not necessarily occur immediately at the time of the violation, due to frequent, past instances of offender's refusal to provide his or her name or contact information to Staff.) The Notice of First Offense shall have a term of sixty (60) days. However, if the Chairman or his designee believes that a longer term is warranted, the matter may be referred to the Board of Supervisors, which may, by action taken at a Board meeting, elect for the Notice of First Offense to have a longer term. Notwithstanding the foregoing, in the event that the First Offense falls within the scope of conduct described above under "Expulsion from Premises," no warning shall be necessary prior to contacting the Sheriff's Department and issuing the trespass notice described above. If the offense involves interference with the integrity of the guardhouse policies, the Board may elect to suspend the offender's right to register names with the guardhouse or make use of automatic call boxes to permit entry remotely at gates.

2. Second Offense – In the event that a second violation of the rules regulations and procedures set forth herein occurs during the effective term of an existing Notice of First Offense, or in the event that more than one Notice of First Offense has been delivered to the offender during the twelve (12) month period immediately preceding the offense, the offender shall be subject to suspension of all Amenity Facilities privileges by District Manager or the Board of Supervisors until further notice, for a period of up to ninety (90) days. Again, confirmation of this action shall be sent by certified mail to the resident.

A written report shall be provided by the Management Staff and a final decision relating to the final term of suspension of privileges shall be made by the Board of Supervisors either within one (1) month of the incident or by the next Board of Supervisors meeting, whichever comes first.

3. Third Offense – Automatic suspension of all Amenity Facilities privileges for a minimum of ninety (90) days, with confirmation sent to the resident by certified mail. At the next Board of Supervisors meeting, a written account of all previous offenses shall be submitted by Management Staff and shall be reviewed by the Board of Supervisors, with possible suspension of privileges beyond ninety (90) days, including possible termination of the Patron's, House Guests and Daily Guests privileges for one (1) or more years.
4. Unauthorized Use/Vandalism of Amenities Facilities - Persons who trespass on the Clubhouse property or otherwise enter the Clubhouse without authorization when it is closed are subject to suspension for up to one (1) year of all Amenity Facilities privileges **without** a prior warning notice.
5. Vandalism on Amenities Facilities - Persons who commit vandalism on District property are subject to suspension for up to one (1) year of all Amenity Facilities privileges **without** a prior warning notice. In addition, persons who commit vandalism on District property shall be charged a fee in accordance with section 190.035, Florida Statutes, in an amount equal to the cost to restore the District's property to the condition it was in prior to the vandalism, plus any applicable administrative and/or legal expenses. Notwithstanding anything to the contrary in

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these Rules, any suspension invoked pursuant to this section shall continue until this fee is fully paid.

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Note 1: Should a Homeowner, Resident, Guest, and/or User ignore or otherwise violate his or her suspension of privileges by such behavior as continuing to attempt to use the amenity facilities, Amenity Facilities Staff has the authority to call the Sheriff's deputy to report a trespass upon the District's premises.

Note 2: Adherence to the above procedures for suspension and/or termination of district-use privileges has no bearing whatsoever on whether a Homeowner, Resident, Guest, and/or User may be physically removed from District premises, as described previously.

Note 3: Amenity Access cards will be confiscated or deactivated upon suspension and/or termination of privileges, with notification to the Management Staff.

#### **Notification and Right to Hearing.**

Upon the taking of action by the Board of Supervisors regarding the suspension or expulsion of a person from the use of the Amenity Facilities, the District Manager shall provide notice, by certified mail, of the Board's determination, at the most recent address provided by such person in the District's records. Within fifteen (15) days from receipt of such notice, the person having been suspended or expelled (the "Affected Person") may request in writing, sent by certified mail to the District Offices, that the Board of Supervisors conduct a hearing regarding the suspension or expulsion. The right to a hearing, the requirement of written notice and the address to which such notice is to be sent, shall be clearly set forth in the District Manager's notice.

If the Affected Person requests a hearing, the Board of Supervisors shall set a date and time, not later than forty-five (45) days after the written request and shall conduct a hearing regarding its decision to suspend or expel the person from the amenity facilities. The District Manager shall give written notice, by certified mail, of the date and time of the hearing. At such hearing:

The Affected Person shall have the right:

- to counsel of his/her own choice;
- to hear or read a full report of testimony of witnesses;
- to confront and cross-examine witnesses who appear in person at the hearing;
- to present his or her own witnesses;
- to testify in his or her own behalf and to give reasons for his or her conduct; and
- to a fair and impartial decision based on substantial evidence.

The District shall keep a record of the proceedings by tape recording or court reporter, at its option. However, if anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

VillaSol CDD Recreational Policies rev. 20182021

The conduct of the hearing shall proceed generally in accordance with the Florida Rules of Civil Procedure and Florida Evidence Code, except that the formality of the proceedings shall not be as great as that of a court proceeding. The introduction of hearsay evidence shall not be objectionable.

At the conclusion of the hearing, the District's Board of Supervisors shall, by majority vote, determine whether to uphold or modify its prior action. The Board's actions shall be read into the record at the hearing and shall include findings of fact supporting the action.

If the Affected Person wishes to appeal the determination of the Board of Supervisors, he/she may file a petition for writ of certiorari as authorized in the manner prescribed by the state appellate rules in the circuit court of the county, to review the decision of the Board of Supervisors. The court shall not conduct a trial de novo. The proceedings before the Board of Supervisors, including the testimony of witnesses, and any exhibits, photographs or other documents filed before them, shall be subject to review by the circuit court of the county. The petition together with the transcript of the testimony of the witnesses, as record of the proceedings, shall be filed in the circuit court within thirty (30) days after the pronouncement of the ruling by the Board of Supervisors to which such petition is addressed.

**Criminal Prosecution;**

Any person(s) who is(are) discovered violating or to have violated these Rules may be referred by the District, at the District's discretion, to law enforcement for criminal prosecution.

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**COMMUNITY ROOM USE FOR PRIVATE FUNCTIONS**

Only District residents or paid users may use the community room for private events.

Current pool regulations and recreation center policies apply in all circumstances.

An exclusive area will be designated for the function.

The following steps must be completed by the VillaSol resident two weeks prior of using the Community Room for any event

- Call the District office to confirm availability of the date and time for the event.
- Complete and sign a VillaSol reservation form.
- Provide a copy of the deed of the property at the VillaSol community.
- Provide a copy of the applicant's driver's license.
- Bring two separate checks one check for the deposit and the other check is the fee for the room. The checks should be payable to: VillaSol CDD.

Note: Cash or credit cards are not accepted.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the community room. Drinks in plastic bottles and aluminum cans are permitted on the pool VillaSol CDD Recreational Policies rev. [20182021](#)

deck; residents are expected to cleanup after themselves and make use of the trash cans. Alcoholic beverages are not permitted unless approved by the Board of Supervisors of the District.

A deposit of \$300 will be required at least 14 days in advance of the event. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the 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.

FEES:

RECREATION CENTER

DEPOSIT: **\$300.00**  
Per event (*refundable if no repairs or cleanup is required after the event*)

USER FEES: **\$ 25.00**  
Per hour, minimum of four hours (*non-refundable*)

SECURITY:  
In addition to User Fees, users of the Recreation Center may elect to hire security for the duration of the event, utilizing off-duty officers or other private security arranged by and at the discretion of the District. The cost of security must be paid by the users in advance.

**NO MORE GUESTS ARE PERMITTED AT A TIME IN THE COMMUNITY ROOM OR POOL AREA THAN ARE LEGALLY PERMITTED UNDER APPLICABLE OCCUPANCY LIMITATIONS ESTABLISHED BY THE FIRE MARSHAL.**

TENNIS COURTS / BASKETBALL COURT & POOL CHAIRS

- These facilities are available 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.

**THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT.**

**THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO USE THE DISTRICT FACILITIES.**

**IMPORTANT PHONE NUMBERS**

EMERGENCY ..... 911

Kissimmee Police (non-emergency) .....407-846-3333

VillaSol CDD Recreational Policies rev. [20182021](#)

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, <i>Inframark</i> ).....	407-566-1935
Fax number.....	407-566-2064
VillaSol HOA (Property Manager, <i>Titan HOA Management</i> ).....	407-705-2190
VillaSol Recreation Center.....	407-348-5284
Security Guardhouse .....	407-344-9306

VillaSol Clubhouse  
3050 Puerta del Sol  
Kissimmee, FL 34744

**NOTE:** *These policies and rules are subject to change on a periodic basis.*

## **Sixth Order of Business**

**6A.**

**MINUTES OF MEETING  
VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaSol Community Development District was held Tuesday, July 13, 2021 at 1:00 p.m. at the VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, FL 34744.

Present and constituting a quorum were:

Ramon Bermudez	Chairman
Servando Comas	Vice Chairman
Mark Gosdin	Assistant Secretary
Michael Edgecombe	Assistant Secretary (via phone)
Camilo Nin	Assistant Secretary

Also present were:

Scott Clark	District Counsel
Peter Armans	District Engineer
Freddy Blanco	Field Manager
Bob Koncar	District Manager

*This represents the context and summary of the meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Bermudez called the meeting to order and called roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items  
(Limited to a Maximum of 3 Minutes)**

**\*\*TOHO Project Update**

- Two representatives from TOHO and one representative from Tetra Tech project were present: Senior Director: John Fogarty, Construction Inspector: Gary Congrove and Senior Project Manager at Tetra Tech: Janine Alexander
- Ms. Alexander introduced herself and provided the Board with an update on the construction project in the Sangria area. She explained that she works for Tetra Tech, the engineering consultant for TOHO that is responsible for the rehabilitation work being conducted outside the Clubhouse. in the area.
  - The existing contractor had been removed from the project. The replacement contractor would be commencing work no later than Monday, July 19th.
  - She explained that the Board may notice CCTV trucks outside to check a few items.

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- Geotechnical positional soil borings were in the process of being obtained and that additional geotechnical information would be provided at a later date.
- The project site requires the ground to be watered properly to install piping on a firm foundation. The process will require time and effective measures. Ms. Alexander explained that the effort would take an estimated 12 weeks.
- Communications will immediately improve and be provided on a regular basis.
- Mr. Clark informed the Board that since the HOA had already approved the extension of the easement, a motion was in order.

On MOTION by Mr. Gosdin seconded by Mr. Comas, with all in favor, to approve an extension of 12 weeks for the easement related to the work being performed by TOHO.
---

- Ms. Alexander answered Board questions.
- Mr. Armans informed the Board that he had visited the site and noticed the water was not being filtered before it was discharged into the storm drain. He communicated with a foreman who called someone to correct the issue. He suggested that if the Board already has CCTV trucks, it may be beneficial to TV the storm lines that are directly downstream from the project to ensure there is not a ton of soil that could become problematic in the future. He also expressed concerns about the presence of dirt stockpiles and the ability to keep the roads clean. He requested Ms. Alexander follow up on the issues.
- Ms. Alexander explained Mr. Congrove, the TOHO construction inspector, will be on-site to help address issues. She assured the Board the new contractor is aware of the issues and would ensure there is necessary sediment filtration and the dirt piles on-site would be secured. The fence will also remain. Ms. Alexander said that if necessary when communications amplify, TOHO will implement bringing in a Public Involvement Officer (PIO).
- Ms. Alexander stated that she prefers calls and texts as forms of communication. She will provide contact information.
- Mr. Bermudez asked Ms. Alexander if she would be responsible for informing Sangria residents of the project extension.

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- Ms. Alexander noted the new contractor will notify the residents of the extension. As well, it was stated that Mr. Congrove had already reached out to the residents.
- Due to resident concerns, Ms. Alexander assured the Board that the project crew would not be using any residential trash bins. The contractor crew will take debris off-site and dispose of it properly.

**\*\* Audience Comments**

- Mr. Koncar outlined the process for audience comments nothing there is a three minute per speaker time limit.
- Mr. Jack Werksman expressed concerns about the lack of communication from Board members. He requested a better understanding of what the job title entails for the members elected on the Board. He noted the members do not answer emails or phone calls when contacted. He also noted future issues with the Clubhouse that might be looked at included fixing a leaking shower head in the pool area, cutting down pillars from their existing height or placing a cover on them to provide shade, fixing the nonoperational jets in the hot tub, cleaning the playground, and adding recycled pieces of tires to avoid injury to children.
- Mr. Andy Nunez addressed concerns about maintenance on the townhomes. He explained the previous owner had requested the CDD to trim the trees around the townhomes. As well, the tiles need to be pressure washed. He also noted that the gates always have an issue.
  - It was noted that the tree trimming and the tiles are an HOA issue.
- Mr. Alex Desanto suggested the Board consider a one-way for Via Otero Drive due to tight lanes. He also noted the following issues: speeding cars in the neighborhoods, numerous street cats in the community, overfilled doggie stations, extended firework noise around July 4<sup>th</sup>, and music being played after 11:00 pm.
- An unidentified speaker discussed members of the community allowing their dogs to use the bathroom without cleaning up after them.
- An unidentified speaker expressed concern about the length of time the Board takes to resolve issues. He noted the stickers and gate not working. As well, he said residents allow their dogs to use the bathroom on the street and in front of their neighbor's homes without cleaning up the mess.

**FOURTH ORDER OF BUSINESS**

**District Engineer**

- Mr. Armans reported:
  - Some of the questions he had were previously addressed by TOHO. He noted pending communications with them concerning the depressions in the roadway.
  - Provided an update on the CIPP project. The end seals had been installed and inspected. He informed the Board that the invoice for the work had been received. He will approve it and forward it to District Manager for processing.
  - He is still looking for a company to do a full structural roof analysis. Some contractors had been contacted, but they do not do a full roof inspection.
- Mr. Bermudez requested Mr. Armans contact Ms. Alexander from Tetra Tech. She had mentioned she can work with Mr. Armans and the District at the location of the other piping issues.
  - Mr. Armans noted Ms. Alexander is from Tetra Tech. He noted he received the contact information from the Senior Director from TOHO and will be reaching out to him.
- Mr. Clark noted he will contact TOHO about reimbursement for the damage occurred from the previous contractor as well as send a comprehensive list with the type of and location of the other issues.
- Mr. Clark inquired about the service outage a couple weeks ago.
  - Mr. Comas noted that the previous contractor had broken the main line and left all the section without water until 1:00 p.m.
  - Mr. Bermudez noted the contractor also left a plug inside the sewer line which caused the sewer to flood the streets. These are the reasons the contractor was replaced.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

**A. Gate Service Proposals – Envera**

- Ms. Wendy Wilson, a representative from Envera Systems, provided the Board with three proposals for consideration for visitor processing at the gates.
  - She explained that the 1<sup>st</sup> proposal is essentially the existing services but slightly reduces the monthly rate by \$163.
  - The 2<sup>nd</sup> option is two-button kiosk with no guard interaction unless the button to speak to the guard is pushed. The car is still filmed on camera, but there is no guard

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interaction unless requested. This proposal would save the District \$3,000 per month.

- The 3<sup>rd</sup> option is the passive surveillance option which will save considerably.
- Ms. Wilson explained that the gates are nonfunctional often because residents break them by driving through them.
- Ms. Wilson informed the Board there was a change of process earlier in the year. Videos involving incidents have to be requested. Envera found that when the videos were automatically sent, 90% of the links were never opened. Because the process is time consuming, Envera changed the policy to require requests through email for videos. She believed that some of the community management was not aware of the change in policy.
- After the last Board meeting, Ms. Wilson acquired all of the videos on file except a select few. Some states will not allow private entities to pull license plate information. She now has the system on a perpetual video pull where incident reports are automatically sent to the team to pull the video.
- Mr. Comas noted he as requested video of an incident on May 29th three times and still has not been received. The video is in reference to damage to a vehicle purportedly caused by an arm gate. The date and the time were provided to the Field Manager. Envera said there is no video of the incident.
  - Ms. Wilson said she would investigate the matter.
- Mr. Bermudez noted there was another incident where two residents claimed their vehicle tires were damaged by the spike strips, even though it had been removed.
  - Ms. Wilson assured the Board that she will personally find the videos and requested the Board send the incident reports to her.
- Ms. Wilson informed the Board that in the month of June, there were approximately 25,000 visitors that went through the gate. Assuming that the number of residents entering is three to four times more often, then residents went through the gates roughly 75,000 to 100,000 times. Due to the volume, the number of incidents will increase.
  - An audience member addressed an incident where the main iron gates were strapped open with a yellow cord by the Board due to the storm. When the straps were taken down, the residents gate started malfunctioning.

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- Ms. Wilson explained Envera does not manage the swing gates.
- Mr. Comas inquired when the contract for the pool at Clubhouse would expire.
  - Ms. Wilson noted that the pool contract ends September 14<sup>th</sup>.
- Mr. Comas inquired if the Board could continue month to month or when a decision would have to be made about accepting/declining the proposals.
  - Ms. Wilson noted they are month to month with a 30-day notice; a decision does not have to be made until August 22<sup>nd</sup>.
- An unidentified speaker inquired about a WIFI issue and was informed that is an HOA issue.
- Mr. Nin inquired about the pool cameras.
  - Ms. Wilson noted that the cameras are on all of the time.
  - Discussion ensued about how to retrieve video footage of residents who purposefully leave the gate open.
- Mr. Clark discussed the emergency meeting that occurred a couple weeks ago about surveillance cameras. The Chairman had a \$5,000 amount to address the non-emergency which was not sufficient. He proposed a resolution that would do two things: increase the non-emergency fund to \$10,000 and create an unlimited expense for emergency issues.

Mr. Comas MOVED to adopt Resolution 2021-8, Increasing the Chairman's non-emergency authority to \$10,000 and adding an unlimited expense for emergency issues and Mr. Gosdin seconded the motion.

- Mr. Bermudez referenced a story from a few years ago where there was a storm that caused the pile-up of debris. The costs to remove the pile-up exceeded the non-emergency budget. The Board had to wait until enough members and staff were available to conduct an emergency meeting and the debris remained pile-up. Increasing the funds would give the Board the ability to take care of the community immediately.

On VOICE vote with all in favor, Resolution 2021-8 was adopted.

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- Mr. Clark inquired what type of amenity rules they desire to address the recent issues. He explained that he had drafted a set of rules, but other issues had arisen in the interim that he believes would require the Board to be more comprehensive in drafting the rules.
- Mr. Bermudez suggested that they add an alarm system to the amenity center, close the parking lot after hours, and reduce the hours of the gym to 10:00 pm. Impose a suspension for those that break into the amenity center.
- Mr. Clark suggested a rule that would allow the Board the flexibility to modify the hours of the facilities at their discretion. He also proposed immediately suspending for one-year without any warning to those people involved in the break-in. He noted the original proposal that included the first, second, and third warnings apply to less severe offenses, such as breaking and entering. He requested feedback for the type of penalties the Board would prefer for more severe infractions, such as trespassing and vandalism.
- Mr. Bermudez suggested suspension of privileges for one year should be the first step and maybe a fine, if possible.
  - Mr. Clark explained that the Board does not have fining authority. However, the Board can impose an administrative fee for the staff time involved in resolving the issue. He outlined the process for events when there is severe monetary damage. The Board could seek restitution, administrative fees, and attorney fees.
  - Mr. Gosdin noted that someone inadvertently causing damage is not the same as someone purposefully causing damage.
  - Mr. Nin noted they have to do something and there has to be away to let them know they will have to pay for it.
- An unidentified speaker inquired who will reinforce the rules because historically the rules have not been reinforced.
  - Mr. Gosdin noted some things are an annoyance such as people not picking up after their dogs, but if the building burns down it is serious.
  - Mr. Bermudez noted that a detective and a law enforcement officer suggested that the District can set up paperwork with the sheriff's office that is similar to a general trespass. It would allow anyone caught in the facility after hours without authorization to be arrested immediately.

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- Mr. Clark said that the rule draft looked up previously must be approved. He mentioned that in the last meeting, a motion was passed for the trespassing rule. Mr. Clark can go ahead and get with the sheriff since the Board is working through the process.
- Mr. Nin suggested a separate entrance to the gym instead of everyone coming in from the main door.
  - Concerns arose about the risks of using a back entrance to use the gym. The back entrance is darker and may not be as safe as using the main entrance with cameras.
- Mr. Bermudez inquired other than a suspension what else can they do.
  - Mr. Clark noted the following can be used for offenses: the restitution process, the trespassing process, and suspension with includes restitution in addition to reporting the incident to the police.
- Mr. Koncar suggested holding the parents responsible for the youths who used their cards to access the community to commit criminal activity.
  - Mr. Bermudez agreed that any residents with guests/visitors who commit offending activity should be held responsible. He agreed that the Board needed a strict policy.
  - Mr. Comas asked if there was any way to reprimand the three homeowners who authorized the visitors to use their cards to enter into the building. His concern is a possible increase in crime.
  - Mr. Bermudez addressed the invoice for the cost to clean the Clubhouse from the trespass incident noting it was close to \$1,000.
  - Mr. Clark noted that he could address the issue of misuse of entry cards and possible related damages.
- Mr. Clark explained that the rules discussed in May need to be changed. The changes to the rules could not be adopted today because they have to be on file for a certain amount of time before the next meeting occurs. He will take the Board's input and will draft a new set of rules to be sent for consideration at the next meeting.
- Mr. Gosdin agreed that the additional time would be beneficial.
- Mr. Comas inquired if they could suspend entrance to the amenities for the three owners at this time.
  - Mr. Clark noted he would support that. The Board needs to instruct him to send them letters for them to appear before the Board so they can be heard. They would

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be invited to appear at the next meeting to explain themselves. They will need a motion to do and the names of the individuals on record.

Mr. Edgcombe MOVED to suspend the privileges of the responsible parties, pending their names and addresses and Mr. Nin seconded the motion.

- While the names were retrieved, the Board discussed the parking situation.
  - Mr. Clark noted it was a separate discussion, but they do have a parking rule that they have adopted and they Board can designate additional spaces.
- Mr. Werksman asked why the Board does not publish what is discussed in the documents that are published online.
  - Mr. Koncar noted that he could post the meeting notes online.
  - The Board concurred that the District could post the minutes online with the caveat that they are unapproved.
  - Mr. Koncar noted they can also email recordings to people who request them.

The prior motion to provide notice to the following individuals: Bernadette Cruz at 3027 Sangria Street, Maria Santiago at 3048 Sangria Street and Virginia Gonzalez at 3105 Via Otero Drive was approved.

- The District Attorney will send a letter noticing their issue and requesting they attend the next Board meeting to discuss.
  - Mr. Comas noted it suspends amenities and gate cards.

**Tad's Towing:**

- Discussion ensued on the contract which Mr. Clark noted he will revise as it is too simplistic.
  - Towing firm must have a lot within 15 miles of the District.
  - Two pictures of the violation must be taken to prove the car was there at the time it was towed.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, to enter into a private property towing agreement with Tad's Towing, LLC was approved.

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- Two signs needed to be placed at the entrance and at the exit. The signs will state that any vehicle parked illegally will be towed and will provide the contact information for the towing company.
- Going to give option to patrol community with designated no-parking zone. With recreation, can only tow between the hours of 10:00 p.m. and 6:00 a.m.
- Discussion followed on additional areas to be designated no parking:
  - After passing the intersection of Puerta Del Sol and Camino Real, on the left-hand side at the first building the curb should be painted yellow.
  - Two-lanes out and two-lanes in and clearly marked.
  - At the end of Riachuelo where solar light poles were placed, they need to paint the cul-de-sac yellow.
  - Parking at the corners of Via Palma was discussed.

On MOTION by Comas seconded by Mr. Bermudez, with all in favor, to designate additional areas for curb painting and signage relating to no parking between the hours of 10:00 p.m. and 6:00 a.m.
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- Mr. Clark noted as part of the contract the tow company will need to make sure they are familiar with the District's rules and will comply with that.
- Mr. Bermudez addressed a mandate requiring towed vehicles be reported to the police department.
- Mr. Clark reported the homeowner is on townhouse section with swing on CDD property he has sent letter with no response.
  - Mr. Comas asked if the swing set can be removed and a bill sent to the homeowner or do they need to send a harsher letter.
  - Mr. Clark noted the letter was sent on May 12<sup>th</sup> with a 14-day compliance, so he is fine if they want to remove the items from CDD property.
  - Mr. Comas inquired as to the procedure.
  - Mr. Clark noted once removed they should advise the homeowner where it is being stored and the cost to remove.



On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, the check register was approved.

**D. Consideration of Resolution 2021-7, Designating Secretary and Treasurer**

On MOTION by Mr. Comas seconded by Mr. Nin, with all in favor, Resolution 2021-7 removing Kristen Suit as the Secretary and designating Bob Koncar as Secretary and removing Alan Baldwin as the Treasurer and designating Trumaine Easy as Treasurer was adopted.

**E. Consideration of Meeting Schedule for Fiscal Year 2022**

- Mr. Koncar noted that the meeting schedule is included in the package and inquired if any changes should be made. Regular meetings are advertised once a year.
- Mr. Comas requested a time change for March 8<sup>th</sup> to 5:00 p.m. and May 10<sup>th</sup> to 1:00 p.m.
- Mr. Gosdin stated that May 10<sup>th</sup> is labeled as the “tentative budget” meeting, so the Board should anticipate public participation. He believes May 10<sup>th</sup> should remain at the original time slot of 5:00 pm.
  - Mr. Koncar explained that the public hearing for the budget would be in July, so public participation should be anticipated for that meeting and should be scheduled for 5:00 p.m.
- Discussion followed on the need to have meetings in the morning and in the afternoon. Retirees in the community had complained about being busy in the afternoons. They had asked the Board to conduct one meeting in the morning and one meeting in the afternoon to accommodate people who work. Consequently, the Board accommodated the public with the two different meeting times.

MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, the annual schedule as amended for the May 10<sup>th</sup> meeting from 5:00 p.m. to 1:00 p.m. and the July 12<sup>th</sup> meeting from 1:00 p.m. to 5:00 p.m. was approved.

**F. Consideration of Security Camera Monitoring Proposals**

- Mr. Koncar noted that the proposals for the installation of a security camera. The proposal had already been approved by the Board, pending a breakdown that was been provided. He has been trying to find a monitoring service with no luck. He suggested the Board

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authorize the Chairman to work with Inframark on finding a company to monitor the cameras and to authorize the Chairman to execute the contract.

On MOTION by Mr. Gosdin seconded by Mr. Nin, with all in favor, authorizing the Chairman to work with Inframark on the acquisition of a monitoring company to monitor the cameras that will be installed and to enter a contract for the monitoring contingent up Mr. Clark's review of the contract was approved.

**SEVENTH ORDER OF BUSINESS                      Field Operations**

**A.      Field Management Report**

- Mr. Blanco noted the Field Management Report is in the package.
  - Servusat was not able to be present at the meeting. The proposal is missing a breakdown, which will be requested before work commences.
- Mr. Bermudez addressed the Cathcart Construction being terminated due to damaging the in-ground sprinklers. He inquired if the Board could send a bill prior to the company completely evacuating the premises.
  - Mr. Clark noted they are a TOHO contractor.
  - Mr. Blanco will commence the repairs and will bill TOHO because their contractor damaged the sprinkler.
- Mr. Bermudez asked since the company is moving the heavy equipment in from that location and another company will be moving heavy equipment into the location, what if the sprinklers get broken again? He was informed that in that case, TOHO would still be responsible for the damage.
- Mr. Blanco noted there was a proposal to pressure wash the Clubhouse roof included in the package.
- After the last rain the roof did not have leaks.
- Mr. Armans noted tile work can be really sensitive and people walking on it can break it, to make sure the Board gets thorough before and after pictures.
- Discussion followed on the methods to clean the roof ensued and concerns about landscaping arose.

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On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the pressure washing contract with Pressure Washer Total Cleaner for the cleaning of the amenity center roof for a cost of \$1,300 was approved.

- Mr. Blanco addressed the additional proposals requested at the last meeting for exercise equipment. The proposals were included in the package.
- The Southern Fitness proposals was for equipment, delivery and installation only, not maintenance.
- Exercise Systems has the best pricing and also offers a warranty.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, Exercise Systems Proposal 0047368 for fitness equipment for a total cost of \$3,744 was approved.

- Mr. Blanco discussed the proposal from Servusat for a new computer. This computer would be the primary and the old computer would be kept as a back-up. He noted the current issue with the computer is that the card access system is not working.
- Discussion followed on the computer – warranty, software upgrades, storage capacity, can the old computer be used with the cameras.
  - It was noted the camera system is not connected with the computer. They have a monitor and a DVR for the system.
- Mr. Nin addressed the importance of having a back-up.
  - Mr. Gosdin noted they should have external drives to back-up the computer. The system should be backed up monthly.
  - Discussion followed on setting up a service to automatically back up computer using the scheduling inside Windows.
- Mr. Blanco expressed concerns about the new system. The current computer has Windows 7.
- Mr. Gosdin noted Windows 7 has not been supported for a few years. The system is obsolete. If the computer gets a virus, there is no support. He suggested obtaining a current machine with a current operating system.
- Mr. Koncar recommended a cloud back-up system instead of a hard drive so that it can be accessed from anywhere.

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- Mr. Comas expressed concerns that the warranties are from the manufacturer and not from the vendor.
- Mr. Gosdin noted they need to make sure if they will provide a warranty from them and not the manufacturer.

On MOTION by Mr. Gosdin seconded by Mr. Nin, with all in favor, the proposal from Servusat for computer to provide an upgrade to the card access system for a total cost of not to exceed an amount of \$2,500 with the addition of a cloud backup system (drive) and Mr. Gosdin to work with Inframark to get the best system in place was approved.

**EIGHTH ORDER OF BUSINESS**                      **Supervisor Requests & Comments**

- Mr. Bermudez addressed requests from residents for a canopy for the pillars.
- Mr. Comas noted the previous engineer advised not to spend \$9,000 on a canopy with no guarantee that that a storm will not destroy it and the Board agreed to scrap the project because it was costly with no guarantee of safety. A wood covering would be \$16,000. It is not cost feasible to cover the entire area.
- Inframark to provide proposals for removal or painting of the pillars at the pool.
- An audience member requested Mr. Nin’s email address be added to the website.

**NINTH ORDER OF BUSINESS**                      **Adjournment**

On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Bob Koncar  
Assistant Secretary

\_\_\_\_\_  
Ramon Bermudez  
Chairman

**6B.**

## MEMORANDUM

**TO:** Board of Supervisors, VillaSol CDD  
**FROM:** Fernand Thomas, District Accountant  
**CC:** Robert Koncar, District Manager, Trumaine Easy, Accounting Director  
**DATE:** September 3, 2021  
**SUBJECT:** July Financial Report

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Attached, please find the July Financial Report. During your review, please keep in mind that the goal is for expenditures to be at or below the 83.33% of adopted budget of the fiscal year. To assist with your review, an overview of each of the District's Funds is provided below. If you have any questions or require additional information, please contact me at [Fernand.Thomas@inframark.com](mailto:Fernand.Thomas@inframark.com).

### **General Funds:**

- Total revenues are at 9% of the annual budget.
- Non-Ad Valorem Assessments are approximately 100% collected.
- For the current month, expenditures are approximately 78% of the annual budget.

### **Debt Service Funds:**

#### **Series 2018 A1-A2**

- Total revenues are approximately 101% of the year-to-date budget and includes prepayments.
- Non-Ad Valorem Assessments are approximately 100% collected.
- Interest and Principal are paid in full.

### **Construction Fund:**

- Expenditures recorded are construction requisitions.

**VillaSol**  
**Community Development District**

*Financial Report*

*July 31, 2021*



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**VillaSol**  
**Community Development District**

**Financial Statements**

(Unaudited)

**July 31, 2021**

**Balance Sheet**  
July 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 &amp; A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 384,919	\$ -	\$ 384,919
Due From Other Funds	-	36,830	36,830
Investments:			
Money Market Account	104,541	-	104,541
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	86,299	86,299
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
<b>TOTAL ASSETS</b>	<b>\$ 496,206</b>	<b>\$ 228,340</b>	<b>\$ 724,546</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 23,164	\$ -	\$ 23,164
Due To Other Funds	36,830	-	36,830
<b>TOTAL LIABILITIES</b>	<b>59,994</b>	<b>-</b>	<b>59,994</b>
<b><u>FUND BALANCES</u></b>			
<b><u>Nonspendable:</u></b>			
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
<b><u>Restricted for:</u></b>			
Debt Service	-	228,340	228,340
<b><u>Assigned to:</u></b>			
Operating Reserves	113,156	-	113,156
<b>Unassigned:</b>	316,310	-	316,310
<b>TOTAL FUND BALANCES</b>	<b>\$ 436,212</b>	<b>\$ 228,340</b>	<b>\$ 664,552</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 496,206</b>	<b>\$ 228,340</b>	<b>\$ 724,546</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUL-21 ACTUAL</u>
<b>REVENUES</b>				
Interest - Investments	\$ 4,500	\$ 242	5.38%	\$ 20
Room Rentals	4,000	968	24.20%	(25)
Special Assmnts- Tax Collector	813,093	812,609	99.94%	-
Special Assmnts- Discounts	(32,524)	(26,293)	80.84%	-
Other Miscellaneous Revenues	500	571	114.20%	-
Access Cards	6,000	3,221	53.68%	176
<b>TOTAL REVENUES</b>	<b>795,569</b>	<b>791,318</b>	<b>99.47%</b>	<b>171</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	6,000	6,200	103.33%	2,000
FICA Taxes	459	474	103.27%	153
ProfServ-Arbitrage Rebate	600	1,800	300.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	24,302	89.35%	1,230
ProfServ-Legal Services	25,000	29,152	116.61%	4,691
ProfServ-Mgmt Consulting Serv	47,000	39,167	83.33%	3,917
ProfServ-Property Appraiser	400	170	42.50%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	5,806	90.58%	-
Auditing Services	6,250	6,250	100.00%	-
Communication - Telephone	3,600	1,980	55.00%	249
Postage and Freight	1,600	712	44.50%	114
Insurance - General Liability	21,832	19,847	90.91%	-
Printing and Binding	4,000	1,222	30.55%	14
Legal Advertising	1,000	205	20.50%	-
Miscellaneous Services	1,000	1,185	118.50%	62
Misc-Assessment Collection Cost	16,262	15,802	97.17%	-
Misc-Web Hosting	4,000	1,556	38.90%	392
Office Supplies	463	900	194.38%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>179,401</b>	<b>162,055</b>	<b>90.33%</b>	<b>12,822</b>
<b>Field</b>				
ProfServ-Field Management	48,000	40,000	83.33%	4,000
Misc-Property Taxes	540	-	0.00%	-
<b>Total Field</b>	<b>48,540</b>	<b>40,000</b>	<b>82.41%</b>	<b>4,000</b>
<b>Landscape Services</b>				
Contracts-Lake and Wetland	6,900	6,489	94.04%	649
<b>Total Landscape Services</b>	<b>6,900</b>	<b>6,489</b>	<b>94.04%</b>	<b>649</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUL-21 ACTUAL</u>
<b><u>Utilities</u></b>				
Utility - General	46,500	31,510	67.76%	3,831
<b>Total Utilities</b>	<b>46,500</b>	<b>31,510</b>	<b>67.76%</b>	<b>3,831</b>
<b><u>Gatehouse</u></b>				
Contracts-Security Services	88,045	76,472	86.86%	8,992
R&M-Gatehouse	5,000	8,385	167.70%	220
Misc-Access Control Software	2,000	5,214	260.70%	5,214
Misc-Bar Codes	2,400	1,333	55.54%	-
<b>Total Gatehouse</b>	<b>97,445</b>	<b>91,404</b>	<b>93.80%</b>	<b>14,426</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Roads & Alleyways	10,000	540	5.40%	540
R&M-Signage	1,200	-	0.00%	-
R&M-Pipe Inlet and Structure	183,700	118,519	64.52%	-
<b>Total Road and Street Facilities</b>	<b>194,900</b>	<b>119,059</b>	<b>61.09%</b>	<b>540</b>
<b><u>Parks and Recreation - General</u></b>				
Contracts-Fountain	1,440	1,159	80.49%	132
Contracts-Security Services	6,663	3,332	50.01%	-
Contracts-Pools	7,020	7,396	105.36%	645
Contracts-Sheriff	14,000	148	1.06%	-
Utility - Refuse Removal	2,736	3,441	125.77%	-
R&M-Clubhouse	10,000	12,101	121.01%	1,031
R&M-Parks	500	-	0.00%	-
R&M-Pools	3,000	6,717	223.90%	933
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	213	42.60%	213
Misc-Contingency	10,000	3,340	33.40%	-
<b>Total Parks and Recreation - General</b>	<b>56,359</b>	<b>37,847</b>	<b>67.15%</b>	<b>2,954</b>
<b><u>Common Area</u></b>				
Contracts-Landscape	64,524	49,504	76.72%	4,666
R&M-Common Area	3,500	6,937	198.20%	-
R&M-Other Landscape	3,500	-	0.00%	-
<b>Total Common Area</b>	<b>71,524</b>	<b>56,441</b>	<b>78.91%</b>	<b>4,666</b>
<b>TOTAL EXPENDITURES</b>	<b>701,569</b>	<b>544,805</b>	<b>77.66%</b>	<b>43,888</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
Excess (deficiency) of revenues				
Over (under) expenditures	94,000	246,513	0.00%	(43,717)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	94,000	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>94,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 94,000	\$ 246,513	0.00%	\$ (43,717)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>189,699</b>	<b>189,699</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 283,699</b>	<b>\$ 436,212</b>		

**VillaSol CDD**Community Development District

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**Notes to the Financial Statements****Assets**

- ▶ Due from Other Funds represents amount due from assessments.
- ▶ District has one MMA . (See Cash & Investments Report for details)
- ▶ Prepaid Items represents payment for ProfService-Trustee 10/01/2021-02/28/2022.
- ▶ Deposit with KUA.

**Liabilities**

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Due to Other Funds represents amount due from Assessments.

**Fund Balance**

- ▶ In the General Fund, the District has one assigned Operating Reserves .

*The notes are intended to provide additional information helpful when reviewing the financial statements.*

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**VILLASOL**  
**Community Development District**

**Revenues, Expenditures and Fund Balances**

**All Funds**

**Notes to the Financial Statements**  
**July 31, 2021**

**Expenditures**

**Administration**

P/R Board of Supervisor	\$6,000	\$6,200	103%	Board members attend meetings as of July 2021.
ProfServ-Arbitrage Rebate	\$600	\$1,800	300%	Three years of arbitrage calculation.
ProfServ-Engineering	\$27,200	\$24,302	89%	Exit gate repair, inspection of erosion site, and repair of clubhouse pipe.
ProfServ-Legal Services	\$25,000	\$29,152	117%	Review of analysis on Envera contract termination, drafting first amendment related to Brightview and agenda packages.
ProfServ-Special Assessment	\$5,150	\$5,150	100%	Paid in full.
ProfService-Trustee	\$6,410	\$5,806	91%	Trustee fees for the period from 10/1/20-09/30/2021
Auditing Services	\$6,250	\$6,250	100%	Paid in full.
Insurance - General Liability	\$21,832	\$19,847	91%	Total premium with Public Risk Insurance Agency, paid in full.
Miscellaneous Services	\$1,000	\$1,185	119%	Payment of Non Ad Val Parcel# 00B1 and 00B0 and monthly bank fees.
Office Supplies	\$463	\$900	194%	Laptop for Board member and Agenda books.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.

**Landscape Services**

Contracts -Lakes and Wetland	\$6,900	\$6,489	94%	Contracts for lakes and fountain services paid through current month.
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**Gatehouse**

R&M-Gatehouse	\$5,000	\$8,385	168%	Repaired main gate at 313 Campus street and replacement of Led lights at visitor entrance..
Misc-Access Control Software	\$2,000	\$5,214	261%	Waste refuse removal service through current month.

**Parks and Recreation-General**

Contracts-Pools	\$7,020	\$7,396	105%	Contracts for pools and fountain services paid through current month.
Utility-Resuse Removal	\$2,736	\$3,441	126%	Waste refuse removal service through current month.
R&M Clubhouse	\$10,000	\$12,101	121%	Installed new AC unit and ceiling drywall repairs.
R&M Pools	\$3,000	\$3,940	131%	Renew filter cartridges and annual purchase of pools chemical.

**Common Area**

R&M-Common Area	\$3,500	\$6,937	198%	Removal of palm tree and bush hog around lake.
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**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 100	\$ 9	9.00%	\$ 1
Special Assmnts- Tax Collector	221,580	221,448	99.94%	-
Special Assmnts- Discounts	(8,863)	(7,165)	80.84%	-
<b>TOTAL REVENUES</b>	<b>212,817</b>	<b>214,292</b>	<b>100.69%</b>	<b>1</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	4,432	4,306	97.16%	-
<b>Total Administration</b>	<b>4,432</b>	<b>4,306</b>	<b>97.16%</b>	<b>-</b>
<b>Debt Service</b>				
Principal Debt Retirement A-1	115,000	115,000	100.00%	-
Principal Debt Retirement A-2	15,000	15,000	100.00%	-
Interest Expense Series A-1	55,695	55,695	100.00%	-
Interest Expense Series A-2	16,381	16,381	100.00%	-
<b>Total Debt Service</b>	<b>202,076</b>	<b>202,076</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>206,508</b>	<b>206,382</b>	<b>99.94%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	6,309	7,910	0.00%	1
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	6,309	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>6,309</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 6,309	\$ 7,910	0.00%	\$ 1
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>220,430</b>	<b>220,430</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 226,739</b>	<b>\$ 228,340</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>EXPENDITURES</b>				
<b>Physical Environment</b>				
Improvements - Building	-	1,428	0.00%	-
<b>Total Physical Environment</b>	<b>-</b>	<b>1,428</b>	<b>0.00%</b>	<b>-</b>
<b>Construction In Progress</b>				
Construction in Progress	-	8,925	0.00%	-
<b>Total Construction In Progress</b>	<b>-</b>	<b>8,925</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>10,353</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(10,353)	0.00%	-
Net change in fund balance	\$ -	\$ (10,353)	0.00%	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>-</b>	<b>10,353</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>		

**VillaSol**  
**Community Development District**

**Supporting Schedules**

**July 31, 2021**

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Debt Service Series 2018 Fund
ASSESSMENTS LEVIED FY2021				\$ 1,034,673	\$ 813,093	\$ 221,580
Allocation %				100%	79%	21%
11/06/20	\$ 11,641	\$ 666	\$ 238	\$ 12,545	\$ 9,858	\$ 2,686
11/20/20	\$ 64,164	\$ 2,728	\$ 1,309	\$ 68,202	\$ 53,596	\$ 14,606
12/10/20	1,843	21	38	1,902	1,495	407
12/10/20	685,743	28,573	13,995	728,311	572,340	155,971
12/23/20	45,121	921	1,624	47,666	37,458	10,208
01/08/21	16,704	341	517	17,562	13,801	3,761
01/08/21	8,012	163	232	8,407	6,607	1,800
02/08/21	30,385	620	620	31,625	24,853	6,773
02/08/21	1,337	27	20	1,385	1,088	297
03/08/21	12,749	260	148	13,157	10,340	2,818
04/12/21	36,954	754	23	37,732	29,651	8,080
04/12/21	7,974	-	163	8,137	6,394	1,743
05/11/21	19,603	(503)	400	19,500	15,324	4,176
06/08/21	2,413	(70)	49	2,392	1,879	512
06/08/21	469	(14)	10	465	366	100
06/25/21	35,377	(1,030)	722	35,069	27,558	7,510
<b>TOTAL</b>	\$ 980,491	\$ 33,458	\$ 20,108	\$ 1,034,057	\$ 812,609	\$ 221,448
% COLLECTED				99.94%	99.94%	99.94%
<b>TOTAL OUTSTANDING</b>				\$ 616	\$ 484	\$ 132

**Cash and Investment Report**  
*July 31, 2021*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$384,919
Money Market Account	Bank United	Money Market	0.20%	\$104,541
			SubTotal	<u>\$489,460</u>
<b>DEBT SERVICE FUND</b>				
Series 2018 A2 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$17,938
Series 2018 A1 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$87,273
Series 2018 A1 & A2 Revenue Fund	US Bank	US Bank Money Market	0.02%	\$86,299
			SubTotal	<u>\$191,510</u>
			<b>Total</b>	<b><u>\$680,970</u></b>

**VillaSol CDD**

Bank Reconciliation

Bank Account No. 1613 SunTrust Bank N.A. GF  
 Statement No. 07-2021  
 Statement Date 7/31/2021

<b>G/L Balance (LCY)</b>	384,919.02	<b>Statement Balance</b>	391,137.94
<b>G/L Balance</b>	384,919.02	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	391,137.94
<b>Subtotal</b>	384,919.02	<b>Outstanding Checks</b>	6,218.92
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	384,919.02	<b>Ending Balance</b>	384,919.02
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
7/21/2021	Payment	005074	FED EX	106.44	0.00	106.44
7/26/2021	Payment	005077	THE HOME DEPOT	198.85	0.00	198.85
7/27/2021	Payment	005078	BRIGHTVIEW LANDSCAPE SVC	700.00	0.00	700.00
7/27/2021	Payment	005079	SERVUSAT, LLC	5,213.63	0.00	5,213.63
<b>Total Outstanding Checks.....</b>				<b>6,218.92</b>		<b>6,218.92</b>

**VillaSol**  
**Community Development District**

**Check Register**

**June 1- July 31, 2021**

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
For the Period from 06/01/21 to 07/31/21  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 005043</b>								
001	06/01/21	DEWBERRY ENGINEERS INC	1959614	ENGG SVCS THRU APRIL 2021	ProfServ-Engineering	531013-51501	\$765.00	
							<b>Check Total</b>	<b>\$765.00</b>
<b>CHECK # 005044</b>								
001	06/02/21	BRIGHTVIEW LANDSCAPE SVC	7329343	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							<b>Check Total</b>	<b>\$4,666.00</b>
<b>CHECK # 005045</b>								
001	06/02/21	CHURCHILLS POOLS	29971	MAY POOL/SPA MAINT	Contracts-Pools	534078-57201	\$777.26	
001	06/02/21	CHURCHILLS POOLS	30025	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$272.93	
001	06/02/21	CHURCHILLS POOLS	30042	POOL REPAIRS - MOTOR	R&M-Pools	546074-57201	\$1,287.00	
							<b>Check Total</b>	<b>\$2,337.19</b>
<b>CHECK # 005046</b>								
001	06/02/21	ENVERA SYSTEMS	701304	MAY GATE ACCESS	Contracts-Security Services	534037-53904	\$7,315.13	
							<b>Check Total</b>	<b>\$7,315.13</b>
<b>CHECK # 005047</b>								
001	06/02/21	SOLITUDE LAKE MANAGEMENT	PI-A00597551	MAY LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	<b>\$648.90</b>
<b>CHECK # 005048</b>								
001	06/02/21	TERMINIX PROCESSING CENTER	407430904	PEST CONTROL 4/5/21	PEST CONTROL 05/2/2021	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005049</b>								
001	06/02/21	WASTE MANAGEMENT	9891006-0180-0	MAY REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$377.28	
							<b>Check Total</b>	<b>\$377.28</b>
<b>CHECK # 005050</b>								
001	06/03/21	CLARK & ALBAUGH, LLP	17530	GEN MATTERS THRU MAY 2021	ProfServ-Legal Services	531023-51401	\$4,688.96	
							<b>Check Total</b>	<b>\$4,688.96</b>
<b>CHECK # 005051</b>								
001	06/03/21	KEEFE,MCCULLOUGH & CO.LLP	2109721	AUDIT SVCS THRU 9/30/21	AUDIT SVCS FYE 9/30/21	532002-51301	\$6,250.00	
							<b>Check Total</b>	<b>\$6,250.00</b>
<b>CHECK # 005052</b>								
001	06/16/21	THE HOME DEPOT	050521-9241	APRIL PURCHASES	APR PURCHASES	546015-57201	\$20.85	
							<b>Check Total</b>	<b>\$20.85</b>
<b>CHECK # 005053</b>								
001	06/23/21	A PRESTIGE AIR	12320	INSTALLED NEW AC UNIT	R&M-Clubhouse	546015-57201	\$5,497.79	
							<b>Check Total</b>	<b>\$5,497.79</b>
<b>CHECK # 005054</b>								
001	06/23/21	DEWBERRY ENGINEERS INC	1971305	ENGG SVCS THRU MAY 2021	ProfServ-Engineering	531013-51501	\$1,360.00	
							<b>Check Total</b>	<b>\$1,360.00</b>
<b>CHECK # 005055</b>								
001	06/23/21	FED EX	7-367-84875	MAY POSTAGE	Postage and Freight	541006-51301	\$140.51	
							<b>Check Total</b>	<b>\$140.51</b>
<b>CHECK # 005056</b>								
001	06/23/21	TERMINIX PROCESSING CENTER	408415906	MAY PEST CONTROL	PEST CONTROL 05/2/2021	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005057</b>								
001	06/23/21	WASTE MANAGEMENT	9897727-0180-5	JUNE REFUSE REMOVAL	Misc-Contingency	549900-57201	\$371.00	
							<b>Check Total</b>	<b>\$371.00</b>
<b>CHECK # 005058</b>								
001	06/25/21	KELLY RAY	16057768/1	REIMBURSE FOR TIRE DAMAGE	Miscellaneous Services	549001-51301	\$241.25	
							<b>Check Total</b>	<b>\$241.25</b>
<b>CHECK # 005059</b>								
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	Postage and Freight	541006-51301	\$6.63	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	Printing and Binding	547001-51301	\$197.60	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	Office Supplies	551002-51301	\$75.00	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	AMAZON	549900-57201	\$113.30	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	USB FLASH DRIVE	549900-57201	\$37.08	
							<b>Check Total</b>	<b>\$8,346.28</b>
<b>CHECK # 005064</b>								
001	07/13/21	A PRESTIGE AIR	12251	REPAIRS @ CLUBHOUSE	R&M-Clubhouse	546015-57201	\$85.00	
							<b>Check Total</b>	<b>\$85.00</b>
<b>CHECK # 005065</b>								
001	07/13/21	BRIGHTVIEW LANDSCAPE SVC	7374217	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							<b>Check Total</b>	<b>\$4,666.00</b>
<b>CHECK # 005066</b>								
001	07/13/21	CHURCHILLS POOLS	30048	JUNE POOL/FOUNTAIN MAINT	Contracts-Pools	534078-57201	\$644.96	
001	07/13/21	CHURCHILLS POOLS	30048	JUNE POOL/FOUNTAIN MAINT	Contracts-Fountain	534023-57201	\$132.30	
001	07/13/21	CHURCHILLS POOLS	30040	CHEMICALS	R&M-Pools	546074-57201	\$556.99	
001	07/13/21	CHURCHILLS POOLS	30113	REBUILT MOTOR	R&M-Pools	546074-57201	\$1,287.00	
							<b>Check Total</b>	<b>\$2,621.25</b>
<b>CHECK # 005067</b>								
001	07/13/21	CLARK & ALBAUGH, LLP	17570	GEN MATTERS THRU JUNE 2021	ProfServ-Legal Services	531023-51401	\$2,801.50	

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
For the Period from 06/01/21 to 07/31/21  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							<b>Check Total</b>	<b>\$2,801.50</b>
<b>CHECK # 005068</b>								
001	07/13/21	ENVERA SYSTEMS	702265	JUNE GATE ACCESS	Contracts-Security Services	534037-53904	\$7,326.13	
001	07/13/21	ENVERA SYSTEMS	703288	7/1-9/30/21 ISP PASS/VIDEO MONITORING	Contracts-Security Services	534037-53904	\$1,665.84	
001	07/13/21	ENVERA SYSTEMS	703289	GATE ACCESS 7/1-7/31/21	Contracts-Security Services	534037-53904	\$7,326.13	
001	07/13/21	ENVERA SYSTEMS	00028954	GATE HOUSE REPAIR	R&M-Gatehouse	546035-53904	\$408.00	
							<b>Check Total</b>	<b>\$16,726.10</b>
<b>CHECK # 005069</b>								
001	07/13/21	INNERSYNC STUDIO LTD	19534	WEB SITE HOSTING/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13	
							<b>Check Total</b>	<b>\$388.13</b>
<b>CHECK # 005070</b>								
001	07/13/21	SOLITUDE LAKE MANAGEMENT	PI-A00615481	JUNE LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	<b>\$648.90</b>
<b>CHECK # 005071</b>								
001	07/13/21	WASTE MANAGEMENT	9904590-0180-8	JULY REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$436.68	
							<b>Check Total</b>	<b>\$436.68</b>
<b>CHECK # 005072</b>								
001	07/19/21	DEWBERRY ENGINEERS INC	1984563	ENGG SVCS THRU JUNE 2021	ProfServ-Engineering	531013-51501	\$1,230.00	
							<b>Check Total</b>	<b>\$1,230.00</b>
<b>CHECK # 005073</b>								
001	07/21/21	CHURCHILLS POOLS	30117	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$392.65	
							<b>Check Total</b>	<b>\$392.65</b>
<b>CHECK # 005074</b>								
001	07/21/21	FED EX	7-434-28220	JUNE POSTAGE	Postage and Freight	541006-51301	\$106.44	
							<b>Check Total</b>	<b>\$106.44</b>
<b>CHECK # 005075</b>								
001	07/21/21	TERMINIX PROCESSING CENTER	409475696	PEST CONTROL 6/1/21	PEST CONTROL 05/2/2021	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005076</b>								
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	Postage and Freight	541006-51301	\$7.65	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	Printing and Binding	547001-51301	\$13.70	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	GODADDY RENEWAL	549915-51301	\$3.45	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	SPEED BUMP REPAIR/SPIKE REMOVAL	546081-54101	\$540.00	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	PRESSURE WASH POOL DECK	546074-57201	\$540.00	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	CLEAN BATHROOMS/LOBBY/KITCHEN	546015-57201	\$212.50	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	CAMERA SYSTEM INSPECT / ACCESS CONTROL	549003-57201	\$212.50	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	BAY STATE ALARM SEC.	546015-57201	\$457.21	
							<b>Check Total</b>	<b>\$8,903.68</b>
<b>CHECK # 005077</b>								
001	07/26/21	THE HOME DEPOT	070521-9241	MAY / JUNE PURCHASES	MAY PURCHASES	546015-57201	\$147.51	
001	07/26/21	THE HOME DEPOT	070521-9241	MAY / JUNE PURCHASES	JUNE PURCHASES	546015-57201	\$51.34	
							<b>Check Total</b>	<b>\$198.85</b>
<b>CHECK # 005078</b>								
001	07/27/21	BRIGHTVIEW LANDSCAPE SVC	7286094	REMOVAL OF DEAD PINE	R&M-Common Area	546016-57208	\$700.00	
							<b>Check Total</b>	<b>\$700.00</b>
<b>CHECK # 005079</b>								
001	07/27/21	SERVUSAT, LLC	3292	ACCESS CONTROL SOFTWARE	Misc-Access Control Software	549003-53904	\$1,333.94	
001	07/27/21	SERVUSAT, LLC	3290	ACCESS CONTROL SOFTWARE	Misc-Access Control Software	549003-53904	\$3,879.69	
							<b>Check Total</b>	<b>\$5,213.63</b>
<b>CHECK # DD373</b>								
001	06/03/21	BRIGHT HOUSE NETWORKS	068176902051821 ACH	ACCT# 0050681769-02 5/17-6/16/21	Communication - Telephone	541003-51301	\$248.89	
							<b>Check Total</b>	<b>\$248.89</b>
<b>CHECK # DD374</b>								
001	06/04/21	KUA	051721 ACH	BILL PRD 4/7-5/7/21	Utility - General	543001-53903	\$2,761.19	
							<b>Check Total</b>	<b>\$2,761.19</b>
<b>CHECK # DD375</b>								
001	06/05/21	TOHO WATER AUTHORITY	50621	BILL PRD 4/6-5/6/21	Utility - General	543001-53903	\$180.51	
							<b>Check Total</b>	<b>\$180.51</b>
<b>CHECK # DD376</b>								
001	06/14/21	BRIGHT HOUSE NETWORKS	077902902053021 ACH	BILL PRD 5/28-6/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96	
							<b>Check Total</b>	<b>\$219.96</b>
<b>CHECK # DD377</b>								
001	07/06/21	KUA	061521 ACH	BILL PRD 5/7-6/8/21	Utility - General	543001-53903	\$2,775.90	
							<b>Check Total</b>	<b>\$2,775.90</b>
<b>CHECK # DD378</b>								
001	07/06/21	TOHO WATER AUTHORITY	70621	BILL PRD 5/6-6/6/21	Utility - General	543001-53903	\$410.07	
							<b>Check Total</b>	<b>\$410.07</b>
<b>CHECK # DD379</b>								
001	07/04/21	BRIGHT HOUSE NETWORKS	068176902061821 ACH	BILL PRD 6/17-7/16/21 OFFICE	Communication - Telephone	541003-51301	\$248.89	
							<b>Check Total</b>	<b>\$248.89</b>
<b>CHECK # DD386</b>								
001	07/15/21	BRIGHT HOUSE NETWORKS	077902902063021	BILL PRD 6/28-7/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96	
							<b>Check Total</b>	<b>\$219.96</b>

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
 For the Period from 06/01/21 to 07/31/21  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 005060</b>							
001	07/07/21	MARK A. GOSDIN	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # 005061</b>							
001	07/07/21	CAMILO NIN CURY	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD380</b>							
001	07/07/21	RAMON E. BERMUDEZ	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD381</b>							
001	07/07/21	SERVANDO JR COMAS	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD382</b>							
001	07/07/21	MICHAEL J. EDGECOMBE	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # 005062</b>							
001	07/14/21	MARK A. GOSDIN	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # 005063</b>							
001	07/14/21	CAMILO NIN CURY	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD383</b>							
001	07/14/21	RAMON E. BERMUDEZ	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD384</b>							
001	07/14/21	SERVANDO JR COMAS	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD385</b>							
001	07/14/21	MICHAEL J. EDGECOMBE	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
						<b>Fund Total</b>	<b>\$98,288.32</b>

Total Checks Paid	\$98,288.32
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**6C.**

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
For the Period from 06/01/21 to 07/31/21  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 005043</b>								
001	06/01/21	DEWBERRY ENGINEERS INC	1959614	ENGG SVCS THRU APRIL 2021	ProfServ-Engineering	531013-51501	\$765.00	
							<b>Check Total</b>	<b>\$765.00</b>
<b>CHECK # 005044</b>								
001	06/02/21	BRIGHTVIEW LANDSCAPE SVC	7329343	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							<b>Check Total</b>	<b>\$4,666.00</b>
<b>CHECK # 005045</b>								
001	06/02/21	CHURCHILLS POOLS	29971	MAY POOL/SPA MAINT	Contracts-Pools	534078-57201	\$777.26	
001	06/02/21	CHURCHILLS POOLS	30025	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$272.93	
001	06/02/21	CHURCHILLS POOLS	30042	POOL REPAIRS - MOTOR	R&M-Pools	546074-57201	\$1,287.00	
							<b>Check Total</b>	<b>\$2,337.19</b>
<b>CHECK # 005046</b>								
001	06/02/21	ENVERA SYSTEMS	701304	MAY GATE ACCESS	Contracts-Security Services	534037-53904	\$7,315.13	
							<b>Check Total</b>	<b>\$7,315.13</b>
<b>CHECK # 005047</b>								
001	06/02/21	SOLITUDE LAKE MANAGEMENT	PI-A00597551	MAY LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	<b>\$648.90</b>
<b>CHECK # 005048</b>								
001	06/02/21	TERMINIX PROCESSING CENTER	407430904	PEST CONTROL 4/5/21	PEST CONTROL 05/2/2021	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005049</b>								
001	06/02/21	WASTE MANAGEMENT	9891006-0180-0	MAY REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$377.28	
							<b>Check Total</b>	<b>\$377.28</b>
<b>CHECK # 005050</b>								
001	06/03/21	CLARK & ALBAUGH, LLP	17530	GEN MATTERS THRU MAY 2021	ProfServ-Legal Services	531023-51401	\$4,688.96	
							<b>Check Total</b>	<b>\$4,688.96</b>
<b>CHECK # 005051</b>								
001	06/03/21	KEEFE,MCCULLOUGH & CO.LLP	2109721	AUDIT SVCS THRU 9/30/21	AUDIT SVCS FYE 9/30/21	532002-51301	\$6,250.00	
							<b>Check Total</b>	<b>\$6,250.00</b>
<b>CHECK # 005052</b>								
001	06/16/21	THE HOME DEPOT	050521-9241	APRIL PURCHASES	APR PURCHASES	546015-57201	\$20.85	
							<b>Check Total</b>	<b>\$20.85</b>
<b>CHECK # 005053</b>								
001	06/23/21	A PRESTIGE AIR	12320	INSTALLED NEW AC UNIT	R&M-Clubhouse	546015-57201	\$5,497.79	
							<b>Check Total</b>	<b>\$5,497.79</b>
<b>CHECK # 005054</b>								
001	06/23/21	DEWBERRY ENGINEERS INC	1971305	ENGG SVCS THRU MAY 2021	ProfServ-Engineering	531013-51501	\$1,360.00	
							<b>Check Total</b>	<b>\$1,360.00</b>
<b>CHECK # 005055</b>								
001	06/23/21	FED EX	7-367-84875	MAY POSTAGE	Postage and Freight	541006-51301	\$140.51	
							<b>Check Total</b>	<b>\$140.51</b>
<b>CHECK # 005056</b>								
001	06/23/21	TERMINIX PROCESSING CENTER	408415906	MAY PEST CONTROL	PEST CONTROL 05/2/2021	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005057</b>								
001	06/23/21	WASTE MANAGEMENT	9897727-0180-5	JUNE REFUSE REMOVAL	Misc-Contingency	549900-57201	\$371.00	
							<b>Check Total</b>	<b>\$371.00</b>
<b>CHECK # 005058</b>								
001	06/25/21	KELLY RAY	16057768/1	REIMBURSE FOR TIRE DAMAGE	Miscellaneous Services	549001-51301	\$241.25	
							<b>Check Total</b>	<b>\$241.25</b>
<b>CHECK # 005059</b>								
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	Postage and Freight	541006-51301	\$6.63	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	Printing and Binding	547001-51301	\$197.60	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	Office Supplies	551002-51301	\$75.00	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	AMAZON	549900-57201	\$113.30	
001	07/02/21	INFRAMARK, LLC	64820	JUNE MGMT FEES	USB FLASH DRIVE	549900-57201	\$37.08	
							<b>Check Total</b>	<b>\$8,346.28</b>
<b>CHECK # 005064</b>								
001	07/13/21	A PRESTIGE AIR	12251	REPAIRS @ CLUBHOUSE	R&M-Clubhouse	546015-57201	\$85.00	
							<b>Check Total</b>	<b>\$85.00</b>
<b>CHECK # 005065</b>								
001	07/13/21	BRIGHTVIEW LANDSCAPE SVC	7374217	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							<b>Check Total</b>	<b>\$4,666.00</b>
<b>CHECK # 005066</b>								
001	07/13/21	CHURCHILLS POOLS	30048	JUNE POOL/FOUNTAIN MAINT	Contracts-Pools	534078-57201	\$644.96	
001	07/13/21	CHURCHILLS POOLS	30048	JUNE POOL/FOUNTAIN MAINT	Contracts-Fountain	534023-57201	\$132.30	
001	07/13/21	CHURCHILLS POOLS	30040	CHEMICALS	R&M-Pools	546074-57201	\$556.99	
001	07/13/21	CHURCHILLS POOLS	30113	REBUILT MOTOR	R&M-Pools	546074-57201	\$1,287.00	
							<b>Check Total</b>	<b>\$2,621.25</b>
<b>CHECK # 005067</b>								
001	07/13/21	CLARK & ALBAUGH, LLP	17570	GEN MATTERS THRU JUNE 2021	ProfServ-Legal Services	531023-51401	\$2,801.50	

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							<b>Check Total</b>	<b>\$2,801.50</b>
<b>CHECK # 005068</b>								
001	07/13/21	ENVERA SYSTEMS	702265	JUNE GATE ACCESS	Contracts-Security Services	534037-53904	\$7,326.13	
001	07/13/21	ENVERA SYSTEMS	703288	7/1-9/30/21 ISP PASS/VIDEO MONITORING	Contracts-Security Services	534037-53904	\$1,665.84	
001	07/13/21	ENVERA SYSTEMS	703289	GATE ACCESS 7/1-7/31/21	Contracts-Security Services	534037-53904	\$7,326.13	
001	07/13/21	ENVERA SYSTEMS	00028954	GATE HOUSE REPAIR	R&M-Galehouse	546035-53904	\$408.00	
							<b>Check Total</b>	<b>\$16,726.10</b>
<b>CHECK # 005069</b>								
001	07/13/21	INNERSYNC STUDIO LTD	19534	WEB SITE HOSTING/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13	
							<b>Check Total</b>	<b>\$388.13</b>
<b>CHECK # 005070</b>								
001	07/13/21	SOLITUDE LAKE MANAGEMENT	PI-A00615481	JUNE LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	<b>\$648.90</b>
<b>CHECK # 005071</b>								
001	07/13/21	WASTE MANAGEMENT	9904590-0180-8	JULY REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$436.68	
							<b>Check Total</b>	<b>\$436.68</b>
<b>CHECK # 005072</b>								
001	07/19/21	DEWBERRY ENGINEERS INC	1984563	ENGG SVCS THRU JUNE 2021	ProfServ-Engineering	531013-51501	\$1,230.00	
							<b>Check Total</b>	<b>\$1,230.00</b>
<b>CHECK # 005073</b>								
001	07/21/21	CHURCHILLS POOLS	30117	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$392.65	
							<b>Check Total</b>	<b>\$392.65</b>
<b>CHECK # 005074</b>								
001	07/21/21	FED EX	7-434-28220	JUNE POSTAGE	Postage and Freight	541006-51301	\$106.44	
							<b>Check Total</b>	<b>\$106.44</b>
<b>CHECK # 005075</b>								
001	07/21/21	TERMINIX PROCESSING CENTER	409475696	PEST CONTROL 6/1/21	PEST CONTROL 05/2/2021	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005076</b>								
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	Postage and Freight	541006-51301	\$7.65	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	Printing and Binding	547001-51301	\$13.70	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	GODADDY RENEWAL	549915-51301	\$3.45	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	SPEED BUMP REPAIR/SPIKE REMOVAL	546081-54101	\$540.00	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	PRESSURE WASH POOL DECK	546074-57201	\$540.00	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	CLEAN BATHROOMS/LOBBY/KITCHEN	546015-57201	\$212.50	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	CAMERA SYSTEM INSPECT / ACCESS CONTROL	549003-57201	\$212.50	
001	07/23/21	INFRAMARK, LLC	65872	JULY MGMT FEES	BAY STATE ALARM SEC.	546015-57201	\$457.21	
							<b>Check Total</b>	<b>\$8,903.68</b>
<b>CHECK # 005077</b>								
001	07/26/21	THE HOME DEPOT	070521-9241	MAY / JUNE PURCHASES	MAY PURCHASES	546015-57201	\$147.51	
001	07/26/21	THE HOME DEPOT	070521-9241	MAY / JUNE PURCHASES	JUNE PURCHASES	546015-57201	\$51.34	
							<b>Check Total</b>	<b>\$198.85</b>
<b>CHECK # 005078</b>								
001	07/27/21	BRIGHTVIEW LANDSCAPE SVC	7286094	REMOVAL OF DEAD PINE	R&M-Common Area	546016-57208	\$700.00	
							<b>Check Total</b>	<b>\$700.00</b>
<b>CHECK # 005079</b>								
001	07/27/21	SERVUSAT, LLC	3292	ACCESS CONTROL SOFTWARE	Misc-Access Control Software	549003-53904	\$1,333.94	
001	07/27/21	SERVUSAT, LLC	3290	ACCESS CONTROL SOFTWARE	Misc-Access Control Software	549003-53904	\$3,879.69	
							<b>Check Total</b>	<b>\$5,213.63</b>
<b>CHECK # DD373</b>								
001	06/03/21	BRIGHT HOUSE NETWORKS	068176902051821 ACH	ACCT# 0050681769-02 5/17-6/16/21	Communication - Telephone	541003-51301	\$248.89	
							<b>Check Total</b>	<b>\$248.89</b>
<b>CHECK # DD374</b>								
001	06/04/21	KUA	051721 ACH	BILL PRD 4/7-5/7/21	Utility - General	543001-53903	\$2,761.19	
							<b>Check Total</b>	<b>\$2,761.19</b>
<b>CHECK # DD375</b>								
001	06/05/21	TOHO WATER AUTHORITY	50621	BILL PRD 4/6-5/6/21	Utility - General	543001-53903	\$180.51	
							<b>Check Total</b>	<b>\$180.51</b>
<b>CHECK # DD376</b>								
001	06/14/21	BRIGHT HOUSE NETWORKS	077902902053021 ACH	BILL PRD 5/28-6/27/21 GATE	R&M-Galehouse	546035-53904	\$219.96	
							<b>Check Total</b>	<b>\$219.96</b>
<b>CHECK # DD377</b>								
001	07/06/21	KUA	061521 ACH	BILL PRD 5/7-6/8/21	Utility - General	543001-53903	\$2,775.90	
							<b>Check Total</b>	<b>\$2,775.90</b>
<b>CHECK # DD378</b>								
001	07/06/21	TOHO WATER AUTHORITY	70621	BILL PRD 5/6-6/6/21	Utility - General	543001-53903	\$410.07	
							<b>Check Total</b>	<b>\$410.07</b>
<b>CHECK # DD379</b>								
001	07/04/21	BRIGHT HOUSE NETWORKS	068176902061821 ACH	BILL PRD 6/17-7/16/21 OFFICE	Communication - Telephone	541003-51301	\$248.89	
							<b>Check Total</b>	<b>\$248.89</b>
<b>CHECK # DD386</b>								
001	07/15/21	BRIGHT HOUSE NETWORKS	077902902063021	BILL PRD 6/28-7/27/21 GATE	R&M-Galehouse	546035-53904	\$219.96	
							<b>Check Total</b>	<b>\$219.96</b>

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
 For the Period from 06/01/21 to 07/31/21  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 005060</b>							
001	07/07/21	MARK A. GOSDIN	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # 005061</b>							
001	07/07/21	CAMILO NIN CURY	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD380</b>							
001	07/07/21	RAMON E. BERMUDEZ	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD381</b>							
001	07/07/21	SERVANDO JR COMAS	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD382</b>							
001	07/07/21	MICHAEL J. EDGECOMBE	PAYROLL	July 07, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # 005062</b>							
001	07/14/21	MARK A. GOSDIN	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # 005063</b>							
001	07/14/21	CAMILO NIN CURY	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD383</b>							
001	07/14/21	RAMON E. BERMUDEZ	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD384</b>							
001	07/14/21	SERVANDO JR COMAS	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
<b>CHECK # DD385</b>							
001	07/14/21	MICHAEL J. EDGECOMBE	PAYROLL	July 14, 2021 Payroll Posting			\$184.70
						<b>Check Total</b>	\$184.70
						<b>Fund Total</b>	<b>\$98,288.32</b>

Total Checks Paid	\$98,288.32
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## **Seventh Order of Business**

**7A.**



# **Field Inspection August 2021**

**Villa Sol CDD**

**Tuesday, August 17, 2021**

**Prepared For Board Of Supervisors**

**43 Items Identified**



Item 1

Assigned To Brightview

Please advise as to when the annual palm trimming will be completed



Item 2

Assigned To Brightview

Developer a herbicide plan for broadleaf weeds in turf at the clubhouse



Item 3  
Assigned To Brightview  
Remove palm volunteers from  
landscape beds



Item 4  
Assigned To Board Of Supervisors  
Turf at clubhouse round about in  
great shape, beds edged properly



Item 5

Assigned To Inframark Field Team  
Provide proposal to pressure wash gutters at clubhouse



Item 6

Assigned To Brightview  
Pull soil sample for struggling turf by pool and provide proposal to replace



Item 7

Assigned To Brightview

Cut out dead from Viburnum at entry walkway to pool



Item 8

Assigned To Inframark Field Team

Pool drain is lifted by jacuzzi,  
provide proposals for repair



Item 9  
Assigned To Board Of Supervisors  
Pool and decking are clean and presentable



Item 10  
Assigned To Inframark Field Team  
Replace outlet cover to jacuzzi timer



Item 11  
Assigned To Brightview  
Remove suckers off Crape and  
clear out palm seedlings



Item 12  
Assigned To Inframark Field Team  
Gate bars bent, recommend  
repairs



Item 13  
Assigned To Brightview  
Stop all chemical edging of beds.



Item 14  
Assigned To Board Of Supervisors  
ADA Playground mulch severely  
needed at pool playground



Item 15

Assigned To Inframark Field Team  
Basketball Court needs pressure  
washing services and District  
Engineer to review grade issue on  
court causing standing water



Item 16

Assigned To Board Of Supervisors  
Brightview is keeping up with  
Bahia mowing. Please note,  
mowing days vary on Bahia vs. St.  
Augustine, two separate crews are  
used.



Item 17

Assigned To Pond Vendor

Please provide a schedule for treating algae in ponds. Aquatic weed control is visible along lake edges.



Item 18

Assigned To Board Of Supervisors

Pool drainage is damaging turf



Item 19  
Assigned To Board Of Supervisors  
Erosion still taking place where  
retaining wall was installed



Item 20  
Assigned To Inframark Field Team  
Pavers damaged at rear walk way,  
provide proposal for repairs



Item 21

Assigned To Inframark Field Team  
Pressure washing proposals  
needed on paver walk way



Item 22

Assigned To Inframark Field Team  
Pavers at entry to creek sitting area  
sinking causing a trip concern



Item 23  
Assigned To Inframark Field Team  
Tennis court needs pressure washing, please include black chain link fence in pressure washing



Item 24  
Assigned To Brightview  
Please blow off hard surfaces after edging



Item 25  
Assigned To Brightview  
Deadhead agapanthus after  
bloom cycle



Item 26  
Assigned To Inframark Field Team  
Remove empty post at parking lot



Item 27

Assigned To Brightview

Proposal to flush cut and stump  
grind dead pine tree in park  
across from clubhouse



Item 28

Assigned To Brightview

Proposal needed to remove fallen  
oak in large park



Item 29  
Assigned To Inframark Field Team  
Propose painting all benches on property



Item 30  
Assigned To Brightview  
Diagnose decline of Simpson  
Stoppers at entry median,  
removing the dead plants



Item 31

Assigned To Board Of Supervisors  
New Summer Annual rotation  
adds a pop of color on the main  
boulevard. Reminded Brightview  
to pinch back coleus to encourage  
compact annual plant



Item 32

Assigned To Board Of Supervisors  
Trimming services halted until  
construction work is completed



Item 33

Assigned To Inframark Field Team  
Provide proposal to replace  
damaged sign at the end of  
Riachuelo Lane



Item 34

Assigned To Inframark Field Team  
Mail boxes need pressure  
washing, locate at Via Otero Dr



Item 35  
Assigned To Inframark Field Team  
Pavers at Via Otero Dr mail kiosk  
need pressure washing



Item 36  
Assigned To Board Of Supervisors  
Inframark team on site painting  
curbing at entrance



Item 37  
Assigned To Brightview  
Improve bed weed control at  
Siesta View Dr round about.



Item 38  
Assigned To Inframark Field Team  
Entry an exit gates are in need of  
paiting



Item 39

Assigned To Brightview

Weeping valve just past exit gate  
before Walgreens entry



Item 40

Assigned To Board Of Supervisors

Monument light is on at the exit  
side sign.



Item 41  
Assigned To Brightview  
Please remove trash and debris  
from landscape beds during  
weekly services



Item 42  
Assigned To Board Of Supervisors  
Column at exit arch is missing  
boarder



Item 43  
Assigned To Brightview  
Weed control behind the  
entry/exit monuments needs to  
improve

Brett Perez  
Inframark Management Services