



Rizzetta & Company

VillaSol Community Development District

**Board of Supervisors
Meeting
October 14, 2025**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.villasolcdd.org

3050 Puerta Del Sol Blvd. Kissimmee, FL 34744

Board of Supervisors	Herman Perez	Chairman
	Ariel Correa-Betancourt	Vice Chairman
	Mario Cordova	Assistant Secretary
	Corey Gagnon	Assistant Secretary
	Mark Gosdin	Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Cari Webster	Straley, Robin, & Vericker
	Vivek Babbar	LLP
District Engineer	Pete Glasscock	Hanson, Walter & Assoc. Inc.

All cellular phones and pagers must be turned off during the meeting.

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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**Board of Supervisors
VillaSol Community
Development District**

October 7, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **October 14, 2025, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744**. The following is the **final** agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Updates on Drainage Repairs
 2. Consideration of Drainage Repairs
 - B. District Counsel
 1. Updates on HOA Agreement
 2. Updates on Dock Survey Search
 - C. District Manager
 1. Annual Goals Review
 2. Updates on Speed Hump Project
- 5. COMMUNITY UPDATES**
 - A. Field Service Updates
 - B. HP Updates
 - C. Magnosec Security Reports..... Tab 1
 1. Septembers Security Reports
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Minutes Held on August 12, 2025, Tab 2
 - B. Ratification of Operation and Maintenance Expenditures for the
Month(s) July-August 2025 Tab 3
- 7. BUSINESS ITEMS**
 - A. Ratification of District Items Tab 4
 1. Egis Insurance Coverage
 2. Egis Workers Compensation Coverage
 3. Amazon Purchases
 4. Engagement Letter for District Council
 5. Installation of Clubhouse Exit Button
 - B. Discussion of Towing Operation
 - C. Discussion of Off Duty Police Officer Patrols
 - D. Consideration of Club House Pond Proposal Tab 5
 - E. Consideration of Basketball Court Grass Installation Tab 6
 - F. Consideration of Pergola Project Proposals Tab 7
 - G. Consideration of Fountain Resurface & Tile Replacement Tab 8
 - H. Consideration of Guardian Access Solutions Visitor Gate Repairs Tab 9

- I. Consideration of Pool Area Chair Replacement ProposalTab 10
- J. Consideration of Pest Control Services Proposals.....Tab 11
- 8. **SUPERVISOR REQUESTS & COMMENTS**
- 9. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With Appreciation,
Brian Mendes
Brian Mendes

Tab 1



MAGNOSEC

LEAD • PROTECT • SERVE

Daily Report – September 5, 2025

Shift: 2:00 PM – 10:00 PM

Location: Centro Recreacional Villa Sol

2:00 PM

Arrived on site. Conducted the first round, checking all external areas. Weather conditions were poor, but all areas were calm. The gym was in use. Inspected the external bathrooms, turned off lights, and confirmed that doors were functioning properly. Observed new tables and a BBQ area at the back near the canal.

3:00 PM

Patrolled the clubhouse area. All external areas remained clear. The gym was still in use. Pedro was working on replacing lights in the pool area.

4:00 PM

All areas calm. The gym continued to be in use.

5:00 PM

Patrolled the left side of the clubhouse and external areas. The basketball court, pool, and parking lot were active. Pedro continued his work in the pool area.

6:00 PM

Conducted a round around the clubhouse. Basketball court, pool, and gym remained in use.

7:00 PM

Checked all external areas. The parking lot was active. Other areas were calm. Verified that the golf cart was safely parked. Inspected external bathrooms.

8:00 PM

Patrolled the left side of the clubhouse. The basketball court was still in use. Inspected external bathrooms, pool area, and verified all doors were properly secured. Parking lot was active; other areas calm.

9:00 PM

Conducted final door checks and turned off bathroom lights. Returned the keycard to its designated place.

10:00 PM

End of shift. Verified that the golf cart was parked safely. Left the property secured and in proper order.



Daily Report – September 6, 2025

Shift: 2:00 PM – 10:00 PM

Location: Centro Recreacional Villa Sol

2:00 PM

Arrived on site. External areas, including courts and playground, were calm. The pool and gym were in use. Verified the golf cart was safely parked. At 1:48 PM, a tow truck passed by the property. While inspecting the pool area, I noticed the hot tub operating system was emitting a loud alarm. I immediately contacted Mr. Hernan and sent him a video of the issue. A man with his grandchildren had caused the alarm to trigger.

3:00 PM

The pool and parking lot were in use. Other areas remained calm. Weather was very cloudy.

4:00 PM

The gym, pool, and parking lot remained active. A lady who was previously experiencing issues left the property around 4:35 PM. Weather remained poor. Verified the golf cart was safely parked.

5:00 PM

Patrolled the pool area. The gym and parking lot remained in use, while other areas were calm. Heavy rain began.

6:00 PM

Walked the left side of the clubhouse and inspected external bathrooms. The pool area, gym, and parking lot were in use. Verified the golf cart was safely parked.

7:00 PM

Tow truck arrived on site. Lobby and gym were in use. Other areas remained calm. Inspected external bathrooms and turned off lights.

8:00 PM

Patrolled the clubhouse and pool area. Closed parasols at the pool. All areas were calm.

9:00 PM

Conducted a round, ensuring all doors were properly secured. All areas calm. Golf cart was safely parked. Returned the keycard to its designated place.

10:00 PM

End of shift. Golf cart confirmed safely parked. Property left secured and in proper order.



MAGNOSEC

LEAD • PROTECT • SERVE

Daily Report – September 7, 2025

Shift: 2:00 PM – 10:00 PM

Location: Centro Recreacional Villa Sol

2:00 PM

Arrived on site. Conducted an initial walk around the clubhouse and inspected external bathrooms. Checked the pool area, which was in use. The back court, parking lot, and gym were also active. Verified that the golf cart was safely parked and that doors were functioning properly.

3:00 PM

Completed a round of external areas. The basketball court, gym, and parking lot were in use. Weather was cloudy, and everything remained calm.

4:00 PM

Patrolled the left side of the clubhouse. Inspected bathrooms and turned off lights. The basketball court was full, while the pool, gym, and parking lot were active. Golf cart confirmed safely parked.

5:00 PM

Patrolled around the clubhouse, checking external areas and bathrooms. Courts and playground were calm, while the pool, gym, and parking lot remained in use.

At 5:40 PM, observed through cameras three young men running in the pool area. Approached them and asked them to stop. After noncompliance, I requested their keycard, which they did not have. They claimed entry with family members. I asked them to leave, and they collected their belongings and departed.

6:00 PM

Property remained calm. Golf cart was safely parked. At 6:18 PM, people arrived at the tennis and basketball courts.

7:00 PM

Conducted another patrol of external areas. Courts were still in use, while other areas were calm. More people arrived at the courts and playground. Cleaning staff arrived on site.

8:00 PM

Checked that all doors were properly secured. Inspected external bathrooms and turned off lights. Basketball court and gym remained in use. Golf cart verified safely parked.

9:00 PM

Conducted final door checks. Returned the keycard to its designated place.

10:00 PM

End of shift. Verified golf cart was safely parked. Property secured and left in proper order.



Daily Report – September 19, 2025

Shift: 2:00 PM – 10:00 PM

Location: Centro Recreacional Villa Sol

2:00 PM

Arrived on site. Conducted first round of external areas; all calm. The gym was in use. Pedro was working in the pool area.

3:00 PM

Patrolled the clubhouse. The basketball court and playground were in use. Gym remained active. Pedro was working outside the clubhouse.

4:00 PM

Inspected the left side of the property. Checked external bathrooms and turned off lights. The basketball court and pool were in use. Other areas calm.

5:00 PM

Checked external bathrooms again and patrolled the pool area. Tennis court was in use; other areas remained calm.

6:00 PM

Conducted a round around the clubhouse. Tennis court still active. Gym in use. Other areas calm. At 6:40 PM, people arrived at the basketball court.

7:00 PM

Patrolled the clubhouse. Basketball court, parking lot, and gym were in use. Checked external bathrooms and turned off lights. Other areas calm. Golf cart verified safely parked.

8:00 PM

All areas calm. Nothing further to report.

9:00 PM

External areas calm. Gym remained in use. Golf cart confirmed safely parked. Returned keycard to its designated place.

10:00 PM

End of shift. Property secured and left in proper order.



Daily Report – September 20, 2025

Shift: 2:00 PM – 10:00 PM

Location: Centro Recreacional Villa Sol

2:00 PM

Arrived on site. Conducted initial patrol around the clubhouse and checked external areas. Courts, parking lot, and playground were calm. Pool and gym were in use. Golf cart was safely parked.

At 2:52 PM, a Jeep carrying cardboard boxes arrived. Spoke to the driver and informed him that dumping garbage was prohibited and that the dumpster is for property use only. He stated there is no other place in the community to dispose of large items.

3:00 PM

All areas remained calm. Pool still in use. Checked external bathrooms and turned off lights.

4:00 PM

Courts, playground, pool, and parking lot were in use. Other areas remained calm.

5:00 PM

Patrolled around the clubhouse. Checked external bathrooms and turned off lights. Basketball court was in use; other areas calm. Golf cart safely parked. At 5:20 PM, a family arrived at the pool.

6:00 PM

Walked along the left side of the clubhouse. Courts and pool were in use; other areas remained calm.

7:00 PM

Observed children playing on the basketball courts. Other areas were calm. Gym remained in use. Golf cart safely parked. At 7:20 PM, Tad's towing passed by the property.

8:00 PM

Patrolled external areas. Checked bathrooms and turned off lights. Verified all doors were properly closed.

9:00 PM

Checked bathrooms again. Golf cart confirmed safely parked. Returned keycard to its designated place in the CCTV room.

10:00 PM

End of shift. Property secured and left in proper order.



Daily Report – September 21, 2025

Shift: 2:00 PM – 10:00 PM

Location: Centro Recreacional Villa Sol

2:00 PM

Arrived on site. Conducted initial check of all external areas. At this time, only the parking lot and pool were in use. Inspected bathrooms and turned off lights. Verified the golf cart was safely parked. Walked around the pool area to monitor families present.

3:00 PM

No changes observed. Parking lot and pool remained in use. Other areas were calm.

4:00 PM

Patrolled the clubhouse. Tennis court and playground were calm. Parking lot, gym, and basketball court were in use. Golf cart safely parked.

5:00 PM

Checked external bathrooms and turned off lights. Basketball court, pool, gym, and parking lot remained in use.

6:00 PM

External areas including parking lot, basketball court, and pool continued to be active. Other areas calm. Inspected bathrooms and ensured lights were off.

7:00 PM

Courts and playground were in use by families and children. Spoke with parents to ensure traffic cones were properly replaced.

At 7:20 PM, a man left the pool area, leaving his 10-year-old child unattended. I instructed the child to exit the pool until the father returned and explained that children cannot be left unsupervised in the pool. The father stated he was unaware of this rule. Also informed him that the pool area was closing.

8:00 PM

All external areas were calm. Gym remained in use.

9:00 PM

Verified that all doors were properly closed and bathroom lights were off. Golf cart safely parked. Returned keycard to its designated place.

10:00 PM

End of shift. Property secured and left in proper order.



Daily Report – September 26, 2025

Shift: 2:00 PM – 10:00 PM

2:00 PM

Arrived at Centro Recreacional Villa Sol. Mr. Hernan and Mr. Luis were inspecting the painting tools. I went to the pool area, where two young children were present. I explained to them that, as they are underage, they are not allowed to be alone in the pool. Other external areas were calm. Only the pool was in use.

3:00 PM

The pool remains in use. Hernan, Luis, and Pedro are checking the painting mechanism outside the clubhouse.

4:00 PM

I inspected external areas. At this time, only the parking lot and gym are in use.

5:00 PM

I walked around the clubhouse. The half-court and gym are being used; other areas remain calm.

6:00 PM

I patrolled the pool area and the left side of the property, checking bathrooms and turning off their lights. The basketball court and gym are in use. The golf cart is safely parked.

7:00 PM

The basketball court remains in use. Other areas are calm. I walked along the pool area; everything remains calm.

8:00 PM

I checked external bathrooms and turned off their lights. The clubhouse doors were inspected. The golf cart remains safely parked.

9:00 PM

I inspected the left side of the clubhouse, checked bathrooms, and ensured all doors were properly closed. I walked along the pool area and the front of the property. Everything remains calm. I returned the keycard to its designated place.

10:00 PM

End of shift. The golf cart is safely parked. All areas are secured and in order.



Daily Report – September 27, 2025

Shift: 2:00 PM – 10:00 PM

2:00 PM

Arrived at Centro Recreacional Villa Sol. I first patrolled the pool area and checked the bathrooms, turning off their lights. The pool and basketball court are in use.

3:00 PM

People are decorating the party room. The basketball court, pool, and parking lot are in use. The golf cart is safely parked.

4:00 PM

I walked around the clubhouse and checked external bathrooms and other areas. The pool, parking lot, gym, and party room are in use.

5:00 PM

I inspected external bathrooms, courts, and the playground. The party room and parking lot remain in use. The golf cart is safely parked.

6:00 PM

External areas such as the courts, playground, and gym are calm. The party room, pool, and parking lot remain in use.

7:00 PM

I walked around the clubhouse. The parking lot, basketball court, pool, and party room are in use. The golf cart is safely parked.

8:00 PM

The parking lot and party room are still in use. Other areas remain calm.

9:00 PM

I checked the left side of the clubhouse, inspected bathrooms, and turned off their lights. The golf cart is safely parked. The party room was vacated. I returned the keycard to its designated place.

10:00 PM

End of shift. The golf cart is safely parked. All areas are secured and in order.



Daily Report – September 28, 2025

Shift: 2:00 PM – 10:00 PM

2:00 PM

Arrived at Centro Recreacional Villa Sol. I first checked all clubhouse doors and inspected external areas. All areas were calm due to the rain. At 2:40 PM, through the camera, I observed two young children in the pool. I approached them and asked their ages; they were underage and unsupervised. One of them, 15 years old, said their father was on his way.

I noticed a person in the front area and asked him about the children. He responded rudely, claiming that other security guards never informed him of the rules and said he was only there to park his car. His name is Alexander Castro, residing at 3142 Richuelo, card number 16715. This person had previously left a child unattended in the pool. I instructed the child to wait for their father outside of the pool. The father mentioned the child knew how to swim and claimed he had not been informed about the rule. I informed Mr. Castro that I would report the incident due to his rudeness and for breaking a critical rule.

3:00 PM

I walked the left side of the property, checked external bathrooms, and turned off their lights. I inspected the courts and playground; all areas were calm. The gym, pool, and parking lot were in use. The golf cart is safely parked.

4:00 PM

I patrolled around the clubhouse and checked external areas including the parking lot, courts, and playground. The basketball court, pool, gym, and parking lot were in use.

5:00 PM

I walked around the clubhouse, checked external bathrooms, and turned off their lights. The golf cart is safely parked. The basketball court and gym were in use. At 5:58 PM, I went to the pool area to address misbehavior by some children. I spoke with them, explained the rules, and they complied.

6:00 PM

Courts, parking lot, and pool are in use. The golf cart is in use.

7:00 PM

I walked around the clubhouse. Most external areas were calm. The pool and gym were in use. Children arrived and were playing on the basketball court.

8:00 PM

I walked around the clubhouse; all areas were calm. The golf cart is safely parked. I checked external bathrooms and turned off their lights. All doors were properly secured. At 8:40 PM, Tad's towing truck passed by.

9:00 PM

I checked the left side of the property, inspected bathrooms, and turned off their lights. The golf cart is safely parked. I returned the keycard to its designated place.

10:00 PM

End of shift. All areas are secured and in order.

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

VILLASOL
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the VillaSol Community Development District was held on **August 12, 2025, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744.**

Present and constituting a quorum:

Herman Perez	Board Supervisor, Chairman
Mario Cordova	Board Supervisor, Assistant Secretary
Corey Gagnon	Board Supervisor, Assistant Secretary
Mark Gosdin	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Kristen Trucco	District Counsel, Lathum Luna

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Perez called the meeting to order at 6:00 PM and read the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Board members, District Staff and audience members conducted the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comment

No comment.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Storm System Repair Updates

On a motion by Mr. Godin, seconded by Mr. Gagnon, with all in favor, the Board approved the rearrangement the staff report agenda, to the order being C,B,A, for VillaSol Community Development District.

Mr. Mendes invited Mr. Pastrana with HP Home Maintenance Solutions LLC to update the board regarding clubhouse enhancements.

Mr. Pastrana reviewed the painting project with the board.

Mr. Pastrana stated that some non-operable cameras have been removed and stated the project will be completed by the end of the weekend.

Mr. Pastrana stated HP will provide a proposal for gutter repairs.

Mr. Glasscock reviewed the depression updates with the Board.

Mr. Glasscock reviewed Marbella and Via Otero progression with the Board.

Mr. Glasscock recommended CCTV to the Board.

Mr. Glasscock reviewed the boat dock project in detail with the Board.

Ms. Trucco reviewed permit requirements for the boat dock project.

Mr. Gagnon inquired about CCTV.

Discussion ensued amongst the Board regarding future depression projects.

The Board reviewed the history of CCTV.

Mr. Mendes stated he will follow up with Dewberry.

The Board members provided directions to Mr. Mendes to follow up with records.

Ms. Trucco stated she will follow up with Dewberry if they remain unresponsive.

B. District Counsel

Ms. Trucco reviewed the agreements she is working on with Mr. Mendes

C. District Manager

1. Updates on Pool Repairs

2. Website Audit

Mr. Mendes reviewed the quarterly audit with the Board members.

Mr. Mendes reviewed and clarified cost paid for spa leak repairs (\$5,900), spa heater (\$450), therapy motor (\$695 Pending), spa motor (Warranty) and spies settled (\$2,600) with the Board of supervisors.

Mr. Mendes reviewed Spectrum updated to the Board.

Simon with the resort pool reviewed the therapy motor repairs that are needed.

Mr. Mendes inquired for a reason the equipment is breaking.

Simon reviewed the equipment functions and reason for breaking.

Mr. Gosdin commented on the natural wear and tear of the pool equipment.

Mr. Cordova inquired about clarification of the damaged pumps and Simon responded with the repairs needed.

Discussion ensued amongst the board regarding pump repairs.

Mr. Mendes stated he will follow up with Simon regarding the reports to email.

On a motion by Mr. Gosdin, seconded by Mr. Gagnon, all in favor of, the Board approved not exceeding the amount of \$2,600 for Spa repairs, for VillaSol Community Development District.

FIFTH ORDER OF BUSINESS

Field Service Report Updates

1. Security Reports

1. Video Surveillance System Service Report

2. Security Reports

Mr. Perez reviewed the security reports with the Board of supervisors.

Mr. Gagnon stated he will create a surplus list.

Mr. Mendes advised on ongoing reports.

Mr. Mendes stated he will contact ADT regarding an update to security services.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting Held on July 15, 2025

Mr. Mendes reviewed the picnic table pricing with the Board.

On a motion by Mr. Gagnon, seconded by Mr. Perez, all in favor of, the Board approved not exceeding the amount of \$3,000 for Picnic Tables, for VillaSol Community Development District.

Mr. Mendes reviewed the meeting minutes with the Board of Supervisors and asked if any changes were requested.

The Board reviewed the meeting minutes from July 15th Board meeting and requested revisions on motion of adjournment and line 155.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on July 15, 2025, in substantial form, for VillaSol Community Development District.

On a motion by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Board approved moving dock bids to the meeting agenda, for VillaSol Community Development District.

Mr. Perez invited WR Land Development Services to present to the board.

WR Land Development Reviewed the scope of service to the board.

Discussion ensued amongst the Board regarding these options.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved not exceeding the amount of \$2,000 to Secure the Dock (WR Land Development Services), for VillaSol Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for the Month(s) June 2025

Mr. Mendes reviewed the maintenance expenditure with the Board of Supervisors and asked if there were any questions.

The Board reviewed the expenditure for the month of June.

Mr. Perez inquired about Chariot Parent LLC.

Mr. Mendes stated he will review and email the Board regarding this matter.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2025 (\$60,536.39), for VillaSol Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Items

1. Soffit Repairs Proposal
2. Gate Stickers
3. Storm Repairs/Depression Repairs Agreement
4. Steel Door Purchase
5. Curb Repairs Proposal
6. Pool Pump Proposal- **Cancelled**

Mr. Mendes reviewed the items for ratification with the Board of Supervisors and asked if there were any questions..

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board ratified the Soffit Repair Proposal, Gate Stickers, Storm Repairs/Depression Repairs Agreement, Steel door purchase, and Curb Repairs Proposal, for VillaSol Community Development District.

NINTH ORDER OF BUSINESS

Consideration of AC Maintenance Repairs Proposal

Mr. Mendes reviewed the AC maintenance repairs proposal items for consideration with the Board of Supervisors.

On a motion by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Board approved the AC maintenance repairs service during the December inspection, for VillaSol Community Development District.

TENTH ORDER OF BUSINESS

Consideration of District Counsel Services

Mr. Mendes reviewed bids with the Board of Supervisors.

The Board reviewed and discussed the consideration of district counsel service bids

On a motion by Mr. Cordova, seconded by Mr. Gagnon, with a majority three to one vote (Mr. Gosdin opposed) in favor of, the Board awarded Straley, Robin, Vericker as the District Counsel services, for VillaSol Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Dock Bids

1. CVS Restorations
2. Enhanced Business Solutions
3. Sunrise Deck & Dock
4. WR Land Development Services, LLC

Mr. Mendes presented the proposals to the Board of Supervisors and asked if there were any questions.

Discussion ensued amongst the board regarding options for boat docks.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with a three to one vote (Mr. Gagnon opposed) in favor of, the Board approved the boat dock project not to exceed \$40,000 for awarded work, confirming legal permit requirements and that access is confirmed prior to work beginning and approving survey, for VillaSol Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Pergola Bids

1. Rose P Construction LLC
2. PGS Centrum Property General Services
3. HP Home Solutions

Mr. Mendes reviewed the bids with the Board of Supervisors and asked if there were any questions.

The board reviewed the bids, and a discussion ensued amongst the board.

The Board and District staff requested HP Home Solutions to provide exact measurements to be sent to Mr. Cordova.

Mr. Mendes stated he will seek additional PVC bids.

The Board of Supervisors requested this order of business to be tabled at this time.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-16,
Certifying Assessment Roll**

Ms. Trucco reviewed Resolution 2025-16, Certifying Assessment Roll with the Board and asked if there were any questions. There were none.

On a motion by Mr. Perez, seconded by Mr. Gagnon, with all in favor, the Board adopted Resolution 2025-16, Certifying Assessment Roll, for VillaSol Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-17,
Adopting FY 25-26 Meeting Schedule**

The Board of Supervisors and the District Staff reviewed Resolution 2025-17, Adopting FY 25-26 Meeting Schedule.

The Board of Supervisors requested to roll over the current meeting schedule.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board adopted Resolution 2025-17, Adopting FY 25-26 Meeting Schedule, to roll over the current schedule, for VillaSol Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

Mr. Perez commented on Via Otero and Camino regarding safety hazards from traffic.

Mr. Mendes stated he will create a monthly parking memo.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 8:20 p.m. for VillaSol Community Development District

[SIGNATURES ON FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 3

VillaSol Community Development District

District Office · Orlando, FL 32819

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.villasolcdd.org

Operations and Maintenance Expenditures

July 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,436.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Access Control Technologies, Inc.	300115	251058	Landscape Maintenance 02/25	\$ 730.00
ADT Security Services, Inc.	300092	1148215919	Security Services 07/25	\$ 58.31
Ariel Ivan Correa-Betancourt	300084	AB061025	Board of Supervisors Meeting 06/10/25	\$ 200.00
Ariel Ivan Correa-Betancourt	300093	AB071525	Board of Supervisors Meeting 07/15/25	\$ 200.00
Carifel Pool Services, LLC	300082	475	Pool Maintenance 06/25	\$ 550.00
Chariot Parent, LLC	20250703	IN12157092 ACH	Monthly Access Points 07/25	\$ 564.50
CSS Clean Star Services of Central Florida, Inc.	300109	15656	Monthly Cleaning Services 07/25	\$ 1,800.00
Florida Department of Revenue	20250718	59-8015630594-5 06/25 ACH	59-8015630594-5 Sales & Use Tax 06/25	\$ 88.32
Hanson Walter & Associates, Inc.	300110	5294386	Engineering Services 06/25	\$ 1,300.00
Herman Perez	300085	HP061025	Board of Supervisors Meeting 06/10/25	\$ 200.00
Herman Perez	300094	HP071525	Board of Supervisors Meeting 07/15/25	\$ 200.00
HP Home Maintenance Solutions, LLC	300089	421 Balance	Fence Installation for Pool Equipment 07/25	\$ 1,559.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
HP Home Maintenance Solutions, LLC	300089	442 Deposit	Deposit - Exterior and Interior Painting of Clubhouse 07/25	\$ 8,298.15
HP Home Maintenance Solutions, LLC	300111	445	Trim Bushes on Monuments 07/25	\$ 250.00
Kissimmee Utility Authority	20250707	Monthly Summary 05/25 714 ACH	Electric Services 05/25	\$ 3,831.36
Latham, Luna, Edan & Beaudine, LLP	300112	142104	Legal Services 06/25	\$ 2,555.14
Loyalty International	300090	1000062493	Maintenance and Repairs 07/25	\$ 3,393.00
MagnoSec, Corp.	300091	2117	Security Services 06/23/25-07/06/25	\$ 1,196.00
MagnoSec, Corp.	300113	2132	Security Services 07/07/25-07/20/25	\$ 1,840.00
Mario Cordova	300086	MC061025	Board of Supervisors Meeting 06/10/25	\$ 200.00
Mario Cordova	300095	MC071525	Board of Supervisors Meeting 07/15/25	\$ 200.00
PGS Centrum, Inc.	300087	1428	Electrical Maintenance 06/25	\$ 4,960.66
PGS Centrum, Inc.	300116	1437	Electrical Maintenance 07/25	\$ 595.79
Republic Services	300114	0690-000781386	Account# 3-0690-0002979 Waste Disposal Services 08/25	\$ 114.46
Resort Pool Services	300117	28049	Monthly Pool Maintenance 07/25	\$ 1,900.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300081	INV0000100541	District Management Fees 07/25	\$ 4,256.30
Spectrum	20250707 714	2005717061725 ACH	Internet Services 07/25	\$ 140.00
Spectrum	20250717	2017464062825 ACH	Internet Services 07/25	\$ 240.00
TLD-Southeast, Inc.	300083	2046544	Monthly Water Management 06/25	\$ 390.00
TLD-Southeast, Inc.	300096	2046546	Monthly Water Management 07/25	\$ 390.00
Toho Water Authority	20250711	Monthly Summary 05/25 ACH 714	Irrigation - Water Services 05/25	\$ 506.12
Valley National Bank	20250731	CC063025-714 ACH	Credit Card Expenses 06/25	<u>\$ 1,728.94</u>
Report Total				<u>\$ 44,436.05</u>

VillaSol Community Development District

District Office · Orlando, FL 32819

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.villasolcdd.org

Operations and Maintenance Expenditures August 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,646.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Access Control Technologies, Inc.	300138	254345	Service Call 08/25	\$ 342.50
ADT Security Services, Inc.	300124	1154259771	Security Services 08/25	\$ 58.31
Arinton	300125	15454	Service Call 07/25	\$ 700.00
Arinton	300130	15576	Installation Pro Spa Therapy Pump 08/25	\$ 2,300.00
Arinton	300131	15577	Service Call 08/25	\$ 295.00
Blade Runners Commercial Landscaping Orlando, LLC	300122	144044	Irrigation Repair 03/25	\$ 119.35
Blade Runners Commercial Landscaping Orlando, LLC	300122	155475	Irrigation Repair 05/25	\$ 175.10
Chariot Parent, LLC	20250804 714	IN12284861 ACH	Monthly Access Points 08/25	\$ 564.50
CSS Clean Star Services of Central Florida, Inc.	300141	15894	Monthly Cleaning Services 08/25	\$ 1,800.00
Florida Department of Revenue	20250819	59-8015630594-5 07/25 ACH	59-8015630594-5 Sales & Use Tax 07/25	\$ 30.09
Hanson Walter & Associates, Inc.	300132	5294604	Engineering Services 07/25	\$ 1,960.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Herman Perez	300133	HP081225	Board of Supervisors Meeting 08/12/25	\$ 200.00
HP Home Maintenance Solutions, LLC	300134	442-B Balance	Balance - Exterior and Interior Painting of Clubhouse 08/25	\$ 8,298.15
HP Home Maintenance Solutions, LLC	300119	459	Install Light Fixtures 07/25	\$ 1,000.00
HP Home Maintenance Solutions, LLC	300126	466	Repair Soffit 08/25	\$ 580.00
Kissimmee Utility Authority	20250804	Monthly Summary 06/25 714 ACH	Electric Services 06/25	\$ 3,353.66
Latham, Luna, Edan & Beaudine, LLP	300127	143237	Legal Services 07/25	\$ 2,896.50
MagnoSec, Corp.	300128	2148	Security Services 07/21/25-08/03/25	\$ 1,840.00
MagnoSec, Corp.	300135	2162	Security Services 08/04/25-08/17/25	\$ 1,840.00
Mario Cordova	300136	MC081225	Board of Supervisors Meeting 08/12/25	\$ 200.00
Orlando Sentinel Communications	300120	116609628000	Legal Advertising 05/25	\$ 294.43
Orlando Sentinel Communications	300139	117000830000	Legal Advertising 05/25	\$ 481.93
Orlando Sentinel Communications	300139	119421935000	Legal Advertising 06/25	\$ 789.50

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Orlando Sentinel Communications	300139	119884173000	Legal Advertising 07/25	\$ 305.68
PGS Centrum, Inc.	300129	1459	Electrical Maintenance 07/25	\$ 4,960.66
PGS Centrum, Inc.	300129	1466	Electrical Maintenance 08/25	\$ 174.96
Rentokil North America, Inc.	300121	459135507	5373916 - Pest Control 04/25	\$ 100.00
Rentokil North America, Inc.	300121	460169988	5373916 - Pest Control 05/25	\$ 100.00
Rentokil North America, Inc.	300121	461222514	5373916 - Pest Control 06/25	\$ 100.00
Rentokil North America, Inc.	300123	462288117	5373916 - Pest Control 07/25	\$ 100.00
Republic Services	300140	0690-000785000	Account# 3-0690-0002979 Waste Disposal Services 09/25	\$ 114.72
Resort Pool Services	300137	28396	Monthly Pool Maintenance 08/25	\$ 1,900.00
Rizzetta & Company, Inc.	300118	INV0000101269	District Management Fees 08/25	\$ 4,256.30
Spectrum	20250806	2005717071725 ACH	Internet Services 08/25	\$ 140.00
Spectrum	20250818	2017464072825 ACH	Internet Services 08/25	\$ 240.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20250806 714	Monthly Summary 06/25 ACH 714	Irrigation - Water Services 06/25	\$ 93.67
Valley National Bank	20250826	CC073125-714 ACH	Credit Card Expenses 07/25	<u>\$ 1,941.20</u>
Report Total				<u>\$ 44,646.21</u>

Tab 4



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Villa Sol Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

Villa Sol Community Development District
3050 Puerta Del Sol Blvd.
Kissimmee, FL 34744

Term: October 1, 2025 to October 1, 2026
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100125757

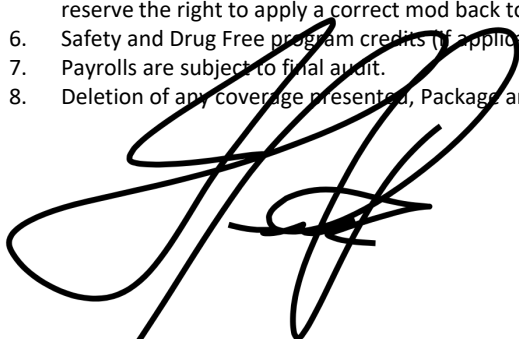
TYPE OF INSURANCE

Part A	Workers Compensation • Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> • \$1,000,000- Each Accident • \$1,000,000- Disease- Policy Limit • \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management--All Other Employees	\$1,500	2.68	\$40.20
Total Manual Premium				\$40.20
Increased ELL 1M/1M/1M				\$120.00
				\$160.20
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$160.20
Expense Constant				\$160.00
Terrorism				\$0.15
Policy Total				\$850.00

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Villa Sol Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Villa Sol Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125757

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,661,844
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$1,000	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$1,000	Included
Flood	\$1,000 *	Included
Boiler & Machinery	\$1,000	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$15,788

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$1,000,000 each claim/annual aggregate
Fraudulent Instruction: \$250,000



PREMIUM SUMMARY

Villa Sol Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125757

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$15,788
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,300
Public Officials and Employment Practices Liability	\$4,314
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$25,402

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Villa Sol Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Villa Sol Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- ☒ Building and Content TIV
☐ Inland Marine
☐ Auto Physical Damage

\$1,661,844 As per schedule attached
Not Included
Not Included

Signature: _____

Date: _____

September 29 2025

Name: _____

Herman Perez

Title: _____

Chairman

**Villa Sol Community Development District**

Policy No.: 100125757
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
1	Tennis and Basketball Court Area PITO: Benches, Picnic Tables, Trash Cans, Bball Hoops, Solar Panels, Chain Link Fencing		2006	10/01/2025		\$88,622		\$88,622
	3050 Puerta Del Sol Blvd Kissimmee FL 34744		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
2	Swimming Pool		2006	10/01/2025		\$404,055		\$404,055
	3050 Puerta Del Sol Blvd Kissimmee FL 34744		Below ground liquid storage tank / pool	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
3	PITO at Pool: Tables w/ Chairs, Chaise Lounges, Trash Cans, Fencing		2006	10/01/2025		\$20,746		\$20,746
	3050 Puerta Del Sol Blvd Kissimmee FL 34744		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
4	Playground Area PITO: Benches, Picnic Table, Bball Hoop, Trash Cans, Playset		2006	10/01/2025		\$46,566		\$46,566
	3050 Puerta Del Sol Blvd Kissimmee FL 34744		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
5	Club House - With Cooking Facility		2007	10/01/2025		\$823,280		\$910,405
	3050 Puerta Del Sol Blvd Kissimmee FL 34744		Joisted masonry	10/01/2026		\$87,125		
	Complex	Medium (10" to 30")		Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
6	Guard House		2007	10/01/2025		\$87,156		\$88,847
	3050 Puerta Del Sol Blvd Kissimmee FL 34744		Frame	10/01/2026		\$1,691		
	Pyramid hip	Low (< 10")		Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value
	Address			Term Date		Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
7	Entry Feature/Fountain		2007	10/01/2025		\$102,603		\$102,603
	3050 Puerta Del Sol Blvd Kissimmee FL 34744		Joisted masonry	10/01/2026				
	Pyramid hip	Low (< 10")		Clay / concrete tiles				
			Total:	Building Value		Contents Value		Insured Value
				\$1,573,028		\$88,816		\$1,661,844

Sign: _____

Print Name: _____

Date: _____



Custom Signs Outdoor Metal for Home Office Business, Personalized, Door, Porch, Delivery, Man Cave, Shop, Garage, Street. For Outside or Inside Use. Our Metal Signs Ar...

\$14.24Price ~~\$14.99~~

In Stock

Shipped from: [AV Grafix](#)FREE delivery **Sep 20 - 22**

Customizations:

Select Top Box Color and Border : Red

and [8 more](#)**Buy 2, save 7%**Qty: **1**

Buying in bulk?

[Delete](#)[Save for later](#)[Share](#)Business Savings: **\$0.75 (5%)**[Business Price](#)**Frequently bought together**[Sheenwang 2-Pack Private Property No Trespassing Sign, video surveillance signs outdoor, UV Printed .04...](#)**\$9.17**[Add to Cart](#)[X](#)

SmartSign 18 x 12 inch "No Trespassing Loitering Or Soliciting, Police Are Authorized To Take Action" Sign, 63 mil Aluminum, 3M Laminated Engineer Grade Reflective Material,...

\$23.95[Business Price](#)

In Stock

Two-DayFREE delivery **Fri, Sep 12**[FREE Returns](#)**Buy 5, save 2%**Qty: **3**

Buying in bulk?

[Delete](#)[Save for later](#)[Share](#)

Hisencn Ash Bucket with Lid and Shovel, 5.15 Gallon Large Galvanized Metal Coal and Hot Ash Pail for Fireplace, Hearth, Charcoal Wood Fire Pits Burning Stoves Indoor and...

\$59.98Price ~~\$65.99~~[Only 13 left in stock - order soon.](#)FREE delivery **Wed, Sep 17** for Prime members[FREE Returns](#)**Buy 2, save 14%**Business Savings: **\$6.01 (9%)**[Business Price](#)**Up to 10% off** if you qualify[Shop items](#)Qty: **1**

Buying in bulk?

[Delete](#)[Save for later](#)[Share](#)**Subtotal (5 items): \$146.07**

Shopping Cart

[Share cart items](#)

Price



Safco Canmeleon Trash Can, 38 Gallons, Indoor and Outdoor Use, Durable & Weather-Resistant Commercial Garbage Can, Black

In Stock

Shipped from: [Amazon](#)

FREE delivery **Mon, Sep 22** for Prime members

[FREE Returns](#)

Color: Black

Size: 38 Gallon

Qty: 2

[Request quote for 52+](#)

[Delete](#)

[Save for later](#)

[Share](#)

\$143.33

Price ~~\$198.99~~

Business Savings: **\$55.66 (28%)**

[Educator Price](#)

Subtotal (2 items): **\$286.66**

☐ This order contains a gift

[Proceed to checkout](#)



Download cart to PDF

[Download](#)

Download your cart's contents to a printable PDF.

Subtotal (2 items): **\$286.66**



Proceed to checkout (4 items)



TB200b Heavy Duty Hydraulic Gate Closer for 60-140 lb Gates – Adjus...

\$94⁹⁹ Typical price: \$99.99

Savings: **\$5.00** (5%)

Business Price

FREE delivery **Wed, Oct 8** for Prime members

FREE Returns

In Stock

– 2 +

Delete

Save for later



24 Port Full Gigabit PoE Switch with 2 Uplink Gigabit Port & 2 SFP Port...

\$145⁵⁹

✓prime Two-Day

FREE delivery **Sat, Oct 4**

FREE Returns

In Stock

🗑️ 1 +

Delete

Save for later



LYWALT Solar Outdoor Lights - 3000LM 188 LED Motion Sensor O...
6K+ bought in past month

\$28⁴⁸ List Price: \$46.79

Savings: **\$18.31** (39%)

Business Price

✓prime Today

FREE delivery **Today 5 PM - 10 PM**

FREE Returns



STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 321-4107
Writer's E-mail: vbabbar@srvlegal.com
Website: www.srvlegal.com

August 18, 2025

Via Email

VillaSol Community Development District
bmendes@rizzetta.com

Re: Engagement as District Counsel for the VillaSol CDD

Dear Brian:

We appreciate the opportunity to serve as District Counsel to the VillaSol Community Development District (the "**District**") and intend for this letter to confirm our engagement pursuant to the District's Board of Supervisors approval at its August 12, 2025, meeting.

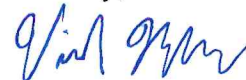
In terms of legal fees for day-to-day matters professional services will be provided to the District on an hourly-rate basis, at the rates established from time to time by our firm. Hourly rates for assistants, paralegals, and attorneys with the firm currently range from \$100/hour to \$405/hour. The District also will be responsible for direct expenses incurred during the representation, such as filing fees, photocopying, and courier services.

We will provide the District with statements for professional fees and costs, if any, on a monthly basis. Payment will be due when the statement is rendered. We encourage the Board of Supervisors and the District Manager to carefully review the statements each month and call us if there are any questions.

At the conclusion of our representation, we will retain your legal files for a period of one year after we close our file. At the expiration of the one-year period, we will destroy these files unless you notify us in writing that you wish to take possession of them. We reserve the right to charge administrative fees and costs associated with researching, retrieving, copying, and delivering such files.

Please coordinate the District's execution and return of a copy of this letter for our files. We look forward to working with the District, you, and the District's staff and vendors. If there are any questions concerning any aspect of this letter, please be sure to let me know.

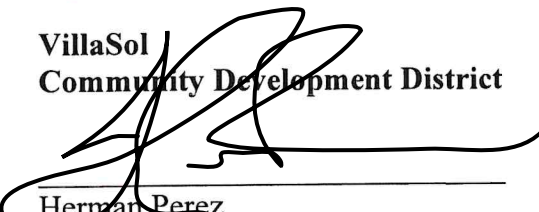
Sincerely,



Vivek K. Babbar
*Board Certified in City, County,
and Local Government Law*

Agreed to and approved by the

VillaSol
Community Development District



Herman Perez

Chair of the Board of Supervisors



Access Control Systems, LLC
1028 West Washington Street Orlando, FL 32805
Phone: 407-422-8850
Email: servicefl@guardianaccess.com

Itemized Quote

Date: 09/15/2025
Invoice #: 255215
Client #: 769

Billed To: Villa Sol CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Property: 3050 Puerta Del Sol Blvd

Kissimmee FL 34744

Contact: Herman Perez

Phone: 321-393-4580

Quantity	Description	Ext. Price
3.0000	Labor	\$585.00
1.0000	Trip Charge	\$50.00
1.0000	Request to Exit Button	\$110.75
1.0000	Single Gang Box	\$12.10
1.0000	Shipping & Handling	\$7.37

QUOTE DETAILS:

9/24/25 SA (JH)

ESTIMATE TO INSTALL A REQUEST TO EXIT BUTTON AT THE CLUBHOUSE DOOR, INCLUDING THE TRACING OF WIRING REQUIRED TO COMPLETE THE SCOPE OF WORK.

Tariff Disclaimer:

Please be advised that recent increases in international tariff rates have required adjustments to the pricing of parts sourced from various manufacturers. These changes are now reflected in our quotations to ensure the most accurate and up-to-date pricing. Please note that any substantial price changes between the issuance of the quotation and the approval of the quotation will be reflected in the final pricing. We appreciate your understanding and continued support.

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

The customer may terminate this contract for any reason by giving a notice in writing to Access Control Systems, LLC dba Guardian Access Solutions within three (3) business days of the date the contract is signed. Such termination shall not be deemed a breach of contract. Customer agrees to pay ACS for all unpaid invoices, for the cost reasonably incurred in anticipation for performance of the services and uncompensated staff time and expenses up to the date of termination.

I accept this quote as written and understand there may be additional parts needed due to unseen field conditions or parts which could not be field tested.

By: _____

Date: _____ PO#: _____

Non-Taxable Amount:	765.22
Taxable Amount:	0.00
Sales Tax:	0.00
Quote Total:	\$ 765.22

Tab 5

ESTIMATE

Blade Runners Commercial
Landscaping Orlando, LLC
19 N Texas Ave
Orlando, FL 32805-2162

info@bladerunnersorlando.com
+1 (407) 757-5959



Villa Sol CDD

Bill to
Villa Sol, CDD
Rizzeta and Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Ship to
Villa Sol CDD
Rizzeta and Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Estimate details

Estimate no.: 1171
Estimate date: 09/10/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Retention Pond at right side of Club House, push conservation line back and fix sink hole.			
2.	Installation	Installation of dirt 3 yards	3	\$120.00	\$360.00
3.	One time mainentance	Loader Machine	1	\$650.00	\$650.00
4.	Installation	1 Pallet of Bahia sod	1	\$450.00	\$450.00
5.	Labor	Labor	1	\$2,200.00	\$2,200.00
Total					\$3,660.00

Accepted date

Accepted by

Tab 6



Proposal #166367

Date:

PO #

Juan Ramirez

BILL TO

Villa Sol CDD
Rizzetta & Company
3434 Colwell Ave, Suite
200
Tampa, FL 33614

Property:

Villa Sol CDD
Puerta del Sol
Kissimmee, FL 34744

Fix area around basketball court

Default Group **\$1,658.00**

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				
INV- Bahia Sod (Pallet)	4.00	Pallet	\$400.00	\$1,600.00
Top Soil	1.00	cuyd	\$58.00	\$58.00
			Sale	\$1,658.00
			Sales Tax	\$0.00
			Total	\$1,658.00

By _____

Juan Ramirez

Date _____

By _____

Date _____

Villa Sol CDD

Tab 7

Proposal #1980844

Brian Mendes

lenitarj@hotmail.com

(973) 713-7257

17432 2nd St

Montverde, FL 34756



Proposal # 1980844

Proposal Date 8/21/2025

Proposal Amount \$29,900.00

Job Address 17432 2nd St

Montverde, FL 34756

CVS Restorations LLC License# CGC1526417

9145 Narcoossee Rd Ste 106-114

Orlando, FL 32832

Phone: (407) 232-4983

Product / Service	Quantity	Price	Subtotal	Tax	Total
Demo Top Pergola and Post All To be Removed	1.00	\$800.00 / Ea	\$800.00	\$0.00	\$800.00
Pergola Permit	1.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
Full Covered Pergola 12 x 24 (Side Ones) 3' Insulated Roof Panels Aluminum Post Aluminum Roof Headers Footer Included in each Post	1.00	\$10,350.00 / Ea	\$10,350.00	\$0.00	\$10,350.00
Full Covered Pergola 12 x 24 (Side Ones) 3' Insulated Roof Panels Aluminum Post Aluminum Roof Headers Footer Included in each Post	1.00	\$10,350.00 / Ea	\$10,350.00	\$0.00	\$10,350.00
Full Covered Pergola 12 x 12 (Side Ones) 3' Insulated Roof Panels Aluminum Post Aluminum Roof Headers Footer Included in each Post	1.00	\$6,900.00 / Ea	\$6,900.00	\$0.00	\$6,900.00
Subtotal					\$29,900.00
Tax					\$0.00
Total					\$29,900.00

Note

Notes

FULL DOCK/NEW CONSTRUCTION: REPAIR:

Payment#1: 20% upon Contract signing.

Payment#2: 50% on the startup date.

Payment#3: 30% Decking Install.

For cancelations, we will be collecting a 10%

In Case of final payment Delays, after 10 days of the job being done, there will be a \$200 Daily Late Fee

Failed to perform the final payment, a Mechanics Lien will be applied at 18% interest, or the Highest interest rate approved by the State of Florida.

License and Insurance in the State of Florida

We will provide engineering services; Plans will be based on an on-site survey supplied by the homeowner.

As described above, we will provide all labor, equipment, and materials to construct the project.

We warrant for a period of one (1) year from completion of the project and materials provided for the project be free from defect.

We warrant workmanship for a period of (2) years from completion of the project (Construction Defect only

We will be responsible for all removal and disposal of excess building materials

Terms and Conditions

Excluded Items

Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

Provisions

- We price our projects based on standard conditions. In the event that the property conditions are such that the materials are unable to be jetted into place, any additional cost incurred by us may be in addition to total Project Price. Such nonstandard conditions include, but are not limited to, stumps, logs, muck, and rocks. If such circumstances arise, we will earnestly seek to obtain a solution to offer proposal for a charge order to the original contract.
- We will, at various times, have building materials and equipment delivered to the project locations. Such items are typically completed with large trucks and equipment. Deliveries may cause ruts in the grass or sod and/or leakage on driveways, and other possible damage. If there are specific requirements or instructions regarding deliveries of equipment and materials, it is required that these criteria be disclosed prior in writing at the time of contract signing.
- Any work, changes, adjustments, additions, deletions or manipulations, etc. done to any system or portion of the project by anyone other than CVS Restorations, Will void the contract and warranty. The materials used in the construction process are subject to distortion over time and do not constitute a warranty claim
- We will ,at various times, be stirring up silt and lake bottom matter. This material may possibly enter the intake of lake fed irrigation systems and may clog the lines and pump, we assume no responsibility for damage and request that all pumps be turned off during construction.
- All projects shall be completed in a professional manner and compliance with all applicable codes.
- During the course of the Project, the construction area shall not be entered by any person not accompanied by a company representative. The materials and equipment shall not be disrupted in any way. The construction area shall not be altered or changed and there shall be no additions or deletions. Additionally, If any person sustains any personal injury or cause any personal injury or cause property damage to the equipment or materials with or without consent, we shall not be held responsible. purchaser shall hereby indemnify, defend and hold harmless CVS Restorations, its agents, employees, and subcontractor from any claim, loss, damage or expense arising from such personal injury or property damage or expense arising from such personal injury or property damage ,including attorney's fees.
- We will maintain a general set of model project plans that are used for reference and example. If one of these plans was offered as a model to the project proposed, the actual building of the specific project will be similar to the examples viewed, but may differ slightly due to such things as dimensions, materials, and building code, etc.
- We shall not be liable for any delay due to circumstances beyond its control including, but not limited to, strikes, unavailability of materials, adverse weather, accidents, any agencies that control permitting issuance and/or inspections.
- It is agreed that if either party finds it necessary to employ an Attorney to enforce any Section of this agreement, the prevailing party shall be entitled to Attorney's Fees, cost, and damages incurred from the non-prevailing party. It is also agreed that the proper venue for such legal action be in Orange County Florida.
- The above described scope of work and specifications to be included and excluded, along with the pricing and payment terms, constitute the entire agreement. No verbal directions or changes will be considered valid unless accompanied by a written change order approved by both parties to this agreement. The cost associated with the submitted change order shall be in addition to the Total Project Price. Payment for change orders shall be made upon acceptance of the change order by CVS Restorations. Change orders may require additional permitting, both environmental and building, and all associated cost will be added to the Total Project Price in the form of a written order.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Attachments:

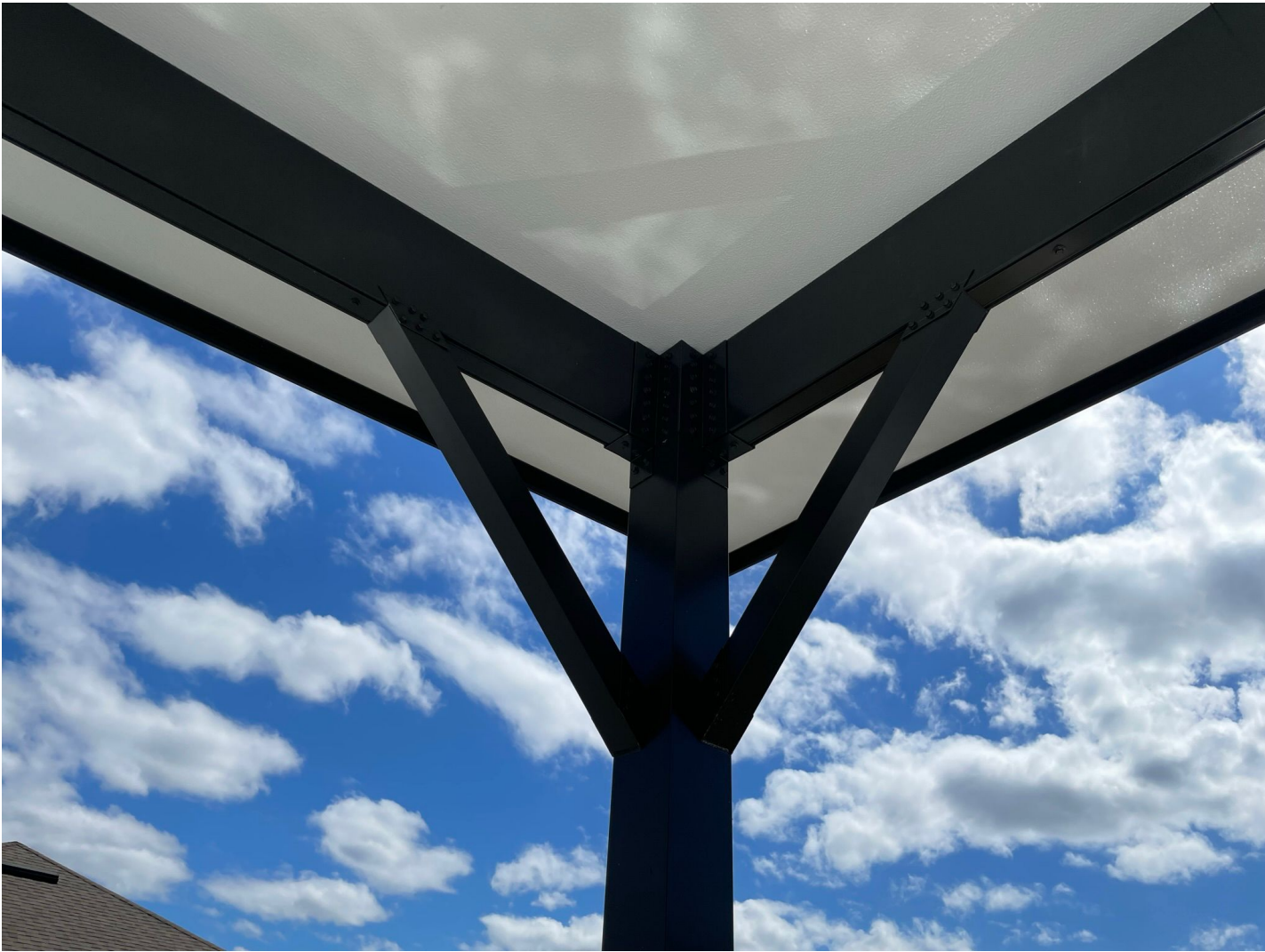
Sign And Date To Accept Proposal:

Customer Signature:

Date:

Attachments:







Proposal #1980830

Brian Mendes

lenitarj@hotmail.com

(973) 713-7257

17432 2nd St

Montverde, FL 34756



Proposal # 1980830

Proposal Date 8/21/2025

Proposal Amount \$6,700.00

Job Address 17432 2nd St

Montverde, FL 34756

CVS Restorations LLC License# CGC1526417

9145 Narcoossee Rd Ste 106-114

Orlando, FL 32832

Phone: (407) 232-4983

Product / Service	Quantity	Price	Subtotal	Tax	Total
Demo Top Pergola -Framing Will be Removed -Post will Stay	1.00	\$400.00 / Ea	\$400.00	\$0.00	\$400.00
Lumber Pergola 12 x 24 (Side Ones) Lumber Rafters 2"x6", All Ridge, Hip and Valley Beams to be 2"x6", Fastened with Galvanized 1/2" Carriage Bolts, Collar Tie 2"x6", All Rafter joint to headers with a Simpson HA2.5, Overhand 12" inches, 12" COC	1.00	\$2,250.00 / Ea	\$2,250.00	\$0.00	\$2,250.00
Lumber Pergola 12 x 24 (Side Ones) Lumber Rafters 2"x6", All Ridge, Hip and Valley Beams to be 2"x6", Fastened with Galvanized 1/2" Carriage Bolts, Collar Tie 2"x6", All Rafter joint to headers with a Simpson HA2.5, Overhand 12" inches, 12" COC	1.00	\$2,250.00 / Ea	\$2,250.00	\$0.00	\$2,250.00
Lumber Pergola 12 x 12 (Center One) Lumber Rafters 2"x6", All Ridge, Hip and Valley Beams to be 2"x6", Fastened with Galvanized 1/2" Carriage Bolts, Collar Tie 2"x6", All Rafter joint to headers with a Simpson HA2.5, Overhand 12" inches, 12" COC	1.00	\$1,800.00 / Ea	\$1,800.00	\$0.00	\$1,800.00
Subtotal					\$6,700.00
Tax					\$0.00
Total					\$6,700.00

Note**Notes****FULL DOCK/NEW CONSTRUCTION: REPAIR:**

Payment#1: 20% upon Contract signing.

Payment#2: 50% on the startup date.

Payment#3: 30% Decking Install.

For cancelations, we will be collecting a 10%

In Case of final payment Delays, after 10 days of the job being done, there will be a \$200 Daily Late Fee

Failed to perform the final payment, a Mechanics Lien will be applied at 18% interest, or the Highest interest rate approved by the State of Florida.

License and Insurance in the State of Florida

We will provide engineering services; Plans will be based on an on-site survey supplied by the homeowner.

As described above, we will provide all labor, equipment, and materials to construct the project.

We warrant for a period of one (1) year from completion of the project and materials provided for the project be free from defect.

We warrant workmanship for a period of (2) years from completion of the project (Construction Defect only)

We will be responsible for all removal and disposal of excess building materials

Terms and Conditions

Excluded Items

Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

Provisions

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- Any work, changes, adjustments, additions, deletions or manipulations, etc. done to any system or portion of the project by anyone other than CVS Restorations, Will void the contract and warranty. The materials used in the construction process are subject to distortion over time and do not constitute a warranty claim
- We will, at various times, be stirring up silt and lake bottom matter. This material may possibly enter the intake of lake fed irrigation systems and may clog the lines and pump, we assume no responsibility for damage and request that all pumps be turned off during construction.
- All projects shall be completed in a professional manner and compliance with all applicable codes.
- During the course of the Project, the construction area shall not be entered by any person not accompanied by a company representative. The materials and equipment shall not be disrupted in any way. The construction area shall not be altered or changed and there shall be no additions or deletions. Additionally, If any person sustains any personal injury or cause any personal injury or cause property damage to the equipment or materials with or without consent, we shall not be held responsible. purchaser shall hereby indemnify, defend and hold harmless CVS Restorations, its agents, employees, and subcontractor from any claim, loss, damage or expense arising from such personal injury or property damage or expense arising from such personal injury or property damage, including attorney's fees.
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Sign And Date To Accept Proposal:

Customer Signature:

Date:

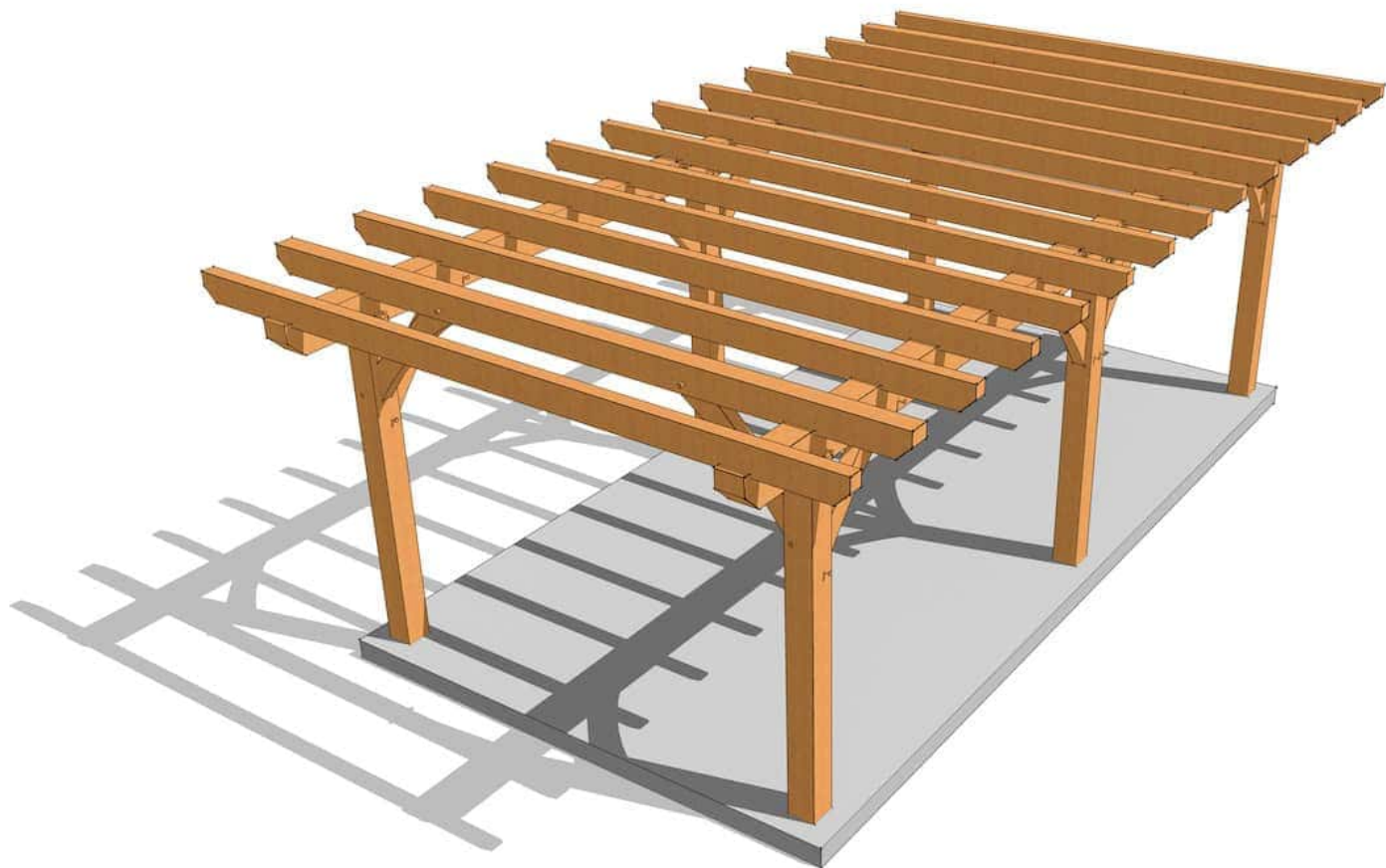
Attachments:

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Attachments:



Proposal #1980788

**Brian Mendes**

lenitarj@hotmail.com

(973) 713-7257

17432 2nd St

Montverde, FL 34756

Proposal # 1980788

Proposal Date 8/20/2025

Proposal Amount \$9,900.00

Job Address 17432 2nd St

Montverde, FL 34756

CVS Restorations LLC License# CGC1526417

2295 S Hiawassee Rd #104

Orlando, FL 32835

Phone: (407) 232-4983

Product / Service	Quantity	Price	Subtotal	Tax	Total
Demo Top Pergola -Framing Will be Removed -Post will Stay	1.00	\$400.00 / Ea	\$400.00	\$0.00	\$400.00
Composite Pergola 12 x 24 (Side Ones) Weardeck Rafters 2"x6", All Ridge, Hip and Valley Beams to be 2"x8", Fastened with Galvanized 1/2" Carriage Bolts, Collar Tie 2"x6", All Rafter joint to headers with a Simpson HA2.5, Overhand 12" inches, 12" COC	1.00	\$3,500.00 / Ea	\$3,500.00	\$0.00	\$3,500.00
Composite Pergola 12 x 24 (Side Ones) Weardeck Rafters 2"x6", All Ridge, Hip and Valley Beams to be 2"x8", Fastened with Galvanized 1/2" Carriage Bolts, Collar Tie 2"x6", All Rafter joint to headers with a Simpson HA2.5, Overhand 12" inches, 12" COC	1.00	\$3,500.00 / Ea	\$3,500.00	\$0.00	\$3,500.00
Composite Pergola 12 x 12 (Center One) Weardeck Rafters 2"x6", All Ridge, Hip and Valley Beams to be 2"x8", Fastened with Galvanized 1/2" Carriage Bolts, Collar Tie 2"x6", All Rafter joint to headers with a Simpson HA2.5, Overhand 12" inches, 12" COC	1.00	\$2,500.00 / Ea	\$2,500.00	\$0.00	\$2,500.00
Subtotal					\$9,900.00
Tax					\$0.00
Total					\$9,900.00

Note

Notes

FULL DOCK/NEW CONSTRUCTION: REPAIR:

Payment#1: 20% upon Contract signing.

Payment#2: 50% on the startup date.

Payment#3: 30% Decking Install.

For cancelations, we will be collecting a 10%

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License and Insurance in the State of Florida

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As described above, we will provide all labor, equipment, and materials to construct the project.

We warrant for a period of one (1) year from completion of the project and materials provided for the project be free from defect.

We warrant workmanship for a period of (2) years from completion of the project (Construction Defect only)

We will be responsible for all removal and disposal of excess building materials

Terms and Conditions

Excluded Items

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Provisions

- We price our projects based on standard conditions. In the event that the property conditions are such that the materials are unable to be jetted into place, any additional cost incurred by us may be in addition to total Project Price. Such nonstandard conditions include, but are not limited to, stumps, logs, muck, and rocks. If such circumstances arise, we will earnestly seek to obtain a solution to offer proposal for a charge order to the original contract.
- We will, at various times, have building materials and equipment delivered to the project locations. Such items are typically completed with large trucks and equipment. Deliveries may cause ruts in the grass or sod and/or leakage on driveways, and other possible damage. If there are specific requirements or instructions regarding deliveries of equipment and materials, it is required that these criteria be disclosed prior in writing at the time of contract signing.
- Any work, changes, adjustments, additions, deletions or manipulations, etc. done to any system or portion of the project by anyone other than CVS Restorations, Will void the contract and warranty. The materials used in the construction process are subject to distortion over time and do not constitute a warranty claim
- We will, at various times, be stirring up silt and lake bottom matter. This material may possibly enter the intake of lake fed irrigation systems and may clog the lines and pump, we assume no responsibility for damage and request that all pumps be turned off during construction.
- All projects shall be completed in a professional manner and compliance with all applicable codes.
- During the course of the Project, the construction area shall not be entered by any person not accompanied by a company representative. The materials and equipment shall not be disrupted in any way. The construction area shall not be altered or changed and there shall be no additions or deletions. Additionally, If any person sustains any personal injury or cause any personal injury or cause property damage to the equipment or materials with or without consent, we shall not be held responsible. purchaser shall hereby indemnify, defend and hold harmless CVS Restorations, its agents, employees, and subcontractor from any claim, loss, damage or expense arising from such personal injury or property damage or expense arising from such personal injury or property damage, including attorney's fees.
- We will maintain a general set of model project plans that are used for reference and example. If one of these plans was offered as a model to the project proposed, the actual building of the specific project will be similar to the examples viewed, but may differ slightly due to such things as dimensions, materials, and building code, etc.
- We shall not be liable for any delay due to circumstances beyond its control including, but not limited to, strikes, unavailability of materials, adverse weather, accidents, any agencies that control permitting issuance and/or inspections.
- It is agreed that if either party finds it necessary to employ an Attorney to enforce any Section of this agreement, the prevailing party shall be entitled to Attorney's Fees, cost, and damages incurred from the non-prevailing party. It is also agreed that the proper venue for such legal action be in Orange County Florida.
- The above described scope of work and specifications to be included and excluded, along with the pricing and payment terms, constitute the entire agreement. No verbal directions or changes will be considered valid unless accompanied by a written change order approved by both parties to this agreement. The cost associated with the submitted change order shall be in addition to the Total Project Price. Payment for change orders shall be made upon acceptance of the change order by CVS Restorations. Change orders may require additional permitting, both environmental and building, and all associated cost will be added to the Total Project Price in the form of a written order.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Attachments:

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Attachments:



Rose P Constructions LLC

Direct: (305)3606400

Inspection day at Villas of the Sun.

Customer: Villas of the Sun. (CDD).

Email: Herman.perez@villasolcdd.org

Tel: (321)3934580.

Budget: Roof (pergola).

Time: 8 days.

Warranty: One day for Work performed. NOT for maintenance.

CONCEPTS	PRICE RANGES
Wood(labor and material)	\$ 13.749,50
Aluminum(labor and material)	\$ 25.198,50

Wood.

Total: \$13.749,50

Aluminum.

Total: \$ 25.198,50

Additional Notes:

The Wood en ceiling can be painted entirely (white or sealant).

Of you want to make it out aluminum, we have to demolish the existing walls

Authorized Signature.

Date

ESTIMATE



Prepared For

Villa Sol
3434 Colwell Avenue Suite 200
Tampa, Florida 33614
(407) 312-3682

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: www.hphomemaintenancesolutions.com

Estimate # 173

Date 08/05/2025

[illegible]

Villa Sol

Tab 8

ARINTON

13808 Lacebark Pine Rd
Orlando, FL 32832-6580
4074094437
ARpoolservices@outlook.com



Estimate

ADDRESS
VillSol CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

ESTIMATE #	DATE	
2194	09/23/2025	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	3050 Puerta del sol Blvd Kissimmee FL 34744 Resurface and replace tile at fountain located at the corner of Osceola parkway and Simpson rd. We will remove the existing paint so that new plaster can be properly applied and prep surface and replace existing tile with similar 6x6 standard tile. \$10,800 50% deposit required	1	10,800.00	10,800.00

SUBTOTAL	10,800.00
TAX	0.00
TOTAL	\$10,800.00

Accepted By

Accepted Date

McDowell's All Repair Pool Care

52 S Charles Richard Beall Blvd, DeBary, FL 32713

407-416-5568

CPC#1458548

Good afternoon,

Please find a quote to renovate the fountain located in front of 3050 Puerta del Sol Blvd.,
Kissimmee, FL 34744....

Resurface fountain	\$7000.00
Remove paint	1500.00
Replace tile	1800.00
Total	\$10300.00

Please advise. Thank you for your consideration!

Steven Wood

McDowell's ARPC

Tab 9



Access Control Systems, LLC
1028 West Washington Street Orlando, FL 32805
Phone: 407-422-8850
Email: servicefl@guardianaccess.com

Itemized Quote

Date: 09/24/2025
Invoice #: 255386
Client #: 769

Billed To: Villa Sol CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Property: 3050 Puerta Del Sol Blvd

Kissimmee FL 34744

Contact: Send Invoice To

Phone:

Quantity	Description	Ext. Price
	VISITOR ENTRANCE DRIVE GATE	
6.0000	Concrete - Fast Set 60lb Bag	\$105.74
2.0000	Weld On Gate Hinges	\$346.00
64.0000	(8) STICK 1"X1"X062X24' Aluminum Square Tube	\$155.20
1.0000	Misc Materials	\$100.00
1.0000	Shipping & Handling	\$60.00
9.0000	Welding Labor	\$2,025.00
1.0000	Labor	\$195.00
3.0000	Trip Charge	\$150.00

QUOTE DETAILS:

(RB) This estimate covers labor and materials to repair the Visitor Entrance Gate due to vehicle impact.

- To remove and reinstall the existing hinge post.
- Replace top and bottom hinges.
- Replace (8) 1"x1" aluminum pickets

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

The customer may terminate this contract for any reason by giving a notice in writing to Access Control Systems, LLC dba Guardian Access Solutions within three (3) business days of the date the contract is signed. Such termination shall not be deemed a breach of contract. Customer agrees to pay ACS for all unpaid invoices, for the cost reasonably incurred in anticipation for performance of the services and uncompensated staff time and expenses up to the date of termination.

I accept this quote as written and understand there may be additional parts needed due to unseen field conditions or parts which could not be field tested.

By: _____

Date: _____ PO#: _____

Non-Taxable Amount:	2,430.00
Taxable Amount:	706.94
Sales Tax:	49.49
Quote Total:	\$ 3,186.43

Service Quote

Continued...

Invoice#: 255386

Date: 09/24/2025

Quantity	Description	Ext. Price
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-	Repair broken welds around the gate	
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This quotation is valid for 30 days from the submission date and all quotes remain open for 90 days. Guardian Access reserves the right to requote after 30 days elapses.

Tab 10

QUOTATION PREPARED FOR VILLA SOL CDD

PRODUCT DESCRIPTION		RETAIL PRICE	UNIT PRICE	ITEM QTY	ITEM TOTAL
	Telescope Casual Gardenella Sling	691.00	530.69	5	2653.44
	Aluminum Four Position Stackable				
	Outdoor Chaise Lounge				
	Item Code TC7720				
	Item Options:				
	 Textured Graphite Finish				
	 Sling Sling Type				
	 Atlantis Sling Fabric				
Expected to ship within 1 to 3 Business Days					
		Retail Total	3,455.00		
		Discount	-801.56		
		Shipping	FREE		
		Zip Code	34744		
		State	Florida		
		Tax	199.01		
		TOTAL	\$2,852.45		

If you received a better price from another competitor, please email us competitor quote details at Sales@PatioContract.com and we will do everything we can to beat or match the price.

Tab 11



WeCare@MasseyServices.com
MasseyServices.com • 1-888-2MASSEY (262-7739)

PEST PREVENTION QUARTERLY AGREEMENT

Villa Sol
First Name MI Last Name
3050 Puerta del Sol
Address of Treated Structure
Kissimmee FL 34744
City State Zip County
2786 Michigan Ave
Massey Services Address
BMendes@Rizzetta.com
Email Address
407-846-66-20
Primary Phone (Mobile/Work/Home)
407-846-66-20
Alternate Phone (Mobile/Work/Home)
407-846-66-20
Massey Services Phone
Effective Date

I. SCOPE OF SERVICE:

- A. **SERVICES WILL BE PROVIDED FOR:** Roaches, Ants, Spiders, Scorpions, Silverfish, Rats, Mice, Interior Fleas and Ticks, (other) _____
- B. **MASSEY AGREES:**
1. **Initial Exclusionary Service:**
 - a. To eliminate any existing pest activity inside your home.
 - b. To identify and correct conditions, avenues and sources conducive to pest infestation.
 - c. To provide exclusionary pest prevention services to eliminate avenues of pest access into your home.
 2. **Expanded Perimeter Service:**
 - a. To return the month following your Initial Service to provide an Expanded Perimeter Service that will seek out and eliminate pest populations developing away from the foundation, thus, creating a preventive zone on your property.
 - b. To provide expanded exclusionary services to prevent pest development within the preventive zone.
 3. **Regular Scheduled Service:**
 - a. To provide quarterly service outside your home to identify and eliminate conditions, avenues and sources that will prevent pest entry and infestation.
 - b. When a pest sighting occurs inside your home, *Massey will immediately schedule additional service and guarantees to provide that service at your convenience, within 24 hours, at no additional cost to you.*
- C. **CUSTOMER AGREES:**
1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
 2. To assist in correcting existing and potential conditions, avenues and sources of pest entry and infestation.
 3. To contact MASSEY for additional service when pest sightings occur inside the home.

II. TERMS OF AGREEMENT:

- A. This agreement will be in effect for an original period of twenty-five months and shall renew itself on a quarter-to-quarter basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.
- B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.
- C. MASSEY reserves the right to adjust the service charge any time after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

CUSTOMER SERVICE & BILLING PREFERENCES:

Communication Preference: ☐ Text ☐ Email ☐ Phone Paperless Statements: ☐ Yes ☐ No
Preferred Service Report Receipt: ☐ Email ☐ Left on Property
Permission to provide outside service when not home (please initial): ☐ Yes ☐ No

Notes: _____

1st Year Guaranteed Rate:

Total Annual Amount \$ 707.00
5% Discount for Annual Payment in Advance \$ ()
Discounted Annual Amount \$ _____
Initial Exclusionary Service Charge \$ 187.00
Expanded Perimeter Service Charge \$ 130.00
Quarterly Service Charge X 3 \$ 390.00
Amount Remitted with Agreement \$ _____

2nd Year Guaranteed Rate:

Total Annual Amount \$ 520.00
5% Discount for Annual Payment in Advance \$ ()
Discounted Annual Amount \$ _____
Quarterly Service Charge \$ 130.00

Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization* (Details on back)

Account Type: ☐ Checking ☐ Savings ☐ Credit Card _____

Financial Institution/City/St: _____

Name on Card/Acct: _____

CC#: _____ Exp Date: _____

ABA/Transit#: _____ Acct#: _____

Use for: ☐ Regular Services ☐ Renewals ☐ Initial Only

_____ Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

(Initial) You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. **FOR CC/ACH:** Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

Customer Signature/Date

Sam Dumas 10/6
Massey Services Representative/Date

GM Approval/Date

MS-208-FL-SC-VA-OK-LA-NC-AL (12/24)