



Rizzetta & Company

VillaSol Community Development District

**Board of Supervisors
Meeting
January 13, 2026**

**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 Ariel Correa-Betancourt Mario Cordova Corey Gagnon Mark Gosdin	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Cari Webster Vivek Babbar	Straley, Robin, & Vericker 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.

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**Board of Supervisors
VillaSol Community
Development District**

January 6, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **January 13, 2026, 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. Storm Water System Repair Updates
 2. Updates on Boat Dock Boundary Line
 3. Updates on Speed Hump Project
 - B. District Counsel
 1. Amenities Services HOA Agreement Updates
 - C. District Manager
 1. Branding Updates
 2. Updates on Landscape Enhancements for FY 25/26
 3. Updates on Off Duty Police Patrols
 4. Pergola Project Completion Updates
- 5. COMMUNITY UPDATES**
 - A. Magnosec Security Reports.....Tab 1
 1. November & December Reports
 2. Consideration of TrackTik Real Time Security Report Tracker
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Minutes Held on November 11, 2025,.....Tab 2
 - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of October 2025Tab 3
- 7. BUSINESS ITEMS**
 - A. Ratification of District Items.....Tab 4
 1. Amazon Purchases
 - B. Discussion on Clubhouse Enhancement Project Completion
 - C. Discussion of Room Rental Door Enhancements
 - D. Discussion of Clubhouse Interior Paint & Panel Color
 - E. Consideration of Bladerunner's Tree Trimming & Sink Hole Leveling Proposal.....Tab 5
 - F. Consideration of Fitness Equipment Repairs.....Tab 6
 1. FitRev
 - G. Consideration of A/C Ductwork Installation.....Tab 7
 - H. Consideration of Security Camera System Upgrade.....Tab 8
- 8. SUPERVISOR REQUESTS & COMMENTS**

Tab 1



Daily Security Report

Date: November 7, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

Shift Start – 2:00 PM

Arrived on site and began by inspecting clubhouse doors.

Patrolled the left side of the property and checked external bathrooms.

External areas including the courts, playground, and pool were calm.

Gym in use.

03:00 PM

- All external areas remained calm.
-

04:00 PM

- Patrolled pool area and left side of property.
 - Bathrooms, courts, parking lot, and lobby in use.
 - *Two residents arrived to begin decorating the Christmas tree in the lobby.*
-

05:00 PM

- Patrolled left side, external areas remained calm.
 - *Mr. Hernan and Pedro were overseeing the Christmas tree setup in the lobby.*
-

06:00 PM

- Basketball half court, gym, and lobby in use.

07:00 PM

- Patrolled front and left side of the clubhouse.
 - External bathrooms inspected; lights turned off.
 - Walked through pool area.
 - Gym and lobby remained in use.
 - *Christmas tree decoration continued. Pedro was preparing the party room for an event scheduled tomorrow.*
-

08:00 PM

- Patrolled back area, left side, and inspected external bathrooms.
 - All external areas remained calm.
 - Lobby still in use.
 - Golf cart securely parked.
-

09:00 PM

- Patrolled around the clubhouse.
 - All external areas calm.
 - External bathrooms inspected; lights turned off.
 - Checked all clubhouse doors and pool area.
 - *Two residents decorating the Christmas tree departed at this time.*
 - Keycard returned to designated place.
 - Golf cart securely parked.
-

Shift End – 10:00 PM

Final inspection completed.

All areas secured and left in proper condition.

Golf cart safely parked.

No incidents to report.



Daily Security Report

Date: November 8, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

Shift Start – 2:00 PM

Arrived on site and met with party host upon arrival.

- Host showed a photo of a wall damage inside the party room, reportedly already communicated via email.
- A photo was taken for documentation.
- Party host advised they planned to remain until 10:00 PM. They were reminded that cleanup must be completed and property vacated exactly by 10:00 PM.
- Alcohol was being served at the event.

Initial external inspection completed.

Basketball half court, parking lot, and pool were in use.

Golf cart safely parked.

03:00 PM

- Full patrol of exterior areas including courts and playground.
 - Parking lot and pool remained in use.
 - Individuals observed in the back area near the canal.
 - Golf cart securely parked.
-

04:00 PM

- Patrolled pool area; monitored guest activity.
 - Party continued without issues.
 - Golf cart securely parked.
-

05:00 PM

- Checked back area where a group was conducting a BBQ.
 - Patrolled pool area; one female using hot tub.
 - Parking lot and basketball court in use.
 - Golf cart securely parked.
-

06:00 PM

- Patrolled basketball court and pool area.
 - Requested BBQ group to remove belongings from the pool area due to scheduled closing time.
 - No escalation observed.
-

07:00 PM

- Patrolled left side of the property.
 - External bathrooms inspected; lights turned off.
 - Party room and parking lot in use.
 - Other areas calm.
 - Golf cart securely parked.
-

08:00 PM

- Patrolled front of clubhouse.
 - External bathrooms inspected; lights turned off.
 - Parking lot, gym, and party room in use.
 - Party hosts began cleaning up.
 - Golf cart securely parked.
-

09:00 PM

- Patrolled pool area and front of clubhouse.
 - Parking lot, gym, and party room in use.
 - Golf cart was in use during this hour.
-

Shift End – 10:00 PM

- Party room was fully cleared at this time.
 - Final inspection completed.
 - Golf cart safely parked.
 - All areas secured and left in proper condition.
-

Notes for Management / Follow-Up

- Documentation photo taken of reported wall damage—verify email received from party host.
- Alcohol was served; no incidents reported related to consumption.
- Guests reminded of cleanup deadline and complied.



Daily Security Report

Date: November 9, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

Shift Start – 2:00 PM

Arrived on site and inspected all clubhouse doors.

Checked external areas; observed children walking around the back area.

Gym was in use.

Golf cart parked securely.

03:00 PM

- Conducted full property patrol.
 - Playground in use.
 - Cleaning staff arrived on site.
 - External areas remained calm.
 - Golf cart securely parked.
-

04:00 PM

- Weather remained cloudy.
 - All areas were calm.
 - External bathrooms inspected; lights turned off.
 - Golf cart securely parked.
-

05:00 PM

- Patrolled around the clubhouse.
 - All areas remained calm.
 - External bathrooms inspected; lights turned off.
 - Golf cart securely parked.
-

06:00 PM

- Patrolled left side of the property.
 - External areas were calm.
 - Golf cart securely parked.
-

07:00 PM

- All areas calm.
 - Gym remained in use.
 - Golf cart securely parked.
-

08:00 PM

- Patrolled around the clubhouse.
 - External areas calm.
 - Gym still in use.
 - Golf cart securely parked.
 - Inspected bathrooms; lights turned off.
 - Clubhouse doors checked.
-

09:00 PM

- Re-inspected clubhouse doors.
 - All areas remained calm.
 - Keycard returned to designated location.
 - Golf cart securely parked.
-

Shift End – 10:00 PM

Final inspection completed.

All areas secured and left in proper condition.

Golf cart safely parked.

No incidents to report.



Daily Security Report

Date: November 14, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

Shift Start – 2:00 PM

Arrived on site and conducted initial patrol of external areas, which were calm.

Gym and party room were also calm.

A resident who rented the party room was taking photos of the area to prepare for later decoration.

03:00 PM

- Patrolled the left side of the property.
 - Inspected courts, playground, and pool area.
 - External bathrooms inspected; lights turned off.
 - All areas remained calm.
 - Gym in use.
-

04:00 PM

- Basketball full court and parking lot in use.
 - Gym remained in use.
 - All other areas calm.
-

05:00 PM

- Patrolled exterior of the clubhouse.
 - Basketball court and gym in use.
 - External bathrooms inspected; lights turned off.
 - Some residents using the tennis court.
-

06:00 PM — Observation / Complaint Documented

- Patrolled external areas.
- Tennis courts, basketball courts, gym, lobby, and parking lot in use.
- Party host showed images of damage on several tables and expressed concern regarding being charged \$270 for this issue.
 - Resident stated they disagreed with the damage charge.

- Security took photographs of the tables for documentation purposes.
 - No further concerns or escalation at that time.
-

07:00 PM

- All external areas calm except parking lot in use.
 - Gym and party room in use.
 - Golf cart securely parked.
-

08:00 PM

- Patrolled left side of property.
 - External bathrooms inspected; lights turned off.
 - Parking lot, gym, and party room in use.
 - Golf cart securely parked.
-

09:00 PM

- Patrolled left side of clubhouse.
 - External bathrooms inspected; lights turned off.
 - Parking lot, gym, and party room remained in use.
 - Golf cart securely parked.
 - Keycard returned to designated location.
-

Shift End – 10:00 PM

Final inspection completed.

All areas secured and left in proper condition.

Golf cart safely parked.

No further incidents to report.

Notes for Management / Follow-Up

- Photos of tables with alleged damage taken at approximately 6:00 PM.
- Party host disputes the \$270 charge. Recommended review of images and maintenance records.



Daily Security Report

Date: November 15, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

Shift Start – 2:00 PM

Upon arrival, met with the cleaning staff who were preparing to leave.

Gym and pool were in use.

Individuals present in the party room taking measurements and reviewing tables and chairs for upcoming event.

Golf cart parked securely.

**03:00 PM — Access Control Enforcement

- Patrolled around the clubhouse and inspected external bathrooms.
- Basketball courts, playground, pool, and gym were in use.
- Upon returning to the clubhouse, observed Carlos (regular visitor) attempting to access the pool with another young man (reported new resident) through a non-authorized entry without keycard access.
 - Advised them that pool entry without supervision and without access credentials is not permitted.
 - Verbal warning issued; informed that law enforcement would be contacted if non-compliance continued.
 - Both individuals left the area and proceeded to the basketball court.
- Golf cart securely parked.

**04:00 PM — Occupancy Violation Prevented

- Monitored external areas via CCTV; observed same youths continuing activity at basketball court.
- External areas otherwise calm. Two minors entered the lobby area briefly.
- 4:37 PM: A red Jeep arrived with six young males proceeding toward the pool area.
 - One confirmed resident present with valid keycard.
 - Resident informed that pool rules allow a maximum of four guests per household.
 - After explanation, the group complied and exited the area without incident.

05:00 PM

- Basketball courts, pool, parking lot, and gym remained in use.
-

06:00 PM

- Luis observed inside the clubhouse.
 - Basketball courts, pool, and playground were in use.
 - Golf cart securely parked.
-

07:00 PM

- Patrolled back side of clubhouse.
 - External bathrooms inspected; lights turned off.
 - All exterior areas calm.
 - Gym remained in use.
 - Golf cart securely parked.
 - *Decorators arrived to continue work on the Christmas tree.*
-

08:00 PM

- Exterior areas remained calm.
 - Gym, lobby, and parking lot in use.
 - Golf cart securely parked.
-

09:00 PM

- Clubhouse doors verified secured.
 - External areas calm.
 - *Tree decorators finished and departed.*
 - Keycard returned to designated location.
-

Shift End – 10:00 PM

Final inspection completed.

All areas secured and left in proper condition.

Golf cart safely parked.

No further incidents reported.

Notes / Recommendations for Management

- Ensure documented record of unauthorized pool access attempt (Carlos and companion).
- Reinforce pool occupancy rules (4-person limit per household).
- Recommend clearer signage at pool entry points regarding access control.



Daily Security Report

Date: November 16, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

Shift Start – 2:00 PM

Arrived on site and conducted inspection of all clubhouse doors.

While patrolling the pool area, identified a damaged chair.

Tennis court was in use.

External bathrooms inspected; lights turned off.

Golf cart securely parked.

03:00 PM

- Patrolled left side of clubhouse.
 - Pool area in use.
 - Golf cart securely parked.
-

04:00 PM

- Basketball court and pool remained in use.
 - All other areas calm.
 - Golf cart securely parked.
-

05:00 PM

- Patrolled external areas.
 - Basketball full court, lobby, and parking lot in use.
 - Other areas calm.
 - Golf cart securely parked.
-

06:00 PM

- Majority of external areas calm.
 - Parking lot and lobby remained in use.
 - Inspected external bathrooms; lights turned off.
 - Golf cart securely parked.
-

07:00 PM

- Patrolled around the clubhouse.
 - All areas remained calm.
 - External bathrooms inspected; lights turned off.
 - Golf cart securely parked.
-

08:00 PM

- Conducted full patrol around clubhouse.
 - All external areas remained calm.
 - Bathrooms inspected; lights turned off.
 - Pool area and parking lot checked.
 - Golf cart securely parked.
-

09:00 PM

- Inspected all clubhouse doors.
 - All areas remained calm.
 - Keycard returned to designated location.
-

Shift End – 10:00 PM

Final property inspection completed.

Golf cart safely parked.

All areas secured and in proper condition.

No further incidents reported.

Maintenance Note

- Damaged pool chair observed at 2:00 PM. Recommend follow-up with maintenance to determine repair or replacement.



Daily Report

Date: November 21, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. All clubhouse doors were checked and secured. At this time, all areas were calm.

3:00 p.m.

External areas were checked, including the courts, playground, and pool. The pool and gym were in use. External bathrooms were inspected.

4:00 p.m.

Conducted a walkthrough of the entire property. External bathrooms were checked and lights were turned off. The pool, parking lot, and gym were in use. All other areas were calm.

5:00 p.m.

External areas were checked. The courts, playground, and gym were calm. The parking lot was in use.

6:00 p.m.

Most areas remained calm. The parking lot was in use. A patrol was conducted around the pool area.

7:00 p.m.

Walked around the clubhouse. All areas were calm. The golf cart was safely parked.

8:00 p.m.

Walked around the clubhouse. The parking lot, courts, playground, and pool were calm. The gym was in use. The golf cart was safely parked.

9:00 p.m.

Checked the clubhouse doors. External bathrooms were inspected and lights were turned off. The gym remained in use. The keycard was returned to its designated location. The golf cart was safely parked.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: November 22, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. External areas were checked. The basketball court and pool were in use. All other areas were calm. The golf cart was safely parked.

3:00 p.m.

Patrolled the clubhouse area. The parking lot, pool, and basketball courts were in use. External bathrooms were checked. The golf cart was safely parked.

4:00 p.m.

Checked the pool area and reminded the children present not to run or dive. Patrolled the left side of the clubhouse and inspected external bathrooms. The pool area, parking lot, tennis court, and basketball courts were in use.

At 4:40 p.m., a group arrived for a party. A discrepancy was identified between the reservation times: the guests' confirmation showed 4:00 p.m. – 10:00 p.m., while the system reflected 6:00 p.m. – 10:00 p.m..

5:00 p.m.

Walked around the clubhouse. The pool, party room, parking lot, tennis court, and basketball half court were in use. The golf cart was safely parked.

6:00 p.m.

Patrolled the entire property. The gym, parking lot, and party room were in use. All other areas were calm. The golf cart was safely parked.

7:00 p.m.

Patrolled the front area and parking lot. Courts, bathrooms, and the pool area were checked. The parking lot and party room remained in use. The golf cart was safely parked.

8:00 p.m.

External areas were calm. The parking lot and party room remained in use. The golf cart was safely parked.

9:00 p.m.

Checked the clubhouse doors. External bathrooms were inspected and lights were turned off. The party was ending, and the hosts were cleaning up.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: November 23, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. Verified that all clubhouse doors were functioning properly. Patrolled external areas, including the basketball half court, playground, and gym, which were in use. All other areas were calm. The golf cart was safely parked.

3:00 p.m.

Luis, a friend of Mr. Hernan, arrived carrying a tortoise. He stated that he found the tortoise under a vehicle and intended to place it in the lake. I accompanied him to the lake in the rear area to ensure the animal was not left unattended elsewhere. The golf cart was safely parked.

4:00 p.m.

Checked external areas. The tennis court, basketball full court, and pool were calm. The parking lot, basketball half court, and playground were in use. The golf cart was safely parked.

5:00 p.m.

Conducted a walkthrough of the clubhouse. External bathrooms were checked. The basketball full court and gym were in use. All other areas were calm. The golf cart was safely parked.

6:00 p.m.

Patrolled external areas. Bathrooms were checked and lights were turned off. The parking lot, gym, playground, and basketball court were in use.

7:00 p.m.

Walked around the clubhouse. External areas were calm. The gym was in use. The golf cart was safely parked.

8:00 p.m.

Checked the clubhouse doors and patrolled the left side of the property. Bathrooms were checked and lights were turned off. The golf cart was safely parked.

9:00 p.m.

Rechecked the clubhouse doors. External bathrooms were inspected and lights were turned off.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report**Date: November 28, 2025****Location: Centro Recreacional Villa Sol****Shift: 2:00 p.m. – 10:00 p.m.****2:00 p.m.**

Arrived on property and began the shift. Walked around the clubhouse. The basketball half court was in use. All other areas were calm.

3:00 p.m.

Checked the sides of the clubhouse. External bathrooms were inspected and lights were turned off. The courts were calm. The playground, parking lot, and gym were in use.

4:00 p.m.

External areas, including the courts, playground, and pool, were calm. The gym and parking lot were in use.

5:00 p.m.

Walked around the clubhouse and checked external areas. The basketball half court, parking lot, and gym were in use. Children were playing on both basketball courts.

6:00 p.m.

Mr. Hernan and Pedro were inside the clubhouse checking the tree lights and other items. All other areas were calm.

7:00 p.m.

Walked around the clubhouse and checked external areas, including the courts, playground, and pool. External bathrooms were checked and lights were turned off. The front area of the property was also inspected. All areas were calm. The golf cart was safely parked.

8:00 p.m.

Checked external areas, including the front area, parking lot, and left side of the clubhouse. Bathrooms were inspected and lights were turned off. The pool area was checked. The golf cart was safely parked.

9:00 p.m.

Verified that all doors were properly secured. All areas were calm. The golf cart was safely parked. The keycard was returned to its designated location.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: November 29, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. All clubhouse doors were checked, followed by a patrol of external areas. The basketball full court, pool, parking lot, and gym were in use. The golf cart was safely parked.

3:00 p.m.

Conducted a full patrol of the property. The basketball full court, pool, parking lot, and gym remained in use. External bathrooms were checked and lights were turned off. The golf cart was safely parked.

4:00 p.m.

Checked all external areas. The courts, parking lot, pool, gym, and playground were in use. External bathrooms were inspected. The golf cart was safely parked.

5:00 p.m.

Checked external areas and inspected bathrooms, turning off the lights. The basketball half court, playground, and parking lot were in use. The golf cart was safely parked.

6:00 p.m.

Walked around the clubhouse. The playground, pool, and party room were calm. The parking lot and gym were in use. The golf cart was safely parked.

7:00 p.m.

Most areas were calm. The gym remained in use. The golf cart was safely parked.

8:00 p.m.

Walked around the clubhouse. External areas were calm. The parking lot was in use. The golf cart was safely parked.

9:00 p.m.

Checked the side area of the clubhouse. All areas were calm. Verified that all doors were properly secured. The keycard was returned to its designated location.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: November 30, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. The parking lot was full due to a scheduled party. Other external areas, including the basketball court, pool, and gym, were in use. The golf cart was safely parked.

3:00 p.m.

Walked around the clubhouse and checked the pool area, external bathrooms, courts, front area, and parking lot. The playground, basketball full court, and tennis court were calm. The golf cart was safely parked.

4:00 p.m.

Areas including the parking lot, playground, basketball half court, and party room were in use. The golf cart was safely parked.

5:00 p.m.

Checked all areas via the security cameras. The clubhouse, pool, and basketball half court remained in use. The trash container was opened for the party.

6:00 p.m.

The party concluded without incident. All areas were organized and cleaned. External areas were calm. The golf cart was safely parked.

7:00 p.m.

Checked external areas, which were calm. External bathrooms were inspected and lights were turned off. The gym remained in use. The golf cart was safely parked.

8:00 p.m.

All areas were calm. A resident approached requesting information on how to obtain an access keycard. The resident was advised on where to go and how to register.

9:00 p.m.

Checked the left side of the property. External bathrooms were inspected and lights were turned off. The keycard was returned to its designated location. The golf cart was safely parked.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: December 5, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. All clubhouse doors were checked, followed by a patrol of external areas. The parking lot was in use.

3:00 p.m.

Most external areas were calm. The parking lot and gym were in use.

4:00 p.m.

External bathrooms were inspected and lights were turned off. The playground and pool were calm. The parking lot, gym, and basketball half court were in use. At 4:53 p.m., the hosts for the scheduled party arrived.

5:00 p.m.

The party hosts began organizing the party room. The basketball area and parking lot were in use.

6:00 p.m.

The courts, playground, and pool were calm. The parking lot and party room were in use. The golf cart was safely parked.

7:00 p.m.

The party continued without incident. The parking lot and gym were in use. External bathrooms were checked. The golf cart was safely parked.

8:00 p.m.

Walked around the clubhouse. Most external areas were calm. The parking lot, gym, and party room remained in use. The golf cart was safely parked.

9:00 p.m.

The party continued. The gym and parking lot were in use. The trash container was opened for the party hosts, who began cleaning up. The keycard was returned to its designated location, and all doors were verified as properly secured.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: December 6, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. Observed individuals decorating the party room.

External areas were checked; at this time, only the parking lot and party room were in use.

3:00 p.m.

Walked around the clubhouse. External areas including the courts, playground, pool, and gym were calm. The party room and parking lot remained in use. The golf cart was safely parked.

4:00 p.m.

Most external areas remained calm. The parking lot and party room were still in use. The golf cart was safely parked.

5:00 p.m.

Checked external areas and bathrooms. At this time, the parking lot and basketball half court were in use. The party hosts were cleaning up.

It was noted that the day prior there were tables and chairs in use. As the party concluded, I asked the host to account for them. The host stated that only four tables were used, that the large table was not used and remained on the cart, as they brought three tables of their own. I did not initially observe the white chairs, so I asked the host about them. She stated that the cleaning staff had opened the closet to store them. I accompanied her to verify. Inside the closet, there were 20 white chairs and three long tables. The hosts completed cleaning.

6:00 p.m.

Most external areas were calm. The parking lot was in use. Several individuals were in front of the clubhouse picking up chairs and other items. The golf cart was safely parked.

7:00 p.m.

External areas were calm. The gym was in use. Verified that all doors were properly secured. The golf cart was safely parked.

8:00 p.m.

The parking lot and gym remained in use. The golf cart was safely parked.

9:00 p.m.

Doors were checked again. The gym and parking lot were still in use. The golf cart was safely parked. The keycard was returned to its designated location.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: December 5, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. All clubhouse doors were checked, followed by a patrol of external areas. The parking lot was in use.

3:00 p.m.

Most external areas were calm. The parking lot and gym were in use.

4:00 p.m.

External bathrooms were inspected and lights were turned off. The playground and pool were calm. The parking lot, gym, and basketball half court were in use. At 4:53 p.m., the hosts for the scheduled party arrived.

5:00 p.m.

The party hosts began organizing the party room. The basketball area and parking lot were in use.

6:00 p.m.

The courts, playground, and pool were calm. The parking lot and party room were in use. The golf cart was safely parked.

7:00 p.m.

The party continued without incident. The parking lot and gym were in use. External bathrooms were checked. The golf cart was safely parked.

8:00 p.m.

Walked around the clubhouse. Most external areas were calm. The parking lot, gym, and party room remained in use. The golf cart was safely parked.

9:00 p.m.

The party continued. The gym and parking lot were in use. The trash container was opened for the party hosts, who began cleaning up. The keycard was returned to its designated location, and all doors were verified as properly secured.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: December 12, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. Walked around the clubhouse. All external areas were calm. Residents arrived at the gym.

3:00 p.m.

Conducted another walkthrough of the clubhouse. The parking lot, basketball court, and gym were in use. All other areas were calm. Bathrooms were checked and lights were turned off.

4:00 p.m.

Patrolled external areas. The basketball full court, parking lot, and gym were in use. External bathrooms were checked.

5:00 p.m.

The parking lot and basketball courts were in use.

6:00 p.m.

Checked the left side of the clubhouse. The parking lot, basketball courts, and gym were in use. The golf cart was safely parked.

7:00 p.m.

Walked around the pool area, left side of the clubhouse, and front area. All areas were calm. The golf cart was safely parked.

8:00 p.m.

All external areas were calm. The gym remained in use. The golf cart was safely parked.

9:00 p.m.

Walked around the clubhouse. External areas were calm. Verified that all doors were properly secured. The golf cart was safely parked. The keycard was returned to its designated location.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



MAGNOSEC

LEAD • PROTECT • SERVE

Daily Report

Date: December 13, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. Patrolled the clubhouse and surrounding areas, including the basketball half court and gym, which were in use. All other areas were calm. The golf cart was safely parked.

3:00 p.m.

Walked around the clubhouse. Two individuals were observed walking in the rear area. The parking lot and gym were in use. External bathrooms were checked. An individual arrived to measure tables for a party scheduled for next month. The “Pirates by the Faire” food truck arrived on property. The golf cart was safely parked.

4:00 p.m.

Mr. Cory, Mario, and Hernan arrived on property. External areas including the basketball courts, parking lot, pool, and playground were checked and were in use.

5:00 p.m.

Guests arrived for the Christmas party. The parking lot, basketball full court, and front area were in use. The golf cart was safely parked.

6:00 p.m.

Walked around the clubhouse. The basketball court, party room, front area, and parking lot were in use.

7:00 p.m.

Walked around the clubhouse. The courts, playground, and pool were calm. The front area, parking lot, gym, and party room were in use. The golf cart was safely parked.

8:00 p.m.

Opened the trash container and checked the left side of the clubhouse. External bathrooms were inspected and lights were turned off. Trash was removed and the container was secured. The party concluded at approximately 8:36 p.m., and the area was left clean and organized. The golf cart was safely parked.

9:00 p.m.

Verified that all doors were properly closed. Bathrooms were checked and lights were turned off. External areas were calm. The keycard was returned to its designated location. The golf cart was safely parked.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



Daily Report

Date: December 14, 2025

Location: Centro Recreacional Villa Sol

Shift: 2:00 p.m. – 10:00 p.m.

2:00 p.m.

Arrived on property and began the shift. Walked around the clubhouse and checked external areas. At this time, only the basketball half court and back area were in use. All other areas were calm. External bathrooms were checked. The golf cart was safely parked.

3:00 p.m.

Patrolled the clubhouse. The basketball half court, pool, parking lot, and gym were in use. External bathrooms were checked and lights were turned off. The golf cart was safely parked.

4:00 p.m.

The basketball court, pool, and parking lot remained in use. All other areas were calm. The golf cart was safely parked.

5:00 p.m.

Walked the left side of the clubhouse. External bathrooms were checked and lights were turned off. The gym and parking lot were in use. The golf cart was safely parked.

6:00 p.m.

The basketball courts were in use. The front area, pool, and playground were checked and were calm. The gym remained in use. The golf cart was safely parked.

7:00 p.m.

Walked around the pool area and checked external areas including the courts, playground, and front area. Only the gym was in use. The golf cart was safely parked.

8:00 p.m.

Checked the clubhouse doors. External bathrooms were inspected and lights were turned off. The gym was in use. The golf cart was safely parked.

9:00 p.m.

All areas remained calm. The gym was still in use. Verified once again that all doors were properly secured. The golf cart was safely parked.

10:00 p.m.

End of shift. The golf cart was safely parked. All areas were left secured and in proper order.



MAGNOSEC

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Product Overview

Increase Efficiency and Streamline Process



Add value to your services with TrackTik

- Real-Time Visibility
- Process Efficiency
- Operational Transparency
- Data Centralization
- Employee Safety
- Paperless Operation
- Risk Mitigation
- Employee Accountability

Enforce your clients' security protocols and best practices

- Receive notifications on safety & security issues in real time
- Schedule summaries of activities and incidents on site
- Gather all site information into a single centralized platform
- Use checkpoints for specific checklists with exceptions to rules and triggers

Product Overview



FIELD OPERATION FEATURES

Dispatch, guard tour, mobile reporting, building modules



WORKFORCE FEATURES

Scheduling, timekeeping, employees, certifications



INCIDENT & RISK MANAGEMENT FEATURES

Analytics, automated alerts, trend reporting, exception handling



BUSINESS INTELLIGENCE FEATURES

KPI, employee performance overview, analytics



BUSINESS ORGANIZATION FEATURES

Clients, inventory, certifications, vehicles

Client Portal

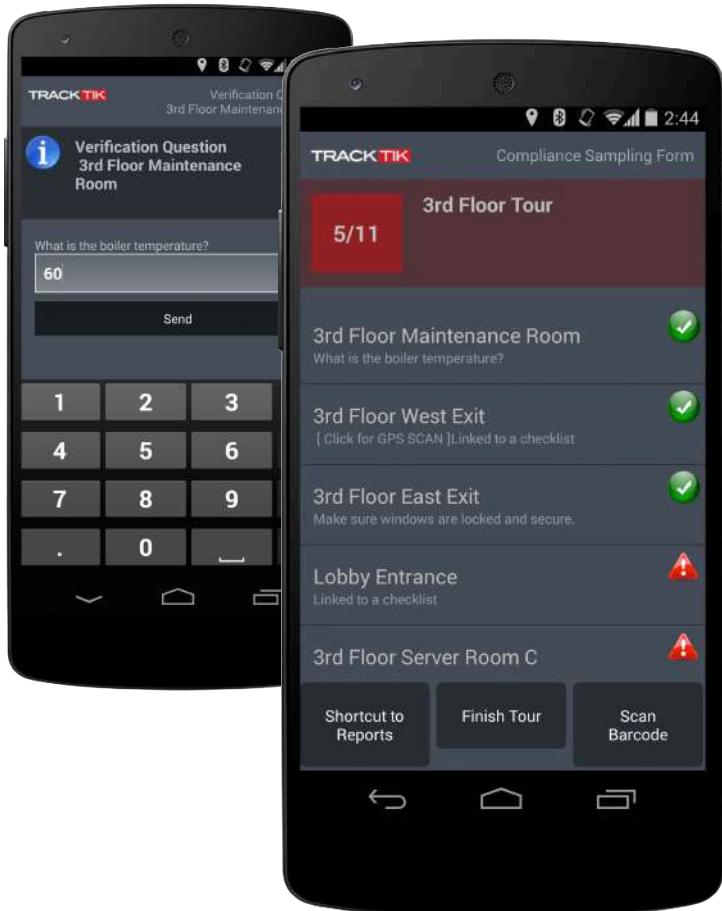


Manage your operations from anywhere
 TrackTik offers you and your client a centralized view of your security operations displaying all action logs, such as reports, checkpoints, employee clock-ins, and recorded interventions as they are in real time. The information you need is never more than a click away.

Control what your client can see!

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Guard Tour System



TrackTik's real-time Guard Tour System provides all the information to everyone who needs it, when they need it.

Operation managers can immediately see whether protocols are respected and take corrective action without delay. Guards and patrollers become more self-sufficient, which significantly improves their sense of ownership.

Guard Tour System

Benefits



Ensure compliance with protocols	Control in Real Time	Set up and manage easily
<ul style="list-style-type: none"> NFC technology ensures guards visit checkpoint Precise instructions per site or checkpoint Important reminders displayed upon scanning checkpoint Custom forms and verifications lists can also be prompted 	<ul style="list-style-type: none"> Tour-status display, including duration, missed checkpoints and collected reports Data accessible instantly via mobile device Centralized management of single or multiple sites from a single dashboard 	<ul style="list-style-type: none"> Discreet, low-cost, weather-proof tokens No system installation or server maintenance required Mobile access from any Android device supporting NFC technology

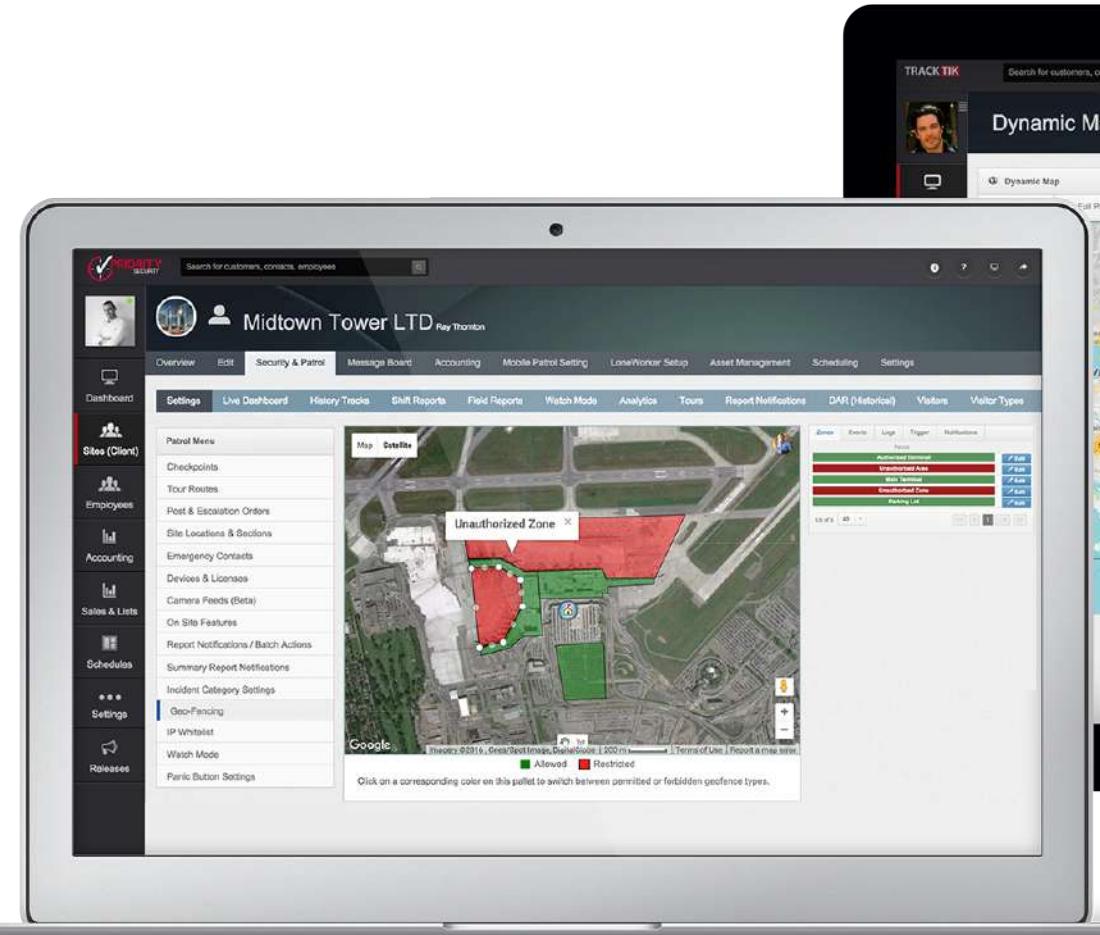
Geo-Fencing



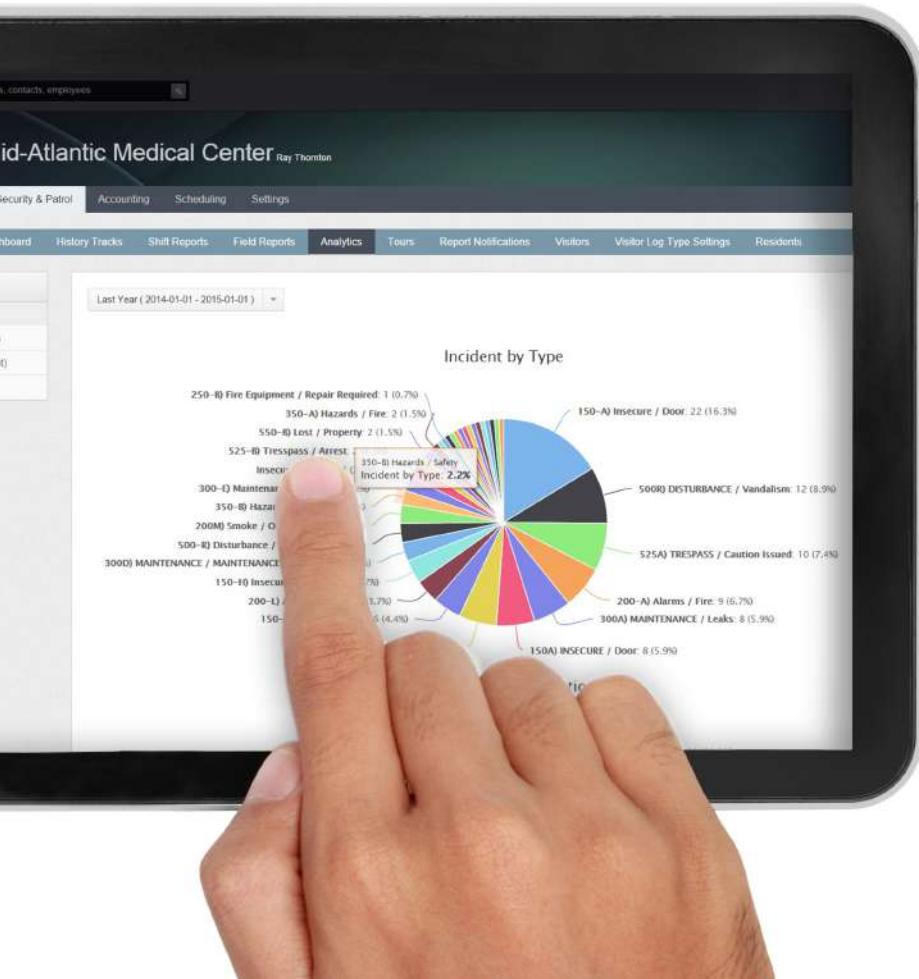
TrackTik's geo-fencing provides a robust suite of notifications and options that can be tailored to support coverage expectations for any site.

The notifications triggers work seamlessly with the virtual barriers of the geo-fence to capture different types of events such as entering, leaving or remaining in defined geo-zones.

Create geo-fences for authorized and unauthorized areas and stay in control with real-time SMS and/or email notifications.



Reporting and Analytics

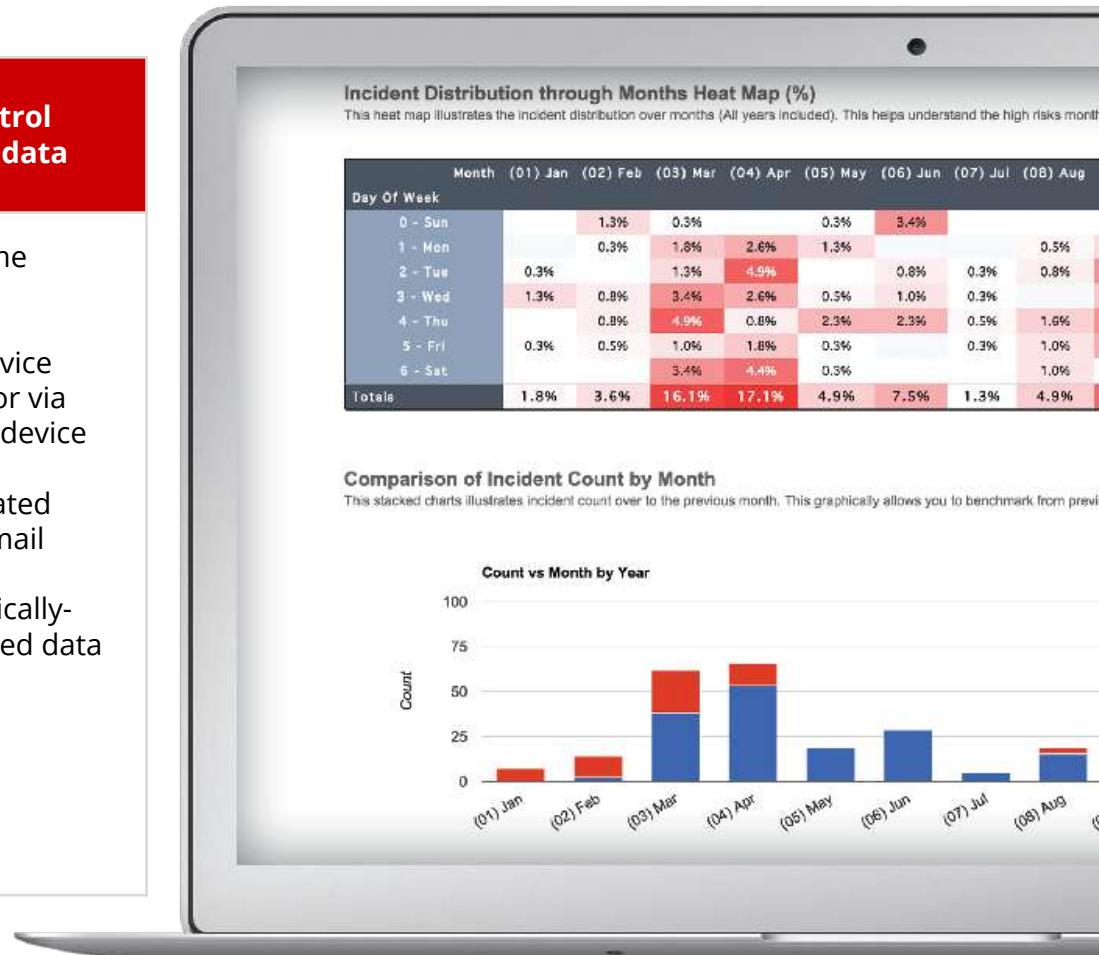


TrackTik's Reporting and Incident Trending and Analytics module enables you to organize and tap the security information gathered in the field. You can create customized templates for the different types of reports you require us to provide, so that the information is presented in the best way for you to analyze it. You can take that data and use it to assess performance, identify risks and trends, and make planning decisions, such as increasing staffing coverage or improving access control. Or you can access analyses we carry out for you and skip straight to the decision-making.

Reporting and Analytics

Benefits

Create report templates for customized presentation of	Receive information as	Control your data
• Checklists	• Activity Report	• Real-time access
• Photos	• Incident Report	• Self-service online or via mobile device
• Signatures	• Maintenance Report	• Automated daily email
• Videos	• Daily Activity Report	• Strategically-organized data
• Incidents		
• Activities	• Personalized Report	
	• Incident Report Analysis	
	• Incident Trends	

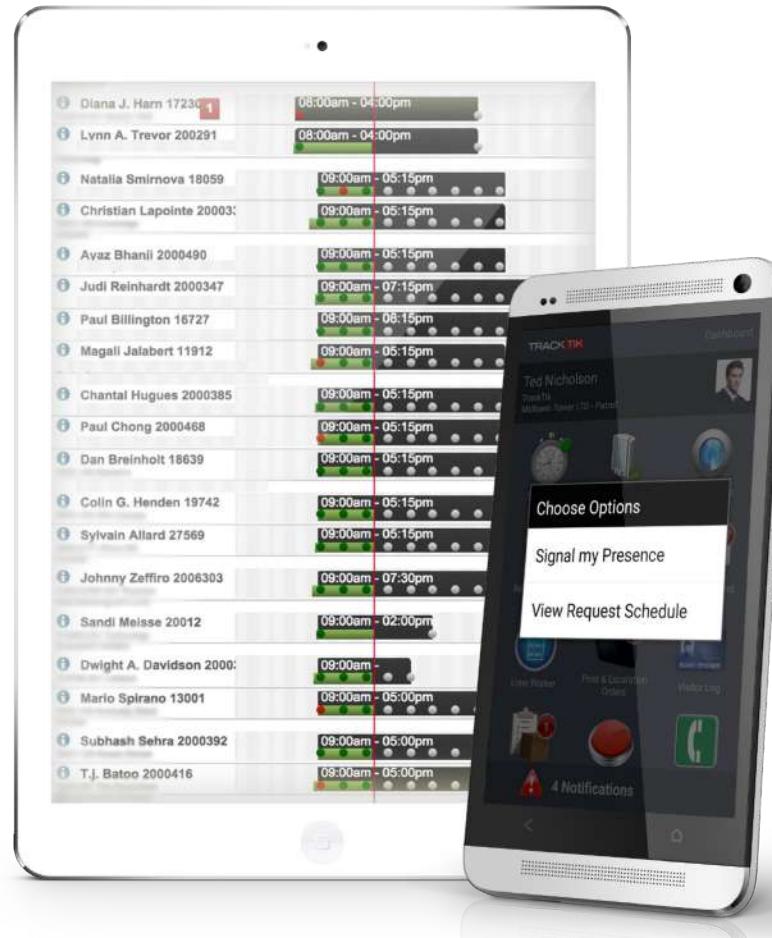


Solitary Officer Protection



TrackTik's Solitary Officer Protection System enables you to ensure compliance with labour and safety regulations, while lowering risk and liability.

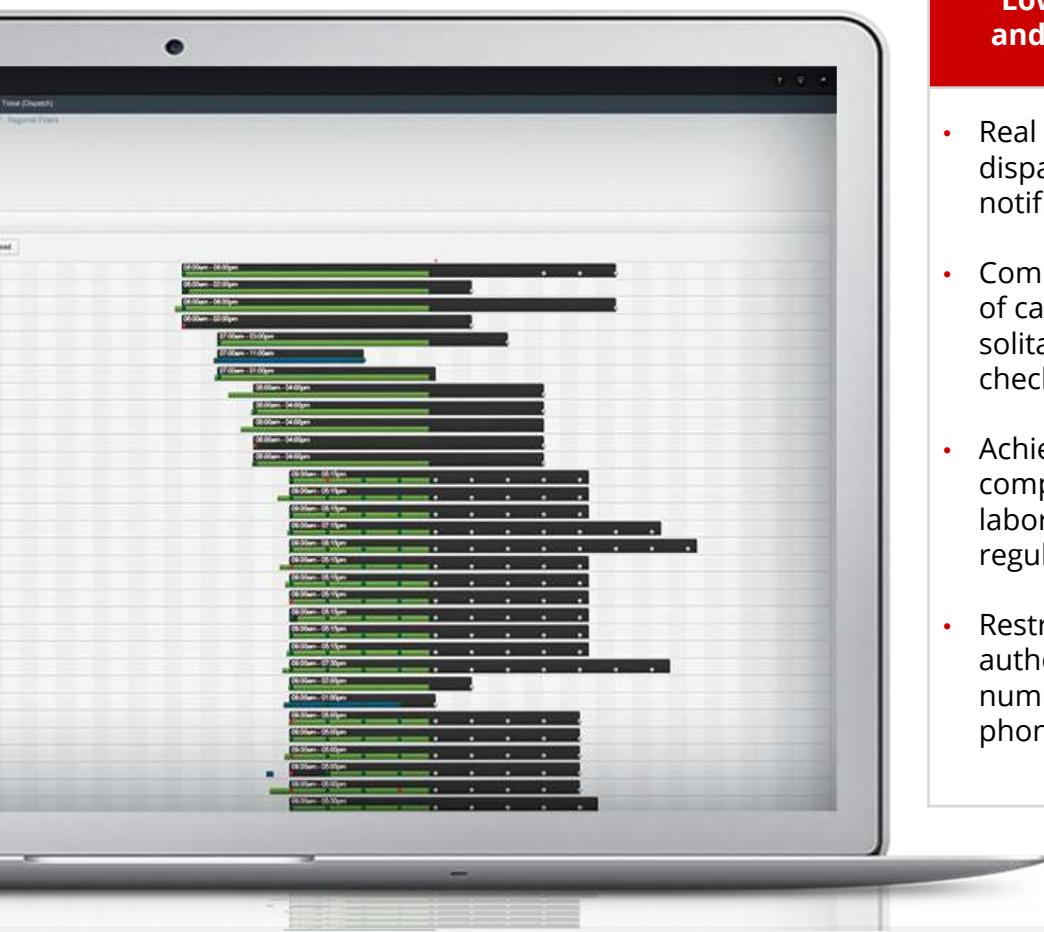
Your officers are automatically notified when they need to check-in and real-time notifications keep you informed of officers' inactivity. Your officers can now have peace of mind and find safety in hazardous situations.



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TRACK TIK

Solitary Officer Protection

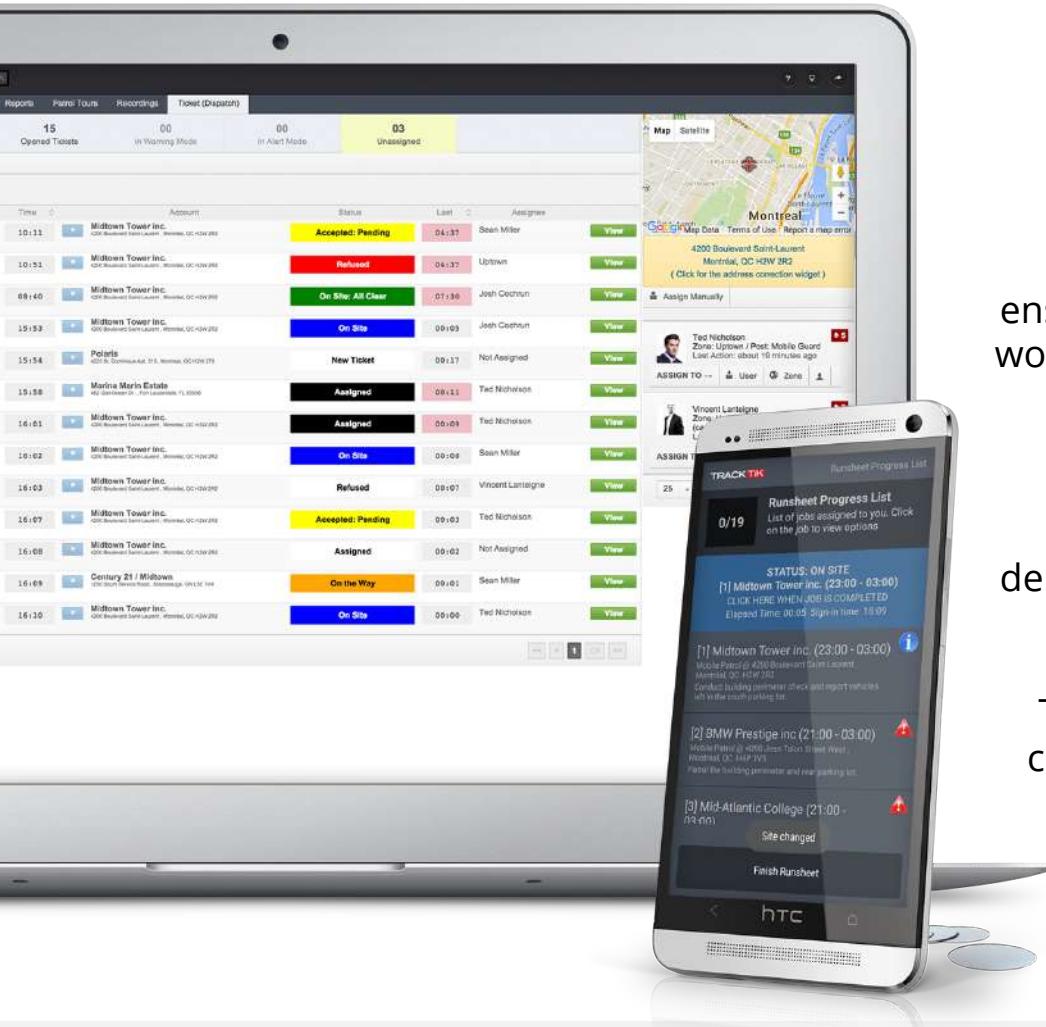
Benefits



Lower risk and liability	Protect your officers	Simplify safety protocol
<ul style="list-style-type: none"> Real time dispatcher notifications Complete history of call logs for solitary officer check-ins Achieve compliance with labor and safety regulations Restrict authorized numbers to site phones 	<ul style="list-style-type: none"> Automated notifications and alerts Customizable by site for scheduling and notifications Unique credentials to identify officers 	<ul style="list-style-type: none"> Easy to use check-in scheduling Create unique schedules for different posts Manage exception tickets for missed check-ins Efficient call-in and check-in process No device required

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TRACKTIK

Dispatch Patrol



The combination of structure and flexibility ensures mobile officers are accountable for their work, but not limited in their ability to respond to developing situations.

With TrackTik's Dispatch and Patrol Management System, facilitate officer deployment with real-time GPS locations to track all activities in detail.

These dynamic modules help streamline the communication process and ensure that your clients' expectations are always met.

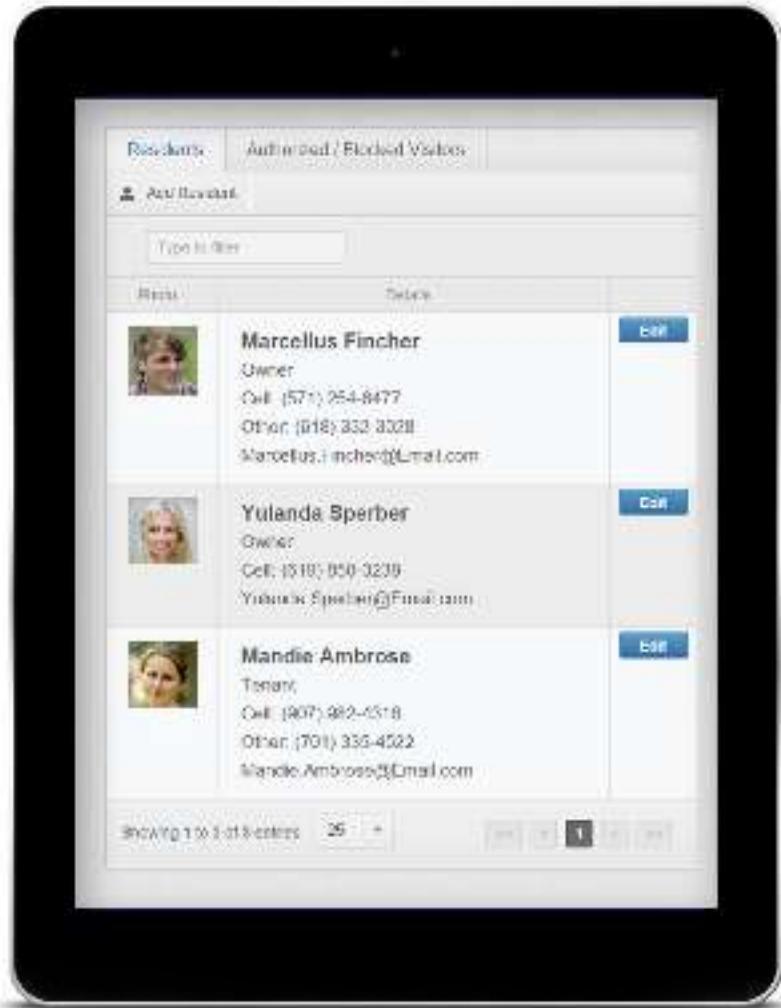
POWERED BY
TRACKTIK

Dispatch Patrol

Benefits

Real-time communication and visibility	Increase guard safety	Respond to emergencies faster	Improve efficiency
<ul style="list-style-type: none"> Dispatch tickets based on GPS location Provide officers updated information as it becomes available Add comments and images to dispatched tickets Site specific information provides officers details unique to the site (access codes, etc.) 	<ul style="list-style-type: none"> Officers receive real-time updates to job schedules Dispatch can reassign jobs to ensure coverage Mobile application allows officers to accept/reject new jobs Flexibility to assign tickets to a group of officers of a single unit 	<ul style="list-style-type: none"> Integration with TrackTik Analytics provides visibility into site incident history Build custom charts to measure performance by employee, job type, and more Content rich reports can include diagrams, images, signatures, and more Clients get a complete report via email or through their client portal 	<ul style="list-style-type: none"> Set unique warning and alert thresholds for each ticket status Use TrackTik route optimization to automatically increase mobile efficiency Runsheet progress shows jobs completed and missed by officers

Visitor Management



The combination of structure and flexibility ensures mobile officers are accountable for their work, but not limited in their ability to respond to developing situations.

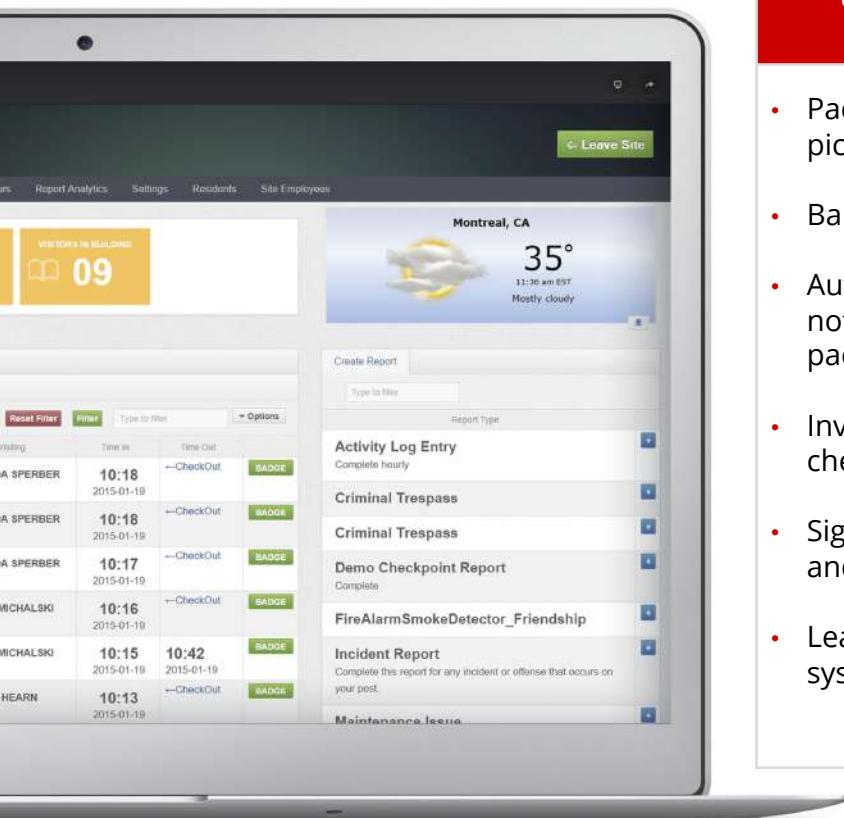
With TrackTik's Dispatch and Patrol Management System, facilitate officer deployment with real-time GPS locations to track all activities in detail.

These dynamic modules help streamline the communication process and ensure that your clients' expectations are always met.

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TRACKTIK

Visitor Management

Benefits



Lock down traceability of packages	Improve control of entry by outsiders	Ensure residents are recognized and informed
<ul style="list-style-type: none"> Package drop-off and pick-up management Barcode scanning Automatic resident notification on package arrival Inventory report and checklist printing Signature collection and search on pick-up Learning and training system 	<ul style="list-style-type: none"> Visitor information collection via PC or tablet Visitor authorization lists and black-lists Visitor badge printing Collection of signatures and visitor pictures Visitor profiles for recurrent visitors Identification card and credential scanning 	<ul style="list-style-type: none"> Tenant and owner profiles Parking space management Resident vehicle management Reporting can be linked to residents and units Notes on residents

Tab 2

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025, Minutes of Meeting

Page 1

1 MINUTES OF MEETING
2

3 Each person who decides to appeal any decision made by the Board with respect
4 to any matter considered at the meeting is advised that the person may need to
5 ensure that a verbatim record of the proceedings is made, including the testimony
6 and evidence upon which such appeal is to be based.
7

8 VILLASOL
9 COMMUNITY DEVELOPMENT DISTRICT
10

11 The meeting of the Board of Supervisors of the VillaSol Community Development
12 District was held on **November 11, 2025, at 6:00 p.m.** at the **VillaSol Clubhouse** located
13 at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744.**
14

15 Present and constituting a quorum:
16

17 Herman Perez	Board Supervisor, Chairman
18 Ariel Correa-Betancourt	Board Supervisor, Vice Chairman
19 Corey Gagnon	Board Supervisor, Assistant Secretary
20 Mark Gosdin	Board Supervisor, Assistant Secretary

22 Also present were:
23

24 Brian Mendes	District Manager, Rizzetta & Company, Inc.
25 Giovanni Massimino	District Coordinator, Rizzetta & Company, Inc.
26 Cari Webster	District Counsel, Straley Robin Vericker
27 Pete Glasscock	District Engineer, Hanson Walter

29 Audience **Present**
30

31 **FIRST ORDER OF BUSINESS**

Call to Order

33 Mr. Perez called the meeting to order at 6:00 PM and read roll call confirming a quorum for
34 the meeting.
35

36 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

38 The Board members, District Staff and audience members conducted the Pledge of
39 Allegiance.
40

41 **THIRD ORDER OF BUSINESS**

Public Comment

43 No public comment.
44

45 **FOURTH ORDER OF BUSINESS**

Staff Reports

47 A. District Engineer
48 1. Depression Repair Updates

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025, Minutes of Meeting

Page 2

49 2. Speed Hump Project Updates

50 Mr. Perez opened the discussion for the Members of the Board and District Staff.

53 Mr. Glasscock reviewed the drainage project updates and speed hump updates with the
54 Members of the Board.

56 Mr. Mendes stated District Staff will schedule an onsite meeting for speed humps on
57 December 4th at 12:00 p.m.

59 Mr. Glasscock reviewed the completion of the Via Otero project with the Members of the
60 Board.

62 Mr. Mendes stated District Staff will work on Marbella and Casabella repair agreement and
63 solicit bids by November 25, 2025.

64 On a motion by Mr. Perez, seconded by Mr. Gagnon, all in favor of, the Board approved
not to exceed the amount of \$150,000 to finalize for Casabella and Marbella Storm
Repairs, for VillaSol Community Development District.

65 Discussion ensued amongst the Members of the Board regarding the storm repairs.

67 On a motion by Mr. Perez, seconded by Ms. Correa-Betancourt, all in favor of, the Board
approved to move agenda items One Way Traffic, for VillaSol Community Development
District.

68 On a motion by Mr. Perez, seconded by Mr. Gosdin, all in favor of, the Board opened the
meeting for comments, for VillaSol Community Development District.

69 On a motion by Mr. Perez, seconded by Mr. Gosdin, all in favor of, the Board closed the
meeting for comments, for VillaSol Community Development District.

70 Mr. Glasscock reviewed options for one way traffic on Via Otero.

73 The Members of the Board discussed the one-way traffic flow on Via Otero.

75 B. District Counsel

76 1. Updates on HOA Agreement

77 On a motion by Mr. Perez, seconded by Mr. Gosdin, all in favor of, the Board approved
to move dock bid conversation onto the agenda, for VillaSol Community Development
District.

78 On a motion by Mr. Perez, seconded by Mr. Gosdin, all in favor of, the Board opened the
meeting for comments, for VillaSol Community Development District.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025, Minutes of Meeting

Page 3

79

On a motion by Mr. Perez, seconded by Mr. Gosdin, all in favor of, the Board closed the meeting for comments, for VillaSol Community Development District.

80

81 Ms. Webster updated the Board on continued reviews of surveys regarding the right of
82 access to the docks.

83

84 Ms. Webster reviewed updates on ownership research findings.

85

86 Ms. Webster recommended hiring a surveyor to inspect the area and verify land ownership.

87

88 Mr. Glasscock made supporting comments of his review of the latest title search.

89

90 The Members of the Board continued discussing the dock ownership.

91

92 Mr. Gagnon suggested additional survey area behind Via Palma.

93

On a motion by Mr. Gosdin, seconded by Mr. Perez, all in favor of, the Board approved survey work order for boat dock land and area behind Via Palma, not to exceed \$5,000, for VillaSol Community Development District.

94

95 The Members of the Board discussed previous District Engineer files.

96

97 Mr. Mendes and Ms. Webster updated the Board on continued efforts to establish an
98 agreement for amenity services.

99

100 Mr. Mendes stated District Staff will continue working on this agreement.

101

102 The Members of the Board discussed the agreement for amenity services.

103

104 C. District Manager

105

1. Quarterly Website Audit

106

2. Branding Updates

107

3. Updates on Pergola Project

108

109 Mr. Mendes reviewed updates with the Members of the Board on the branding project for
110 January.

112

113 Mr. Mendes stated the pergola agreement is finalized, and the project is set to begin
114 December 2nd, 2025, pending color selection (white or dark brown).

115

116 The Members of the Board reviewed and discussed pergola color options.

117

On a motion by Mr. Perez, seconded by Mr. Gosdin, all in favor of, the Board approved for Mr. Mendes and Mr. Gosdin to work with legal team to draft an addendum to alter design of pergola corners, for VillaSol Community Development District.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025, Minutes of Meeting

Page 4

118 FIFTH ORDER OF BUSINESS

Towing Updates

119 The Members of the Board discussed the ongoing service updates of towing services.

122 SIXTH ORDER OF BUSINESS

Field Service Report Updates

- 124 1. Guardian Gate Maintenance Report**
- 125 2. Updates on HP Projects**

127 Mr. Perez reviewed updated on gate and door repairs with the Members of the Board.

129 Mr. Mendes stated HP Home Maintenance Solutions scheduled an onsite meeting with Mr. Perez and Mr. Mendes to review all needed touch up areas.

132 Mr. Mendes stated he will send email to Mr. Perez informing him of all upcoming project updates.

135 SEVENTH ORDER OF BUSINESS

HP Updates

137 Mr. Mendes reviewed the HP updates with the Members of the Board and asked if there were any questions.

140 Mr. Mendes stated that the curb repair project is scheduled for this upcoming Saturday 10/18 and that the roof repairs were completed.

143 EIGHTH ORDER OF BUSINESS

Magnosec Security Reports

145 There were no reports at this time.

147 NINTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting Held on October 14, 2025

151 Mr. Mendes reviewed the meeting minutes with the Board of Supervisors and asked if any revisions were requested. There were none.

153 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 October 14, 2025, in substantial form, for VillaSol Community Development District.

154 155 TENTH ORDER OF BUSINESS

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

158 159 Mr. Mendes reviewed the maintenance expenditure for the months of September with the Board of Supervisors and asked if there were any questions. There were none.

161 162 The Members of the Board requested to review current Spectrum billing.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025, Minutes of Meeting

Page 5

163

164 Mr. Massimino updated the Board on continued efforts regarding Artemis HOA bulk
165 agreement with Spectrum.

166

On a motion by Mr. Perez, seconded by Mr. Gosdin, with all in favor, the Board ratified
the Operation and Maintenance Expenditures for September (\$55,790.54), for VillaSol
Community Development District.

167

ELEVENTH ORDER OF BUSINESS

Ratification of District Items

169

1. Amazon Purchases
2. Uline Purchases
3. Grau & Associates Fiscal Year 26 Engagement Extension Letter

173

174 Mr. Perez reviewed the items for ratification with the Members of the Board.

175

176 The Board reviewed additional items for Amazon purchases for club house enhancements.

177

178 The Members of the Board continued reviewing Amazon purchase items for consideration.

179

180 The Board considers Black Friday sales for TV purchases.

181

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board ratified
the Amazon purchases as stated, for VillaSol Community Development District.

182

On a motion by Mr. Perez, seconded by Mr. Gosdin, with all in favor, the Board approved
not to exceed \$2,500 for clubhouse TV Purchase, for VillaSol Community Development
District.

183

On a motion by Mr. Gosdin, seconded by Mr. Perez, with all in favor, the Board ratified
the Amazon Purchases, Uline Purchases and the Grau & Associates Fiscal Year 26
Engagement Extension Letter, for VillaSol Community Development District.

184

TWELFTH ORDER OF BUSINESS

**Discussion on Implementing a One-
Way Traffic Flow at Via Otero**

185

188 This agenda item was discussed in the Fourth order of business.

189

THIRTEENTH ORDER OF BUSINESS

**Discussion of Off Duty Police Officer
Patrols**

190

193 Mr. Massimino updated the Board Members on ongoing efforts for off duty police patrols.

194

FOURTEENTH ORDER OF BUSINESS

Discussion of Interior Painting

195

197 Mr. Perez requested color options for clubhouse interior painting.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025, Minutes of Meeting

Page 6

198

199 Discussion ensued amongst the Board Members regarding clubhouse paint color options.

200

201 Mr. Mendes stated Admin Assistant will include consideration of paint colors and panels
202 to the January meeting's agenda.

203

FIFTEENTH ORDER OF BUSINESS

**Consideration of Changing Table
Purchase**

204

205 This agenda item was not discussed.

206

SIXTEENTH ORDER OF BUSINESS

Consideration of Dock Bids

207

208 This agenda item was discussed in the Fourth order of business.

209

SEVENTEENTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

210

211 Mr. Gosdin inquired about a follow-up on PRR regarding a police incident and requested
212 that an E-blast be sent to the community.

213

EIGHTEENTH ORDER OF BUSINESS

Adjournment

214

215 On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board adjourned
216 the Board of Supervisors' Meeting at 7:36 p.m. for VillaSol Community Development
217 District

218

219

220

221

[SIGNATURES ON FOLLOWING PAGE]

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VILLASOL COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025, Minutes of Meeting

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279 Secretary/Assistant Secretary

Chairperson/Vice Chairperson

280

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292

293

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

October 2025

For Board Approval

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

The total items being presented: **\$60,932.32**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	300155	1166775276	Security Services 10/25	\$ 459.98
ADT Security Services, Inc.	300174	1172868448	Security Services 11/25	\$ 49.99
Ariel Ivan Correa-Betancourt	300175	AB101425-714	Board of Supervisors Meeting 10/14/25	\$ 200.00
Arinton	300161	15718	Service Call 09/25	\$ 900.00
Chariot Parent, LLC	20251003	IN12546308 ACH	Monthly Access Points 10/25	\$ 564.50
CSS Clean Star Services of Central Florida, Inc.	300176	16372	Monthly Cleaning Services 10/25	\$ 1,800.00
Egis Insurance Advisors, LLC	300173	29192	Policy# WC100125757 10/01/25-10/01/26	\$ 850.00
Egis Insurance Advisors, LLC	300162	29400	Policy# 100125757 10/01/25-10/01/26	\$ 25,402.00
Elan Financial Services	300169	CC092425-714	Credit Card Expenses 09/25	\$ 434.56
Florida Department of Commerce	20251028	92700 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Department of Revenue	20251020	59-8015630594-5 09/25 ACH	59-8015630594-5 Sales & Use Tax 09/25	\$ 90.70

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Hanson Walter & Associates, Inc.	300163	5294911	Engineering Services 09/25	\$ 1,050.00
Herman Perez	300177	HP101425-714	Board of Supervisors Meeting 10/14/25	\$ 200.00
Kissimmee Utility Authority	20251001	Monthly Summary 08/25 714 ACH	Electric Services 08/25	\$ 3,317.85
MagnoSec, Corp.	300156	2207	Security Services 09/15/25-09/28/25	\$ 1,104.00
MagnoSec, Corp.	300164	2222	Security Services 09/29/25-10/12/25	\$ 1,104.00
MagnoSec, Corp.	300182	2236	Security Services 10/13/25-10/26/25	\$ 1,104.00
Mario Cordova	300178	MC101425-714	Board of Supervisors Meeting 10/14/25	\$ 200.00
PGS Centrum, Inc.	300165	1512	Electrical Maintenance 09/25	\$ 4,960.66
PGS Centrum, Inc.	300170	1525	Electrical Maintenance 10/25	\$ 313.69
Republic Services	300179	0690-000792099	Account# 3-0690-0002979 Waste Disposal Services 11/25	\$ 114.35
Resort Pool Services	300171	29155	Monthly Pool Maintenance 10/25	\$ 1,900.00
Rizzetta & Company, Inc.	300160	INV0000103634	District Management Fees 10/25	\$ 4,256.30

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300159	INV0000103737	Assessment Roll FY25/26	\$ 5,000.00
SchoolStatus, LLC	300166	INV-SN-1003	ADA Compliant Web-Site Service 10/01/25-09/30/26	\$ 1,537.50
Serv Us, LLC	300167	INV-5157 Deposit	Deposit - Video Surveillance System 06/25	\$ 333.00
Spectrum	20251017	2017464092825 ACH	Internet Services 10/25	\$ 170.00
Straley Robin Vericker	300157	27232	Legal Services 08/25	\$ 966.00
Straley Robin Vericker	300180	27373	Legal Services 09/25	\$ 489.00
Terminix	300181	464421774	Pest Control - 5373916 09/25	\$ 108.55
TLD-Southeast, Inc.	300168	2046548	Monthly Water Management 09/25	\$ 390.00
TLD-Southeast, Inc.	300172	2046549	Monthly Water Management 10/25	\$ 390.00
Toho Water Authority	20251007	Monthly Summary 08/25 ACH 714	Irrigation - Water Services 08/25	\$ 563.96
Valley National Bank	202521028	CC093025-714 ACH	Credit Card Expenses 09/25	\$ 432.73
Report Total				\$ 60,932.32

Tab 4

✓ Your order on behalf of Villasol CDD (Villasol CDD) has been placed

Confirmation will be sent to your email.

Shipping to Villasol CDD, 2803 VIA LARGO CT, KISSIMMEE, FL, 34744-4144, United States

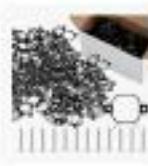
Tomorrow, Dec. 19

Estimated delivery



Saturday, Dec. 20

Estimated delivery



Monday, Dec. 22

Estimated delivery



Overnight, 4 AM - 8 AM

Estimated delivery



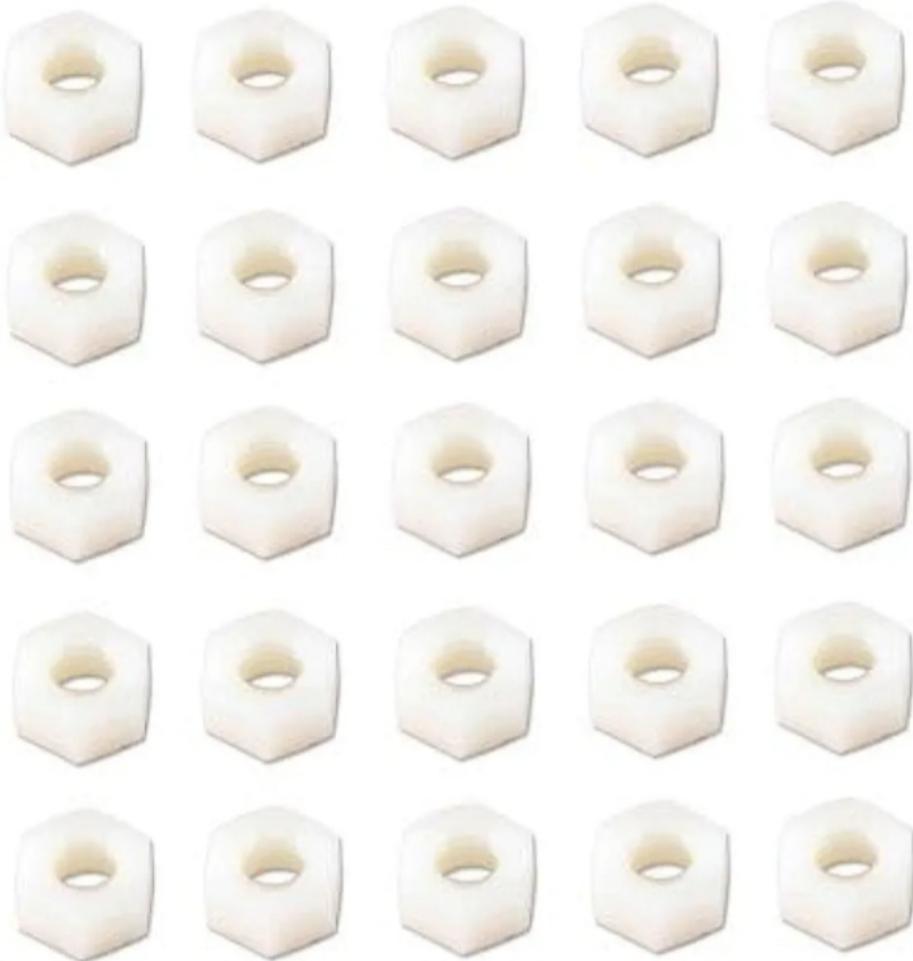
[Review or edit your recent orders >](#)



LiftMaster
[Visit the Store](#)

5.0  (2)

Liftmaster Nylon Barrier Arm Nuts - 50 Pack for Mega Arm Tower/Mega Arm Gate Openers - Easy Breakway



\$29⁹⁵

FREE delivery **November 20 - 24**. [Details](#)

Or fastest delivery **Wednesday, November 19**. [Details](#)

 **Deliver to Villasol - Kissimmee 34744**

Only 1 left in stock - order soon.

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



7823 N Dale Mabry Hwy STE 107

Quote

Date	Quote #
12/10/2025	17279
Phone #	Fax #
813-870-2966	813-870-2896

Name / Address
Villasol CDD 3434 Colwell Ave Suite #200 Tampa FL 33614

Rep
BJ

Item	Description	Qty	Cost	Total
Parts	Landice L7 Treadmills sn#1: L7-123677 sn#2: L7-118514			
Parts	E STOP LOWER COSOLE ASSEMBLY	2	235.00	470.00T
Parts	CONTACT HEART RATE GRIPS	2	12.00	24.00T
Parts	RUNNING BELTS	2	475.00	950.00T
Labor	Labor	3	80.00	240.00
Freight Sales (INV)	Freight Charges are subject to change		45.00	45.00
			Subtotal	\$1,729.00
This quote becomes an order with signature approval and returned to service@fitrev.com			Sales Tax (0.0%)	\$0.00
			Total	\$1,729.00

Tab 7

QUOTE

AMV ProSolutions LLC.

321-337-9521

avprosolutions21@gmail.com



BILL TO	QUOTE NUMBER	154	
Villa Sol Cdd	ISSUED	Dec 10, 2025	
Tax Reg No. : 3050 puerta del sol blvd Kissimmee fl 34744 herman.perez@villasolcdd.org			
ITEM	PRICE	QUANTITY	AMOUNT
 Duct work	\$680.00	1	\$680.00

This work will involve adding a return duct to the office, which is not cooling as expected. Adding a direct return to the unit will improve the climate in that area. This cost includes materials.

Subtotal	\$680.00
Grand total	\$680.00

undefined

Tab 8

Surveillance & Data Solutions LLC

Phone: 732-770-2733

129 Lexington Ave,
South Plainfield, NJ 07080**Quote**

No.:

20251

Date: 12/22/2025

Prepared for:

Villa Sol CDD
8529 South Park Circle, Suite 330
Orlando, FL 32819Prepared by: Rafael Rosario
Phone: (732)-770-2733

Quantity	Item ID	Description	MSRP	DISC.	Sell	Total
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Villa Sol CDD - Camera Upgrade - Clubhouse - Guard House - Property Wide Solution**BUDGETARY QUOTE ONLY****CUSTOMER TO PROVIDE REQUIRED POLES TO SECURE OUR SOLAR PANEL KITS WITH CAMERAS or WE WILL PROVIDE A COST FOR US TO INSTALL REQUIRED POLES ON A SEPARATE QUOTE****Subtotal TOTAL of (10) New Cameras: (3) of these cameras do not require solar power. (7) Cameras will have a solar powered solution. Also a total of (30) Existing Cameras will be added to our Turing Camera Solution.**

1	TR-MRP164G2-B	SMART NVR BNDL/16CH/16POE/4T	\$1,174.00	33%	\$786.58	\$786.58
1	TR-MR32R-B	32ch/4SATA/1.5U/2 RJ45/RAID	\$2,153.00	33%	\$1,442.51	\$1,442.51
1	TP-IPS30	30 Watt Outdoor Network IP Horn (for closed hours talk-down)	\$957.00	33%	\$641.19	\$641.19
4	TR-HDWP10	WD Surveillance HDD 10TB	\$674.00	33%	\$451.58	\$1,806.32
2	TP-MMB4AV8L	SMART 4MP 8-24mm Bullet LPR (camera based)	\$1,587.00	33%	\$1,063.29	\$2,126.58
2	TP-FCBJB	Fcolor Bullet Junction Box	\$57.00	33%	\$38.19	\$76.38
1	EVC5ZB256-1Y	EDGE+ 5MP Bullet VF 1Y 256G	\$957.00	33%	\$641.19	\$641.19
1	EBCMAB	Edge+ Bullet Corner Mount	\$178.00	33%	\$119.26	\$119.26
1	EBJBAB	Edge+ Bullet Square Junction Box	\$100.00	33%	\$67.00	\$67.00
7	LS-KG2-ONEM-3Y	SolarShield ONE w/ 3Y Licenses	\$7,899.00	33%	\$5,292.33	\$37,046.31
30	TV-CORE1Y	Core/Camera/1Yr Subscription	\$159.00	24%	\$120.84	\$3,625.20
2	TV-CORELPR1Y	1 Yr LPR License, TPP# Req'd	\$263.00	24%	\$199.88	\$399.76

Subtotal TOTAL of (10) New Cameras: (3) of these cameras do not require solar power. (7) Cameras will have a solar powered solution. Also a total of (30) Existing Cameras will be added to our Turing Camera Solution. **\$48,778.28**

Quantity	Item ID	Labor & Installation	Sell	Total
120	Cabling & Install	Forman Technician Cabling Installation & Hardware Configuration and Set-up	\$160.00	\$19,200.00
8	Labor	Training and Portal Set-up	\$160.00	\$1,280.00
8	Labor	Project Management	\$160.00	\$1,280.00
				\$21,760.00
				\$70,538.28

Prices are firm until 01/22/2026

Terms: Payment Hardware on Delivery/Balance on Completion

Prepared by: Rafael Rosario**Date: 4/14/2025**

Payment Hardware on Delivery and Balance on Completion.

NOTES AND ASSUMPTIONS: _____

- o TURING cameras come with a upto 10-year eligible manufacturer warranty on hardware.
- o Installation comes with a 30-Day warranty on physical installation of cameras.
- o Proposal provides a _5_ year license agreement for Cameras & SolarShield. Future fees are estimated and subject to change based on number of cameras and current pricing term of renewal.
- o All work to be performed during normal business hours Monday-Friday 8:30-5:00.

CUSTOMER RESPONSIBILITIES: _____

- o Customer to provide high-capacity internet connection for Turing system and a SIM chip with a data plan for the (7) SolarShield Cameras.
- o Customer to provide adequate power/power connections for the Turing equipment.
- o Customer to provide secure environmentally safe location for equipment including electrical protection.

- o Customer is responsible for providing and programming all POE ports to support the cameras.

Surveillance & Data Solutions (SnDS) Scope of Work: _____

- o SnDS to incorporate the (30) existing cameras into our Turing platform.
- o SnDS to Mount & Install all cameras on existing Customer provided poles.
- o SnDS Unbox, Inventory and Prep all equipment and have it ready for the Techs to install
- o SnDS to run new CAT6 cabling for all cameras provided by Turing
- o SnDS Rack and Stack the NVR and verify proper connectivity
- o Installation to be performed during normal working hours 8:30 AM and 5:00 PM Monday through Friday. Any work performed outside of these times will be billed at our time and a half rate in the evenings and Saturdays and double time on Sundays.

CUSTOMER RESPONSIBILITIES: _____

- o Customer to provide secure environmentally safe location for equipment including electrical protection.
- o Customer to provide adequate power/power connections for equipment.
- o Customer to provide POE ports for all Turing Equipment.
- o Customer to provide SnDS with all necessary access to areas in the facility where designated by the marked up floor plan.
- o If installation will require a scissor lift or Hi-Lo which has not been included in the cost and if the customer has one available, we are requesting it to be provided. Otherwise SnDS will provide a quote and include the cost in the final invoice.

~~EXCLUSIONS~~

Accepted by:

Date: _____

Disclaimer

CONFIDENTIAL COMMUNICATION:

The information contained in this document is confidential and is intended only for the use of the individual or entity to which it is addressed. It contains confidential and proprietary information of SnDS and may contain information protected by the attorney-client privilege or the attorney work-product doctrine. If the reader of this proposal is not the intended recipient, you are hereby notified that any use, disclosure, copying, distribution, or the taking of any action in reliance on the contents of this document is strictly prohibited. If you have received this transmission in error, please immediately notify us of the error in a reply to the sender.