



Rizzetta & Company

VillaSol Community Development District

**Board of Supervisors
Meeting
February 10, 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.

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

February 3rd, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **February 10th, 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. Updates on Drainage Repairs (Casabella/Marbella)
 - B. District Counsel
 1. Survey Inquiry Updates
 2. Pre-School Inquiry Updates
 3. Updates on HOA Agreement for Amenity Services
 4. Consideration of Towning Agreement
 - C. District Manager.....Tab 1
 1. Updates on Branding Project
 2. Updates on Bladerunner's Work Order
 3. Q 4 Website Audit
- 5. COMMUNITY UPDATES**
 - A. Magnosec Security Reports.....Tab 2
 1. December & January's Reports
 - B. Board of Supervisors' Updates
 1. Corey: Interior Enhancement Project Updates
 2. Mario: Updates on Lighting for Front Monuments.....Tab 3
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Minutes Held on January 13, 2026,Tab 4
 - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of November & December 2025Tab 5
- 7. BUSINESS ITEMS**
 - A. Ratification of District Items.....Tab 6
 1. Thermotane Propane – Commercial Fuel Service Agreement
 - B. Discussion of Investments.....Tab 7
 - C. Discussion of Landscape Enhancements
 1. United Landscaping Presentation
 - D. Consideration of A/C Ductwork Installation.....Tab 8
 - E. Consideration of Speed Hump Installation Proposal.....Tab 9
 1. Hall Company
 2. Dehlinger
 3. DMI

F. Consideration of Community Signs Order (Stop Sign, Speed Signs, Pedestrian Crossing).....	Tab 10
G. Consideration of Gym Fitness Equipment Upgrade.....	Tab 11
1. FitRev	
2. Exercise Systems	
H. Consideration of Spa Repair Proposals.....	Tab 12
1. Arinton	
2. Aarons Leak Detection	
3. Florida Leak Locators	
I. Consideration of Spa Resurface Proposal	Tab 13
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



Quarterly Compliance Audit Report

VillaSol

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

*** NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

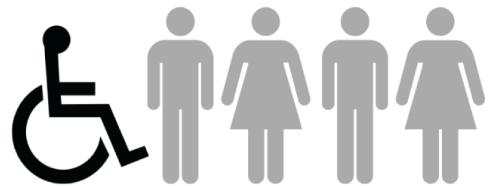
Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.

19%
of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 2



Daily Security Report**Date: January 18, 2026****Location: Centro Recreacional Villa Sol****Shift: 2:00 PM – 10:00 PM****2:00 PM**

Arrived on site under rainy conditions with strong winds. All areas were calm. At approximately 2:15 PM, Mr. Hernan and Luis arrived and began inspecting lights and cleaning the pool area due to debris caused by the wind.

3:00 PM

All external areas remained calm. Mr. Hernan and Luis continued working in the pool area. External restrooms were checked and lights were turned off. The golf cart was properly parked.

4:00 PM

The parking lot and playground were in use. External restrooms were checked and lights were turned off. All other areas remained calm. The golf cart was properly parked.

5:00 PM

Patrolled the front area of the clubhouse. The full basketball court was in use. All other areas were calm. The golf cart was properly parked.

6:00 PM

Conducted a patrol around the pool area and front of the property. External restrooms were checked and lights were turned off. The golf cart was properly parked.

7:00 PM

All areas remained calm. Verified that all doors were properly closed. The golf cart was properly parked.

8:00 PM

External restrooms were checked and lights were turned off. All areas were calm. The golf cart was properly parked.

9:00 PM

Patrolled the front and left areas of the property. Checked all clubhouse doors. The gym was in use. The keycard was returned to its designated location. The golf cart was properly parked.

10:00 PM

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



Daily Security Report

Date: January 2, 2026

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

2:00 PM

Arrived on site and began patrol of external areas. External restrooms were checked and lights were turned off. The basketball half court, parking lot, and gym were in use. All other areas were calm.

3:00 PM

Patrolled the pool area and checked rear sections of the property. The basketball half court and gym remained in use.

4:00 PM

External restrooms were checked and lights were turned off. The pool area and playground were inspected. The parking lot, gym, and full basketball court were in use.

5:00 PM

Patrolled the front and side areas of the clubhouse. The basketball court and lobby were in use. All other areas remained calm.

6:00 PM

All external areas were calm at this time. Verified that all doors were properly secured. External restrooms were checked and lights were turned off.

7:00 PM

Conducted a patrol around the clubhouse. All external areas remained calm. The gym was in use. The golf cart was properly parked. External restrooms were checked and lights were turned off.

8:00 PM

Verified that all clubhouse doors were properly closed. All external areas were calm. The golf cart was properly parked.

9:00 PM

Rechecked all clubhouse doors. External restrooms were checked and lights were turned off. All external areas were calm. The keycard was returned to its designated location.

10:00 PM

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



Daily Security Report**Date: January 3, 2026****Location: Centro Recreacional Villa Sol****Shift: 2:00 PM – 10:00 PM****2:00 PM**

Arrived on site and began patrol of the clubhouse area. The golf cart was properly parked and secured. The basketball half court was in use. All other areas were calm and orderly.

3:00 PM

Conducted a full patrol of the property. A family was observed enjoying the facilities. No issues were noted. All areas remained calm. The golf cart was properly parked.

4:00 PM

The parking lot and gym were in use. All other areas remained calm. External restrooms were checked and lights were turned off. The golf cart was properly parked.

5:00 PM

Patrolled external areas. External restrooms were checked and lights were turned off. The courts, playground, and party room were calm. The gym and parking lot remained in use.

6:00 PM

No incidents or unusual activity to report. All areas remained calm.

7:00 PM

Rain was observed in the area. External areas including the courts, playground, and pool were calm. The parking lot and gym were in use. The golf cart remained properly parked.

8:00 PM

Verified that all clubhouse doors were properly closed. All external areas were calm. The golf cart was properly parked.

9:00 PM

Checked the clubhouse doors. The parking lot and gym were in use; all other areas were calm. External restrooms were checked. The keycard was returned to its designated location. The golf cart was properly parked.

10:00 PM

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



Daily Security Report

Date: January 4, 2026

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

2:00 PM

Arrived on site and conducted the initial patrol of all external areas. The basketball court, tennis court, parking lot, and gym were in use. The golf cart was properly parked and secured.

3:00 PM

Patrolled the clubhouse area. The tennis court, full basketball court, and parking lot remained in use. External restrooms were checked and found in good condition. The golf cart was properly parked.

4:00 PM

Conducted another patrol around the clubhouse. The parking lot, basketball and tennis courts, playground, and gym were in use. The golf cart remained properly parked.

5:00 PM

The basketball half court, parking lot, and gym were in use. All other areas were calm. External restrooms were checked and lights were turned off. The golf cart was properly parked.

6:00 PM

Patrolled the side area of the clubhouse and checked external areas. The parking lot, gym, and lobby were in use. The golf cart remained properly parked.

7:00 PM

All external areas were calm. No unusual activity observed. The golf cart was properly parked.

8:00 PM

Checked the left side of the clubhouse. External restrooms were checked and lights were turned off. The gym remained in use. The golf cart was properly parked.

9:00 PM

Checked all clubhouse doors. The gym was still in use; all other areas were calm. The keycard was returned to its designated location.

10:00 PM

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



Daily Security Report**Date: January 16, 2026****Location: Centro Recreacional Villa Sol****Shift: 2:00 PM – 10:00 PM****2:00 PM**

Arrived on site and conducted an initial patrol of external areas. All areas were calm. The lobby was in use.

3:00 PM

External areas remained calm. Pedro (maintenance) was observed dismantling the Christmas tree. External restrooms were checked and lights were turned off. Clubhouse doors were checked. Several individuals were observed taking photos in the rear area of the property.

4:00 PM

The individuals remained in the rear area of the property. Pedro continued maintenance work in the lobby. External areas remained calm.

5:00 PM

Patrolled the pool area, playground, courts, and front area of the property; all areas were calm. At approximately 5:18 PM, a young male arrived in a truck with cleaning equipment and requested access to clean a structure in the pool area. No prior authorization or notification had been provided. I attempted to contact Mr. Hernan, but was unable to reach him. The individual contacted his contractor, who instructed him to jump the fence and open the door. I immediately advised that this action was not permitted. The individual stated he would return next week.

6:00 PM

The parking lot and gym were in use. All other areas were calm.

7:00 PM

Checked the pool area and external restrooms; restroom lights were turned off. Conducted a patrol of the front area. The gym was in use. The golf cart was properly parked.

8:00 PM

All areas remained calm. The golf cart was properly parked.

9:00 PM

Checked the clubhouse doors. All areas were calm. The keycard was returned to its designated location. The golf cart was properly parked.

10:00 PM

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



Daily Security Report

Date: January 17, 2026

Location: Centro Recreacional Villa Sol

Shift: 2:00 PM – 10:00 PM

2:00 PM

Arrived on site and observed that the party room had been in use prior to the start of the shift. An additional security officer was present to cover the event. The golf cart was properly parked and secured.

3:00 PM

Patrolled external areas including the pool, courts, and restrooms; restroom lights were turned off. The trash container was opened. All other areas remained calm. The assigned event security officer continued patrolling the event. The parking lot, party room, and lobby were in use. The golf cart was properly parked.

4:00 PM

Conducted a full patrol of the property. The courts, playground, and gym were calm. The lobby, party room, and parking lot remained in use.

5:00 PM

The full basketball court, parking lot, lobby, and party room were in use. All other areas were calm. The golf cart was properly parked.

6:00 PM

The parking lot, basketball courts, and party room remained in use. External restrooms were checked and found in good condition. The golf cart was properly parked.

7:00 PM

Checked the pool area and external restrooms; restroom lights were turned off. Conducted a patrol of the front area. The gym was in use. The golf cart was properly parked.

8:00 PM

The parking lot and party room remained in use. All other areas were calm. The golf cart was properly parked.

9:00 PM

All areas were calm at this time. The event concluded, and all attendees had departed without incident or damage. The golf cart was properly parked.

10:00 PM

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

Tab 3

Shopping Cart

Item	Price	Qty	Subtotal
------	-------	-----	----------



RGBW Salty Dog Underwater Light (Open)
Color-Changing | 100-650 Lumens (Dimmable)

\$129.99

— 2 +

\$259.98

Base Product:

1 x VOLT® RGBW Salty Dog Integrated LED Underwater Light - 25' Lead Wire
Brass Bronze \$0.00

[Edit](#) [Remove](#)



100W Slim Line Low Voltage Transformer

\$149.99

— 1 +

\$149.99

Base Product: 1 x VOLT® 100 Watt Slim Line LED Transformer \$0.00

[Edit](#) [Remove](#)

[CONTINUE SHOPPING](#)

[UPDATE SHOPPING CART](#)

Summary

Estimate Shipping and Tax ▼

Subtotal

\$409.97

Grand Total \$409.97

‡ **Apply Discount Code** ▼

★ **Military Discount** ▼

PROCEED TO CHECKOUT

- OR -

Check Out Now With

[Pay with amazon](#)

»

Pay over time for orders over \$50 with [affirm](#) ⓘ

Tab 4

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026, 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 **January 13, 2026, at 6:02 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
21 Mario Cordova	Board Supervisor, Assistant Secretary

22 Also present were:
23

25 Brian Mendes	District Manager, Rizzetta & Company, Inc.
26 Giovanni Massimino	District Coordinator, Rizzetta & Company, Inc.
27 Cari Webster	District Counsel, Straley Robin Vericker <i>(Via Phone)</i>
29 Pete Glasscock	District Engineer, Hanson Walter
31 Audience	Present

32 **FIRST ORDER OF BUSINESS**

Call to Order

35 Mr. Perez called the meeting to order at 6:02 p.m. and confirmed quorum.
36

37 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

39 The Board members, District Staff and audience members conducted the Pledge of
40 Allegiance.
41

42 **THIRD ORDER OF BUSINESS**

Public Comment

44 No public comment.
45

46 **FOURTH ORDER OF BUSINESS**

Staff Reports

47 A. District Engineer
48

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026, Minutes of Meeting

Page 2

49 1. Storm Water System Repair Updates
50 2. Updates on Boat Dock Boundary Line
51 3. Updates on Speed Hump Project

52
53 Mr. Glasscock reviewed the completion of the pergola project with the Members of the
54 Board.

55 The Board and District Staff Members reviewed options for speed hump installations.

56 Discussion ensued amongst the Members of the Board regarding the speed hump & speed
57 table project.

58 Mr. Mendes stated that he will collect proposals for speed humps measuring 22 inches in
59 length, 48 inches in width, and 3.5 inches in height, in addition to proposals for speed bumps.

60 The Members of the Board reviewed proposal for storm water repairs at 2984 Siesta View.

61 Mr. Glasscock reviewed the boat dock boundary lines with the Members of the Board and
62 District Staff.

63
64 B. District Counsel

65 1. Amenities Services HOA Agreement Updates

66 Ms. Webster reviewed the boundary line findings with the Board.

67 Ms. Webster informed the Board Members that the next step in the process is to obtain
68 easement access.

69 Ms. Webster stated she will contact Osceola County's engineering department regarding
70 easement access.

71 The Members of the Board and District Staff reviewed and discussed easements.

72 Mr. Mendes stated he will send Mr. Cordova the surveys send from Mr. Glasscock.

73 Ms. Webster reviewed updates on HOA agreement and stated the agreement is pending
74 completion from the Artemis team.

75 Ms. Webster reviewed the boundary line for fencing options with the Members of the Board.

76
77 C. District Manager

78 1. Branding Updates
79 2. Updates on Landscape Enhancements For FY 25/26
80 3. Updates on Off Duty Police Patrols
81 4. Pergola Project Completion Updates

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026, Minutes of Meeting

Page 3

95 Mr. Mendes reviewed branding updates with the Members of the Board, stating that the
96 signs have been ordered with the design that was created on December 4th, and the signs
97 are projected to be installed within the next three weeks.

98
99 Mr. Mendes informed the Board that the agreement for off duty police patrols is pending
100 approval from the County.

101
102 Mr. Mendes reviewed the completion of the pergola project with the Members of the Board
103 and stated the project is in need of a final cleaning to be considered completed.

104
105 Mr. Mendes reviewed with the Board that there is a new area in the deck that has been
106 exposed.

107
108 Mr. Mendes stated the price of repairs are \$4,000 for the busted pipe caused by the sinking
109 of the deck, a resurface of the spa would cost \$20,000 and would avoid any future issues.

110
111 The Members of the board and District Staff reviewed the landscape enhancements and
112 directed Staff to table this item for consideration until the meeting on February 10th, 2026.

113
114 The Members of the Board and District Staff reviewed the patrolling of off duty police officers
115 and the updates on the pergola project.

116
117 Mr. Mendes stated he will gather proposals for the pool repairs.

119 **FIFTH ORDER OF BUSINESS**

Magnosec Security Reports

121 1. November & December Reports
122 2. Consideration of TrackTik Real Time Security Report Tracker

123
124 The Members of the Board and District Staff reviewed the Magnosec security reports.

126 **SIXTH ORDER OF BUSINESS**

Consideration of the Minutes of the Board of Supervisors Meeting Held on November 11, 2025

129
130 Mr. Mendes reviewed the meeting minutes with the Board of Supervisors and asked if any
131 revisions were requested.

132
133 Mr. Mendes stated that line 117 will be revised to Mr. Gagnon instead of Mr. Gosdin.

134
135 On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with a 4-0 vote, the Board
136 approved the minutes of the Board of Supervisors' Meeting held on November 11, 2025,
137 in substantial form, for VillaSol Community Development District.

136 **SEVENTH ORDER OF BUSINESS**

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

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026, Minutes of Meeting

Page 4

140 The Members of the Board and District Staff reviewed the maintenance expenditure for the
141 month of October 2025.

142

On a motion by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Board ratified
the Operation and Maintenance Expenditures for October 2025 (\$60,932.32), for VillaSol
Community Development District.

143

EIGHTH ORDER OF BUSINESS

Ratification of District Items

144

145

146 1. Amazon Purchases

147

148 The Members of the Board reviewed the Amazon purchase items for ratification.

149

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board ratified
the Amazon purchases, for VillaSol Community Development District.

150

NINTH ORDER OF BUSINESS

**Discussion on Clubhouse
Enhancement Project Completion**

151

152

153

154 The Members of the Board and district Staff reviewed the completion of the clubhouse
155 enhancement project and confirmed the project is deemed completed.

156

TENTH ORDER OF BUSINESS

**Discussion of Room Rental Door
Enhancements**

157

158

159

160 The Members of the Board and district Staff reviewed options for rental room door
161 enhancements.

162

163 Mr. Mendes stated the quoted doors are the same as installed in the gym and will cost
164 \$1,286.06 from the Home Depot.

165

166 The Members of the Board requested a quote to move the kitchen inside of the meeting
167 room.

168

169 The Members of the Board tabled the item for discussion until the meeting on February 10th,
170 2026.

171

ELEVENTH ORDER OF BUSINESS

**Consideration of Clubhouse Interior
Paint & Panel Color**

172

173

174

175 Mr. Gagnon presented options for paint color and enhancements to the Members of the
176 Board.

177

178 The Members of the Board discussed options for colors and acoustic panels.

179

180 Mr. Gagnon reviewed projected cost of the enhancements and color choices.

181

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026, Minutes of Meeting

Page 5

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved the color for interior painting enhancements, 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 acoustic panels, for VillaSol Community Development District.

183

On a motion by Mr. Perez, seconded by Mr. Gosdin, with all in favor, the Board approved Mr. Gagnon to work with District Staff on the completion of the painting ad panel enhancement project, for VillaSol Community Development District.

184

TWELFTH ORDER OF BUSINESS

Consideration of Bladerunner's Tree Trimming & Sink Hole Leveling Proposal

185

186

187

188

189

The Members of the Board and District Staff reviewed the tree trimming and sink hone leveling proposal.

190

On a motion by Mr. Gagnon, seconded by Ms. Correa-Betancourt, with all in favor, the Board approved not to exceed \$3,600 for the tree trimming & sink hole repairs, Mr. Mendes stated he will negotiate this price, for VillaSol Community Development District.

191

192

THIRTEENTH ORDER OF BUSINESS

Consideration of Fitness Equipment Repairs

193

194

195

1. FitRev

196

197

The Members of the Board and District Staff reviewed the fitness equipment repair proposal.

198

199

200

201

The Board tabled the consideration of fitness equipment until the meeting on February 10th, 2026, and requested that the vendor provide leasing options.

202

203

FOURTEENTH ORDER OF BUSINESS

Consideration of A/C Ductwork Installation

204

205

206

207

The Members of the Board and District Staff reviewed the proposal for A/C ductwork installation.

208

209

The Board requested additional proposals for A/C ductwork installation.

210

211

212

The Members of the Board tabled the item for consideration until the meeting on February 10th, 2026.

213

214

FIFTEENTH ORDER OF BUSINESS

Consideration of Security Camera System Upgrade

215

216

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026, Minutes of Meeting

Page 6

217 The Members of the Board and District Staff reviewed the security camera system upgrade
218 proposal and discussed options for camera upgrades.

219
220 The Board tabled the consideration of security camera system upgrade until further notice.
221

222 Mr. Mendes stated he will send a notice to the vendor.
223

224 SIXTEENTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

226
227 Mr. Gosdin commented on delivery issues during the holiday season.
228

229 The Members of the Board and District Staff discussed community delivery issues.
230

231 Mr. Mendes stated he will send a Eblast to the community regarding gate access.
232

233 The Members of the Board directed District Staff to switch the office space.
234

235 Mr. Gagnon inquired about Tad's towing.
236

237 Mr. Mendes stated he will send a follow-up notice to towing company.
238

239 The Board requested to receive monthly towing reports for Tad's Towing.
240

241 SEVENTEENTH ORDER OF BUSINESS

Adjournment

243 On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board adjourned
244 the Board of Supervisors' Meeting at 7:52 p.m. for VillaSol Community Development
245 District

246 [SINGATURES ON FOLLOWING PAGE]
247
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VILLASOL COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026, Minutes of Meeting

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265

266

267

268 Secretary/Assistant Secretary

Chairperson/Vice Chairperson

269

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292

DRAFT

Tab 5

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

November 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$86,070.44**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Access Control Technologies, Inc.	300186	255215	Gate Maintenance & Repair 11/25	\$ 752.93
Access Control Technologies, Inc.	300203	255386	Gate Maintenance & Repair 11/25	\$ 3,186.43
Access Control Technologies, Inc.	300183	255445	Service Call 09/25	\$ 730.00
ADT Security Services, Inc.	300187	110325-313062465	Security Monitoring & Maintenance 12/25	\$ 42.76
ADT Security Services, Inc.	300204	1178777002	Security Monitoring & Maintenance 12/25	\$ 49.99
Ariel Ivan Correa-Betancourt	300197	ABetancourt111125-714	Board of Supervisors Meeting 11/11/25	\$ 200.00
Chariot Parent, LLC	20251103 714	IN12682850	Monthly Access Points 11/25	\$ 564.50
FitRev, Inc.	300188	36744	Fitness Equipment Maintenance & Repair 11/25	\$ 335.00
Florida Department of Revenue	20251119	111825-5980156305945 ACH	Sales & Use Tax 10/25	\$ 31.07
Hanson Walter & Associates, Inc.	300198	5295119	Engineering Services 10/25	\$ 2,850.00
Herman Perez	300199	HPerez111125-714	Board of Supervisors Meeting 11/11/25	\$ 200.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
HP Home Maintenance Solutions, LLC	300205	472	Curb Inlet Repair 08/25	\$ 380.00
Kissimmee Utility Authority	20251103	Monthly Summary 09/25 714 ACH	Electric Services 09/25	\$ 3,544.19
Latham, Luna, Edan & Beaudine, LLP	300189	146538	Legal Services 09/25	\$ 1,500.00
MagnoSec, Corp.	300190	2249	Security Monitoring & Maintenance 11/25	\$ 1,104.00
MagnoSec, Corp.	300206	2262	Security Monitoring & Maintenance 11/25	\$ 1,104.00
PGS Centrum, Inc.	300184	1547	Electrical Maintenance 10/25	\$ 4,960.66
PGS Centrum, Inc.	300191	1559	Maintenance & Repairs 11/25	\$ 202.68
Recker Construction, LLC	300202	203 Deposit	Pipe Inlet and Structure 10/25	\$ 45,000.00
Republic Services	300207	0690-000795821	Waste Disposal Services 12/25	\$ 142.13
Resort Pool Services	300200	27555	Pool Maintenance 05/25	\$ 240.00
Resort Pool Services	300200	27731	Pool Maintenance 06/25	\$ 1,900.00
Resort Pool Services	300200	28492	Pool Maintenance 08/25	\$ 30.00
Resort Pool Services	300200	28902	Pool Maintenance 09/25	\$ 80.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Resort Pool Services	300200	28999	Pool Maintenance 09/25	\$ 75.00
Resort Pool Services	300192	CM-26703	Pool Maintenance 11/25	\$ 1,900.00
Rizzetta & Company, Inc.	300185	INV0000104546	Accounting Services 11/25	\$ 4,256.30
Serv Us, LLC	300195	INV-5156 Balance	Security Monitoring & Maintenance 11/25	\$ 1,403.28
Serv Us, LLC	300194	INV-5158 Balance	Security Monitoring & Maintenance 11/25	\$ 226.35
Serv Us, LLC	300193	INV-5187	Security Monitoring & Maintenance 08/25	\$ 139.50
Spectrum	20251117	2017464102825 ACH	Internet Services 11/25	\$ 170.00
Straley Robin Vericker	300201	27561	Legal Services 10/25	\$ 4,050.00
Terminix	300196	465484698	Pest Control 10/25	\$ 108.55
Toho Water Authority	20251105	Monthly Summary 09/25 ACH 714	Irrigation - Water Services 09/25	\$ 315.84
Valley National Bank	20251126	CC103125-714 ACH	Credit Card Expenses 10/25	\$ 4,295.28
Report Total				\$ 86,070.44

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
December 2025
For Board Approval

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

The total items being presented: **\$33,105.82**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	300220	1184775943	Security Monitoring & Maintenance 01/26	\$ 49.99
AMV Pro-Solutions, LLC	300210	329	Maintenance & Repairs 12/25	\$ 125.00
Astrid Velasquez	300209	111825-714 Refund	Reimbursable Expenses 11/25	\$ 500.00
Chariot Parent, LLC	20251204	IN12832941 ACH	Access Pointes 12/25	\$ 665.00
CSS Clean Star Services of Central Florida, Inc.	300211	16614	Cleaning Services 11/25	\$ 1,800.00
CSS Clean Star Services of Central Florida, Inc.	300221	16860	Cleaning Services 12/25	\$ 1,800.00
Ferrellgas, LP	300212	2044773228	Natural Gas Services 10/25	\$ 159.98
Hanson Walter & Associates, Inc.	300213	5295273	Engineering Services 11/25	\$ 4,022.10
Kissimmee Utility Authority	20251202-1	111325-001632660000709740	Electric Services 10/25	\$ 2,018.32
Kissimmee Utility Authority	20251202-5	111325-001632660000770990	Electric Services 10/25	\$ 15.88
Kissimmee Utility Authority	20251202-6	111325-001632660000774280	Electric Services 10/25	\$ 20.28
Kissimmee Utility Authority	20251202-3	111325-001632660000779000	Electric Services 10/25	\$ 57.45

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20251202-4	111325-001632660000816360	Electric Services 10/25	\$ 143.10
Kissimmee Utility Authority	20251202-2	111325-001632660000842000	Electric Services 10/25	\$ 1,290.17
MagnoSec, Corp.	300214	2275	Security Monitoring & Maintenance 11/25	\$ 1,104.00
MagnoSec, Corp.	300222	2289	Security Monitoring & Maintenance 12/25	\$ 1,104.00
Orlando Sentinel Communications	300215	124758623000	Legal Advertising 09/25	\$ 241.93
PGS Centrum, Inc.	300216	1579	Electrical Maintenance 11/25	\$ 4,960.66
PGS Centrum, Inc.	300216	1587	Management Services 12/25	\$ 1,049.64
Republic Services	300223	0690-000799557	Waste Disposal Services 01/26	\$ 142.39
Resort Pool Services	300217	29509	Pool Maintenance 11/25	\$ 1,900.00
Resort Pool Services	300217	29860	Pool Maintenance 12/25	\$ 1,900.00
Rizzetta & Company, Inc.	300208	INV0000105361	Accounting Services 12/25	\$ 4,256.30
Spectrum	20251217	2017464112825 ACH	Internet Services 12/25	\$ 170.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Terminix	300218	466473280	Pest Control 11/25	\$ 108.55
TLD-Southeast, Inc.	300219	2046550	Water Management 11/25	\$ 390.00
Toho Water Authority	20251205-2	111325-001632660000774280	Water-Sewer Services 10/25	\$ 51.89
Toho Water Authority	20251205-1	111325-001632660000816360	Water-Sewer Services 10/25	\$ 37.76
Toho Water Authority	20251205-3	111325-001632660000842000	Water-Sewer Services 10/25	\$ 471.04
Valley National Bank	20251226	CC113025-714 ACH	Credit Card Expenses 11/25	\$ 2,550.39
Report Total				\$ 33,105.82

Tab 6

Commercial Fuel Services Agreement

This Commercial Fuel Services Agreement (this “**Agreement**”) is entered into as of January 13, 2026 between **VillaSol Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Thermotane Propane, LLC** a Florida limited liability company (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of various recreational facilities and common areas throughout the community. In support of the operation of the common areas, the District owns an existing 120-gallon propane tank and desires to retain an independent contractor to provide weekly propane deliveries. Contractor represents that it has any and all required approvals and licenses to handle and transport the propane and is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

- 1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
- 2. Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of weekly delivery of propane gas to the District’s propane tank.
- 3. Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within a reasonable amount of time. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
- 4. Compensation.**
 - a. The District agrees to pay to the Contractor \$2.79 for each gallon of propane delivered to the District.
 - b. The District agrees to pay to the Contractor a hazmat/delivery fee of \$19.99 for each weekly delivery.
 - c. After Contractor provides the services, Contractor shall submit an invoice for the work performed the previous month.
 - d. The District shall pay the Contractor within 45 days of receipt of the invoice.
- 5. Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
- 6. Term and Renewal.** The initial term of this Agreement shall be for 2 years from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1 year

terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. **Termination.** Either party may terminate this Agreement without cause with 30 days' written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to any claim or off-set the District may have against the Contractor.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
10. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
11. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration, and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
12. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

14. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

15. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

16. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-472-2471, OR BY EMAIL AT BMENDES@RIZZETTA.COM, OR BY REGULAR MAIL AT 8529 SOUTH PARK CIRCLE, SUITE 330, ORLANDO, FL 32746.

17. Governing Law and Venue. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

18. Enforcement of Agreement. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes,

Tab 7

INVESTMENT RATES AS OF 11/17/2025 (PUBLIC FUNDS WITH

Bank Name	Investment Type	Balance Requirement
EverBank	Money Market	\$25,000
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
FLCLASS*	Intergovernmental Investment Pool	\$1
Regions	Money Market	\$10,000
Regions	Money Market	\$50,000
Regions	Money Market	\$100,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
TD Bank	Money Market	\$10,000
TD Bank	Money Market	\$50,000
TD Bank	Money Market	\$100,000
TD Bank	Money Market	\$250,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
Truist	Money Market	\$10,000
Truist	Money Market	\$50,000
Truist	Money Market	\$100,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Valley	Money Market	\$1

*FLCLASS is not a bank, but an authorized investment.

QPD BANKS)

<u>Term</u>	<u>Rates</u>
N/A	3.65%
3 months	3.80%
6 months	3.70%
9 months	3.60%
12 months	3.60%
N/A	4.04%
N/A	3.00%
N/A	3.20%
N/A	3.44%
5 months	3.80%
8 months	3.70%
13 months	3.20%
19 months	3.00%
N/A	1.00%
N/A	1.06%
N/A	1.30%
N/A	1.75%
6 months	3.04%
9 months	2.85%
12 months	2.70%
18 months	2.60%
24 months	2.60%
N/A	2.00%
N/A	2.00%
N/A	2.00%
6 months	2.45%
9 months	2.45%
12 months	2.05%
24 months	1.55%
N/A	3.55%

Tab 8

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 9

Speed Hump Install Proposal

Villasol C/O Rizzetta & Company
Brian Mendes

Project:

Villasol
Via Palma Lane
Kissimmee, Florida 34744



Jacob Perkins
Asphalt Field Rep

Our Company

Company Info



Hall Company
225 Old Sanford Oviedo Road
Winter Springs, FL 32708

P: 407-327-4930
F: 407-327-7345
<http://hallcompanyinc.com>

Contact Person

Jacob Perkins
Asphalt Field Rep
Jacob@hallcompanyinc.com
Cell: 689-249-6392
Office 407-327-4930

About Us

We Solve Problems & Make Pavement Maintenance Simple

Hall Company Inc. is locally owned and has operated in Central Florida since **1983**. During this time, we have created both a highly successful asphalt division and site development division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

Our most valuable asset we are happy to share: [Our References](#)

Hall Company's asphalt division specializes in complete parking lot and asphalt maintenance services, to include roadway base, paving repair, asphalt paving and overlay, seal coating, parking bumpers, sports court, ADA compliance, crack & joint repair, striping, signage, drain correction/mitigation and concrete installation and repair. Our site development division offers earthwork, land clearing, roadway base, paving and underground utilities.

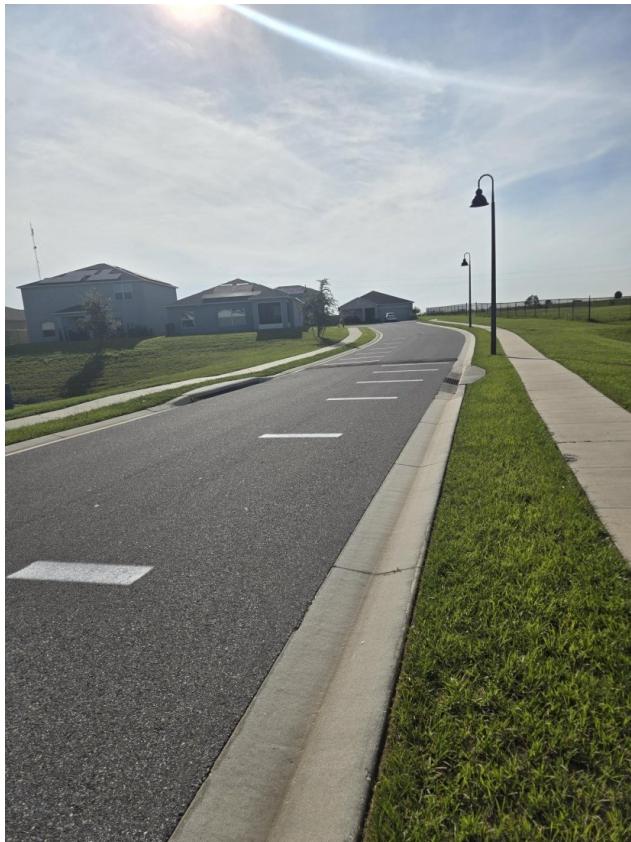
Please find the enclosed proposal and do not hesitate to call us with any questions.

48" Speed Bumps + Paint

1. Our firm has identified 50 locations provided by others, where asphalt speed bumps are to be installed throughout the community. This comprises apx. 4,400 SF of asphalt pavement.
2. Speed Bump Dimensions:
48" W x 22' L x 3" H
3. Each speed bump will follow a gradual transition from 0 to 3" inches at the highest point.
4. All speed bumps will be designed and hand worked using hot mix asphalt.
5. Speed bumps will be compacted using a vibratory plate compactor. This will ensure proper compaction for traffic durability.
6. All tools, equipment and loose debris will be removed from jobsite upon completion of the project.
7. This scope of work and price includes painting of all speed bump locations using DOT approved traffic paint.
-Chevron lead up bars on either side of speed bump as suggested in provided image (template)
-3 triangle arrows placed at edge of speed bump on either side, painted on the speed bump, as suggested in provided image (template)

Total Price: \$46,550.00

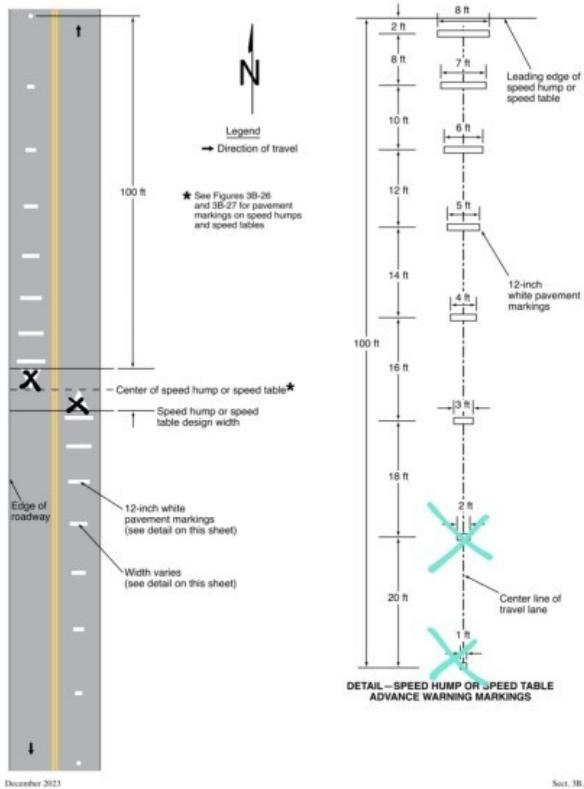
Chevron Lead Up Bars Example



Notes:

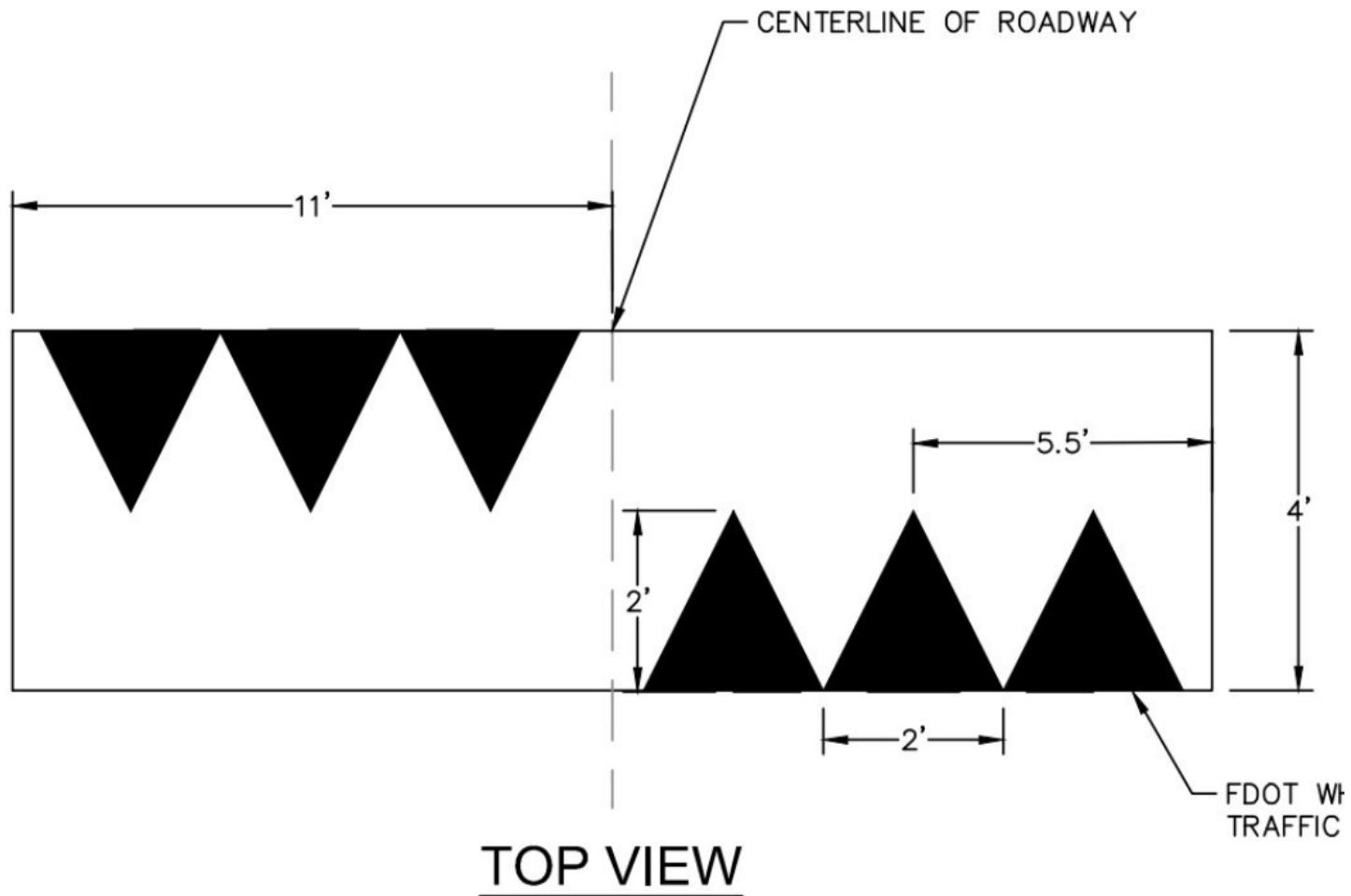
Chevron Lead Up Bars Template

Figure 3B-28. Advance Warning Markings for Speed Humps or Speed Tables



Notes:

Triangle Arrows Template



SPEED HUMP STRIPING

DETAIL - OPTION 1

▲ NTS ▲

Notes:

Speed Hump Locations

Villasol CDD Speed Hump Locations (Draft)
PDF - 8.2 MB



Speed Hump Locations

Villasol CDD Spped Hump Locations (Draft 1)
PDF - 8.2 MB



Price Breakdown: Villasol



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on January 21, 2026.

Item	Description	Cost
1.	48" Speed Bumps + Paint	\$46,550.00
	Total:	\$46,550.00

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

This proposal may be withdrawn or revised if not accepted within 20 calendar days from date of proposal.

Please see all attachments for special conditions that may pertain to aspects of this project.

Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: _____

Brian Mendes | District Manager
Villasol C/O Rizzetta & Company
3434 Colwell Ave suite 200
Tampa, Florida 33614
bmendes@rizzetta.com
C: 407-472-2471
O: 407-472-2471

Jacob Perkins | Asphalt Field Rep
Hall Company
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
E: Jacob@hallcompanyinc.com
C: 689-249-6392
P: 407-327-4930
F: 407-327-7345
<http://hallcompanyinc.com>

Contract Terms & Conditions.

1. Notification of the upcoming work is the responsibility of the customer.
2. Any cars in the designated work areas will be towed from the work area with all charges being the responsibility of the property owner/management company/owner. Any delays as a result of having to tow vehicles from the work area may result in additional charges.
3. This proposal does not include the cost of testing or permits. A Procurement Fee of \$495.00 per permit and any additional work required by the permit(s) will be extra to the contract.
4. The scope of work is limited to the items specifically outlined in the proposal.
5. No warranty is implied or given for surface course in event of future base or sub-base failure. All other workmanship and materials are guaranteed for a period of one (1) year from the date of completion, excluding normal wear and tear.
6. Finance charges shall be charged for all past due invoices at the rate of 1-1/2% per month, which is an annual percentage rate of 18%.
7. Payment processing fees for Hall Company to receive payment are not included in our pricing. If payments are made to Hall Company via a payment processing service, a change order will be required to cover additional costs.
8. Hall Company, Inc shall be entitled to recover all costs of collection of customers account, including reasonable attorney's fees, whether or not suit is instituted.
9. Any "Punch List" items must be identified during job completion walk-through. Punch List items will be corrected once 90% of the contract amount has been paid.
10. We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the future. If you have any questions regarding our proposal, please do not hesitate to contact our office,
11. If leveling is needed, it will be an additional \$200.00 per ton.

Warranty & Conditions

1. **NOTE: Due to the current Volatility in material production and supply chains, materials availability and cost estimates cannot be guaranteed and are subject to repricing to current market rates at time of order.**
2. Our firm assumes no liability for damage to any utilities such as but not limited to gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc. Broken sprinklers are not the responsibility of Hall Company, Inc.
3. All work will be warranted for a period of (1) one year from date of installation on materials and workmanship, **except cracks**.
4. All material guaranteed to be installed exactly as specified.
5. Any necessary permits or permit fees are owners' responsibility.
6. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, layout engineering, testing, etc. are excluded.
7. If, after being made aware of undesirable sub-base or base coarse conditions, the owner or owner agent insists on the installation of any part of the pavement without authorizing corrective action, our firm will not be responsible for any subsequent pavement failures, and will be paid as stated in the contract. Our firm shall not be liable for any failure to undertake or complete the work for causes beyond our control.
8. Unless weekend work is clearly identified in the proposal, price is for work to be completed during the week (Monday-Friday). Night or weekend work available at additional cost.
9. **Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.**
10. **Existing Surface:** The existing surface will be expected to support the weight of all required construction equipment. In the event that due to poor sub-grade conditions sinking may occur when we drive onto your site, Our firm will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.

Attachments

Please click any of the links below to view and print all documents.

Company Attachments

[Customer Care Sheet Asphalt](#)

[HALL COI](#)

[References](#)

E S T I M A T E

Dehlinger Construction, LLC.
157 E Lake Brantley Dr
Longwood, FL 32779
(407) 636-9322

Sales Representative
Kelsey Platt
kplatt@dehlinger.com



Villasol CDD
Job #26-8721 - Speed Humps - Villasol CDD
Puerta Del Sol Boulevard
Kissimmee, FL

Estimate #	7190
Date	1/20/2026

Description	Amount
<p>Scope of Work: - To install 99 speed bumps (90"L x 12"W x 2.25"H) in the Villasol CDD neighborhood based on the map provided.</p> <p>Excludes: - Permits and fees - Engineering - Survey - Concrete</p> <p>Payment Schedule: - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion</p>	\$149,279.62

Sub Total	\$149,279.62
Total	\$149,279.62

S P E C I A L I N S T R U C T I O N S

TERMS & CONDITIONS

I. GENERAL CONDITIONS

1. Construction Schedule:
 - a. Commencement: Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
 - b. Completion: Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
 - c. Occupancy: Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.
2. Standards of Performance / Patching & Matching:
 - a. Standard of Performance: Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
 - b. Nonmaterial Adjustments: Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
 - c. Textures & Finishes: Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
 - d. Patching & Matching: Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
 - e. Non-specified Materials: Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.
3. Change Orders: Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor; all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.
While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.
4. Owner's Obligations:
 - a. Access: Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
 - b. Requests for Information: Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFI's as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. Contractor's Obligations:
 - a. Insurance: Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
 - b. Waivers: Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. Safety / Owner's Access to Jobsite:
 - a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
 - b. To maintain Project hierarchy, management, and certain confidentialities, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. Remedies:
 - a. Punch Items: Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR.
 - b. Owner's Default In Payment: In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
 - c. Jury Waiver: Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
 - d. Waiver of Incidental / Consequential Damages: Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. Warranty / Disclaimers:
 - a. Warranty:
 - i. Workmanship: Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
 - ii. Materials & Equipment: Contractor neither provides nor makes warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
 - b. EXCLUSION OF IMPLIED WARRANTIES: ALL IMPLIED WARRANTIES CONCERNING THE COMPLETION OF THE SCOPE OF WORK HEREUNDER, ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM, AND PRACTICE, OR OTHERWISE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.
 - c. Owner's Maintenance: Contractor will deliver a Project professionally performed in accordance with standard trade practice; however, Owner's maintenance obligations to condition or dehumidify the living space, clean & maintain caulked/painted surfaces, establish equipment and landscape service contracts, and the like begins at Project completion. The Contractor has no liability for mold and other damages resulting from improper maintenance.
9. Force Majeure: The Contractor shall not be responsible for any delays or damage caused by the Owner or Owner's agent, acts of God, earth settlement, or other causes beyond the reasonable control of the Contractor.
10. Miscellaneous:
 - a. Severability: If any term or provision of this Contract is illegal, invalid or unenforceable for any reason whatsoever, such term shall be revised by the minimum amount to render such term or provision to be legal, valid and enforceable. If no such revision is possible, then such term or provision shall be deemed stricken, and shall not affect the validity of the remainder of the Contract.
 - b. Amendment: Handwritten changes to this Contract that are mutually agreed to by as evidenced by dated signatures by Owner and Contractor shall control.
 - c. Survival / Assignment: This Contract is binding on both parties and shall inure to the benefit of their respective heirs, representatives, successors, and permitted assigns. This Contract shall not be assigned without the written consent of both parties.
 - d. Notices/Delivery: Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY AND LICENSING BOARD AT THE TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA - 32399-1027 -TELEPHONE: 850-487-1395 - WEBSITE: WWW.MYFLORIDLICENSE.COM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

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Thank you for your business!
407-636-9322 | info@dehlinger.com | www.dehlinger.com
Dehlinger is a licensed General, Residential, & Roofing Contractor
#CGC1508013 | #CRC1331934 | #CCC1332558 | #CCC1331442

E S T I M A T E

Dehlinger Construction, LLC.
157 E Lake Brantley Dr
Longwood, FL 32779
(407) 636-9322

Sales Representative
Kelsey Platt
kplatt@dehlinger.com



Villasol CDD
Job #26-8721 - Speed Humps - Villasol CDD
Puerta Del Sol Boulevard
Kissimmee, FL

Estimate #	7197
Date	1/20/2026

Description	Amount
Scope of Work: - To install 49 speed humps (272.5" L x 35.25" W x 2" H) in the Villasol CDD neighborhood based on the map provided.	\$180,398.40
Excludes: - Permits and fees - Engineering - Survey - Concrete	
Payment Schedule: - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion	

Sub Total	\$180,398.40
Total	\$180,398.40

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- To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
- To maintain Project hierarchy, management, and certain confidentialities, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.

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- Survival / Assignment:** This Contract is binding on both parties and shall inure to the benefit of their respective heirs, representatives, successors, and permitted assigns. This Contract shall not be assigned without the written consent of both parties.
- Notices/Delivery:** Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

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PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY AND LICENSING BOARD AT THE TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA - 32399-1027 -TELEPHONE: 850-487-1395 - WEBSITE: WWW.MYFLORIDLICENSE.COM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

Thank you for your business!
407-636-9322 | info@dehlinger.com | www.dehlinger.com
Dehlinger is a licensed General, Residential, & Roofing Contractor
#CGC1508013 | #CRC1331934 | #CCC1332558 | #CCC1331442



Date: Tuesday, February 3, 2026

Project # O26-3283

Submitted To:

Mr. Brian Mendes
Rizzetta & Company
8529 South Park Circle Ste 330
Orlando, FL 32819
Contact Information:
Phone: (407) 472-2471
Mobile:
bmendes@rizzetta.com

Site Description: # S159204

VillaSol CDD
3001 Simpson Rd.
Kissimmee, FL 34744

Site Contact:

Site Phone:

Prepared By:

Kyle Smith

Contact Information:

Mobile:
Office: (305) 836-8678
E-mail: ksmith@driveway.net

Project Manager:

Mobile:
Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth
4400 Sq. Ft.	50 Modified California Speed Humps	3.5"

1. Clean area where new speed humps are to be installed.
2. Fully tack surface where speed humps are to be installed with RC-70 tack coat.
3. Install speed humps approximately 3.5" high, by 48"w x 22'L. *Speed hump dimensions may vary slightly.
4. Remove and haul away any related debris from site.

NOTE: Speed humps will not be painted until the day following installation.

***THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING AND STANDING WATER.
**THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY INSTALLED SPEED HUMPS.*

Parking Lot Striping - Layout

1. Clear away loose dirt and debris.
2. Layout and paint new pavement markings per existing using DOT approved latex traffic paints to include: Speedbumps

NOTE: Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces, or unstable asphalt surfaces.

***THE DISABLED PARKING STALLS ARE BEING RESTRIPE AS THEY PRESENTLY EXIST. THIS CONTRACTOR MAKES NO CLAIM THAT THEY WILL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS FOR DISABLED PARKING.
**ANY AREAS THAT ARE INACCESSIBLE ON THE DAY SCHEDULED WILL BE STRIPED ON AN AGREED UPON RETURN TRIP AT AN ADDITIONAL COST TO THE CLIENT.*



Project# O26-3283

PAYMENT TERMS 35 Down, Balance Net 30

Project Total **\$38,886.00**

SERVICE TERMS Acceptance of this proposal implies agreement to the Terms and Conditions included on the last page.

Final Price Subject to Change based on material costs at time of permit issuance. Project will be scheduled with client ahead of commencement. Customer must ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems or any utilities in areas of construction. Landscape restoration is not included.

This proposal may be withdrawn at our option if not accepted within 30 days of Feb 3, 2026

Certified Pavement Professional Kyle Smith

Accepted Authorized Signature

Print Name

Signature

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404
FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916 | ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808
TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619

www.driveway.net





TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

Tab 10



A Division of
Traffic Signs Corporation

75 S Owasso Blvd W | St. Paul, MN 55117 | (877) 936-9998

Quote

Date	Job Number	Quote #
01/23/2026	D0126-113	D0126-113

Bill To
Rizzeta & Company Giovanni Massimino
,

Ship To
,

Description	P.O. No.	Terms		Rep	Ship Date
				JJSTS	01/26/2026
30.00" x 30.00" R1-1 - Stop Signs		10	\$76.91		\$769.10
R1-1 Stop sign 30"x30" (DG3 reflective)		0	\$0.00		\$0.00
24.00" x 12.00" Ahead (Plaque) Sign - W16-9P		1	\$48.35		\$48.35
W16-9p Ahead sign 24"x12" (DG3 reflective)		0	\$0.00		\$0.00
30.00" x 30.00" Pedestrian Crossing Sign- W11-2		1	\$111.95		\$111.95
W11-2 Pedestrian Crossing (symbol) sign 30"x30" (DG3 reflective)		0	\$0.00		\$0.00
30.00" x 30.00" DG3 Reflective Signs		1	\$111.95		\$111.95
R3-7R Right Lane Must Turn Right sign 30"x30" (DG3 reflective)		0	\$0.00		\$0.00
30.00" x 30.00" W1-5R - Winding Road Right Sign		2	\$87.95		\$175.90
W1-5R Winding Road Right (symbol) sign 30"x30" (HIP reflective)		0	\$0.00		\$0.00
24.00" x 30.00" Speed Limit Signs- R2-1		1	\$92.50		\$92.50
R2-1 Speed Limit 25 sign 24"x30" (DG3 reflective)		0	\$0.00		\$0.00
Miscellaneous Item		1	\$0.00		\$0.00
Estimated Lead Time: 7-12 Business Days		0	\$0.00		\$0.00
Miscellaneous Item		1	\$0.00		\$0.00
Estimated shipping to be added.		0	\$0.00		\$0.00
Shipping: Standard		1	\$0.00		\$0.00
		Subtotal			\$1,309.75
		Sales Tax			\$0.00
		Total			\$1,309.75
		Payments/Credits			\$0.00
		Balance Due			\$1,309.75

VILLA SOL DEVELOPMENT Inspection Summary



On January 7th, 2026, Osceola County Traffic Operation conducted an inspection of roadways in the development of "VillaSol" to determine any deficiencies in signage that would not meet current FHWA / FDOT or MUTCD standards. This inspection was requested by Rizzetta & Company for VillaSol Development to provide documentation to Osceola County Sheriff Office upon entering into a legal agreement for enforcement in this private development.

VILLA SOL DEVELOPMENT SIGN COMPLIANCE LIST

Upon review of the traffic control devices, the following issues were found to be out of compliance.

Sign condition & deficiencies listed below:

1. Pedestrian advance sign needs to symbolize a Crosswalk symbol (W11-2) with Ahead plaque (W16-9P) below it. (*existing sign no longer meets reflectivity standards*).
2. Right Lane Must Turn Right sign (R3-7R) needs replaced. (*existing sign no longer meets reflectivity standards*).
3. Winding Road sign (W1-5) needs replaced. (*existing sign no longer meets reflectivity standards*).
4. Stop sign (R1-1) needs replaced (*Red color heavily faded*)
5. Speed Limit 25 (R2-1) needs replaced. (*existing sign no longer meets reflectivity standards*).
6. Winding Road sign (W1-5) needs replaced. (*existing sign no longer meets reflectivity standards*).
7. Stop sign (R1-1) needs replaced (*Red color heavily faded*)
8. Crosswalk sign not required where traffic is stopped at a stop sign.
9. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
10. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
11. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
12. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
13. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
14. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
15. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
16. Stop sign (R1-1) needs replaced (*Red color heavily faded*).
17. Stop sign (R1-1) needs replaced (*Red color heavily faded*).

**All numbers above coordinate with the numbers listed in the photos and map below.*

SPECIAL NOTES:

- Recommend cleaning or replacing street name signs that show evidence of delamination or extreme aging.
- For the intersection of Puerta Del Sol Blvd @ Camino Real Dr North and South the use of ALL WAY (R1-4) plaque below all (4) stops sign is required.
- Existing Stop signs not noted above in the community are marginal and are recommended for replacement.





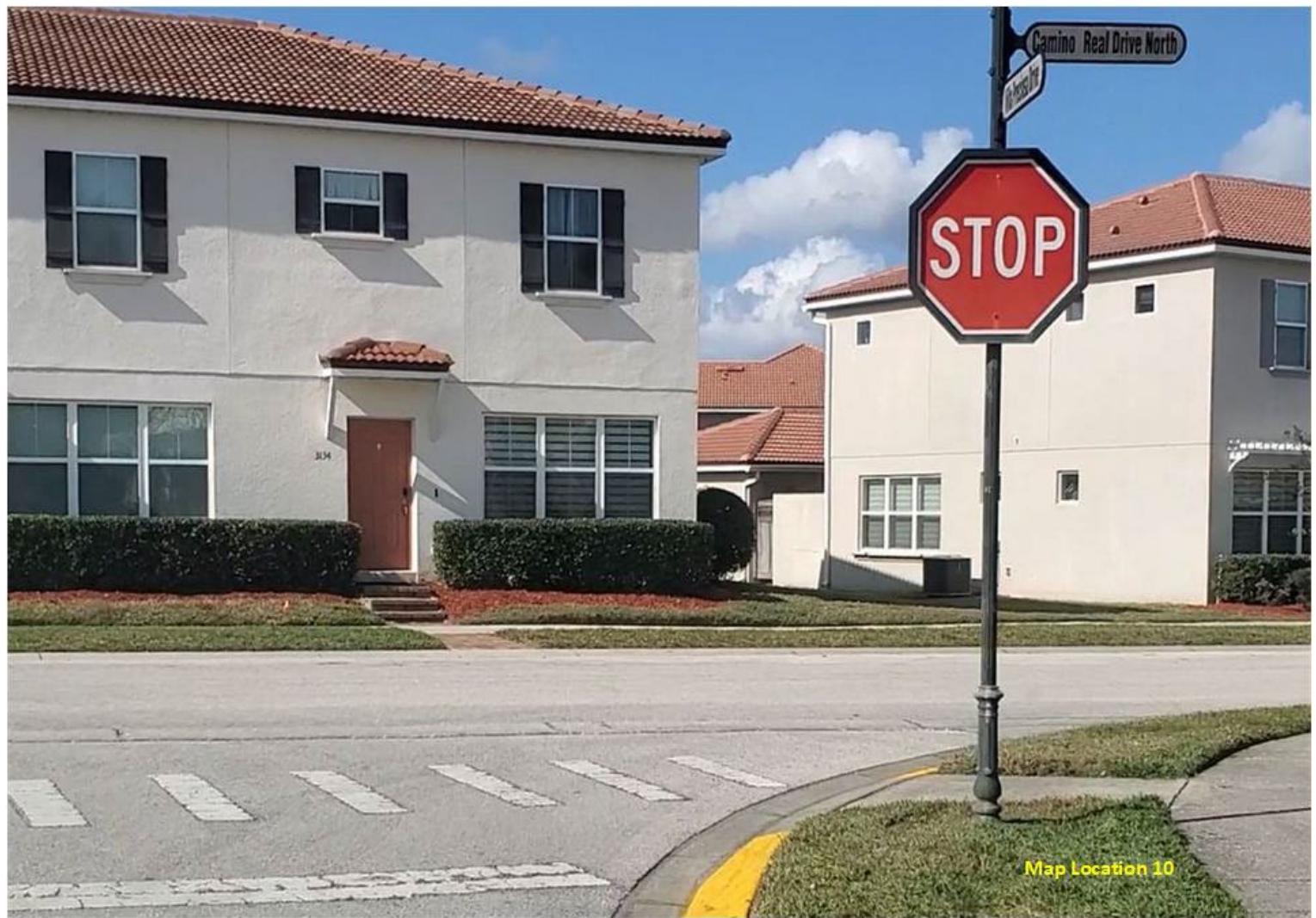




Map Location 7



Map Location 8









Map Location 15



Map Location 16



Section 2B.04 STOP Sign (R1-1) and ALL-WAY Plaque (R1-3P)**Standard:**

- 01 When it is determined that a full stop is always required on an approach to an intersection, a **STOP** (R1-1) sign (see Figure 2B-1) shall be used.
- 02 Secondary legends shall not be used on **STOP** sign faces.
- 03 The **STOP** sign shall not be displayed using a changeable message sign.
- 04 At intersections where all approaches are controlled by **STOP** signs (see Section 2B.12), an **ALL-WAY** (R1-3P) supplemental plaque (see Figure 2B-1) shall be mounted below each **STOP** sign. The **ALL-WAY** plaque shall have a white legend and border on a red background.
- 05 Supplemental plaques with legends such as **2-WAY**, **3-WAY**, **4-WAY**, or other numbers of ways shall not be used with **STOP** signs.

Support:

- 06 The use of the **CROSS TRAFFIC DOES NOT STOP** (W4-4P series) and other plaques with variations of this legend is described in Section 2C.66.

Guidance:

- 07 *The **TRAFFIC FROM LEFT (RIGHT) DOES NOT STOP** (W4-4aP) plaque or **ONCOMING TRAFFIC DOES NOT STOP** (W4-4bP) plaque should be used at intersections where **STOP** signs control all but one approach to the intersection, unless the only non-stopped approach is from a one-way street.*

Option:

- 08 The **EXCEPT RIGHT TURN** (R1-10P) plaque (see Figure 2B-1) may be mounted below the **STOP** sign if an engineering study determines that a special combination of geometry and traffic volumes is present that makes it possible for right-turning traffic on the approach to be allowed to enter the intersection without stopping.

Support:

- 09 The design and application of Stop Beacons are described in Section 4S.05.

Section 2B.05 YIELD Sign (R1-2)**Support:**

- 01 The **YIELD** sign requires road users to yield the right-of-way to other traffic on certain approaches to an intersection or on a two way approach to a one way section of roadway, such as a narrow bridge or underpass. Vehicles controlled by a **YIELD** sign need to slow down to a speed that is reasonable for the existing conditions or stop when necessary to avoid interfering with conflicting traffic.

Standard:

- 02 The **YIELD** (R1-2) sign (see Figure 2B-1) shall not be displayed using a changeable message sign.

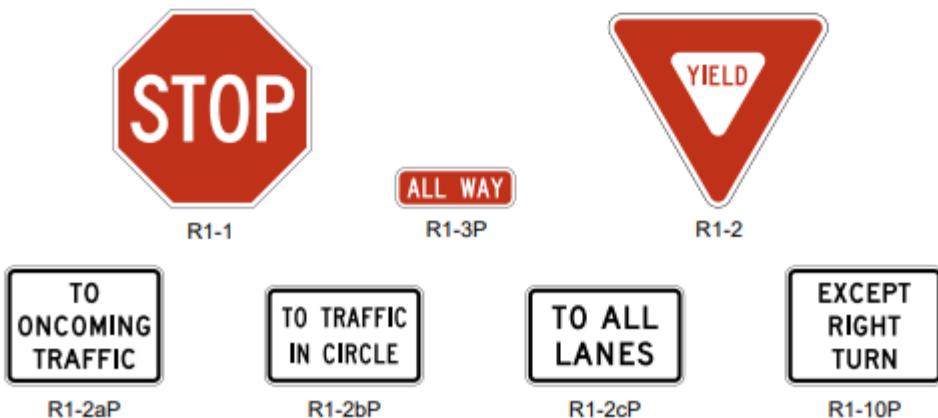
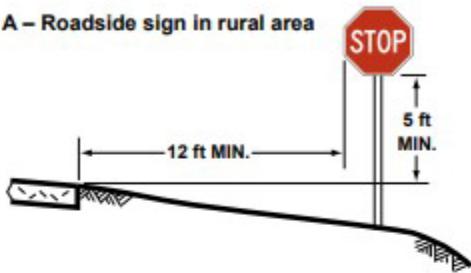
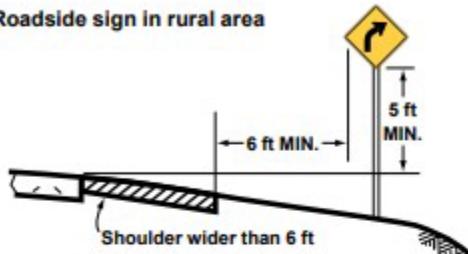
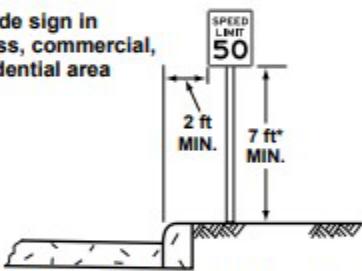
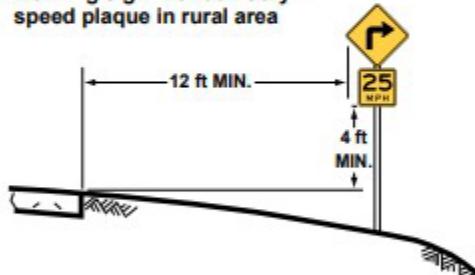
Figure 2B-1. STOP and YIELD Signs and Plaques

Figure 2A-2. Examples of Heights and Lateral Locations of Sign Installations**A – Roadside sign in rural area****B – Roadside sign in rural area****C – Roadside sign in business, commercial, or residential area****D – Warning sign with advisory speed plaque in rural area**

*Where parking or pedestrian movements are likely to occur

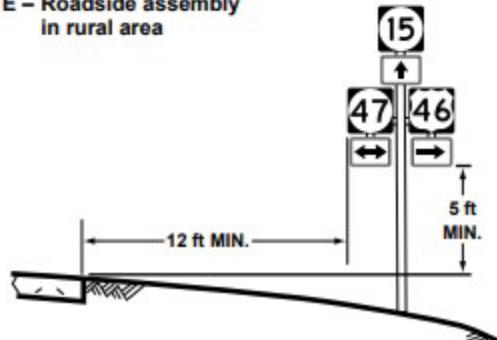
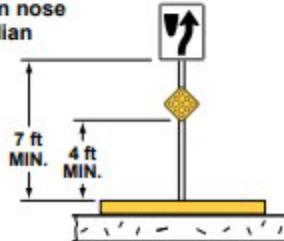
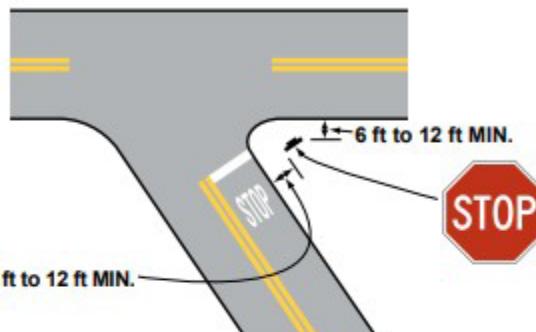
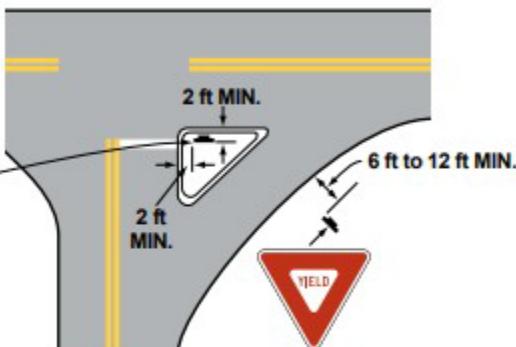
E – Roadside assembly in rural area**F – Sign on nose of median**

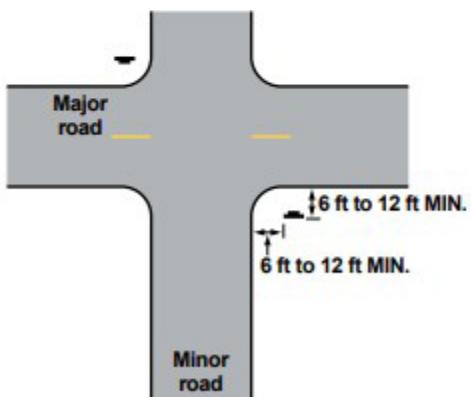
Figure 2A-3. Examples of Locations for Some Typical Signs at Intersections



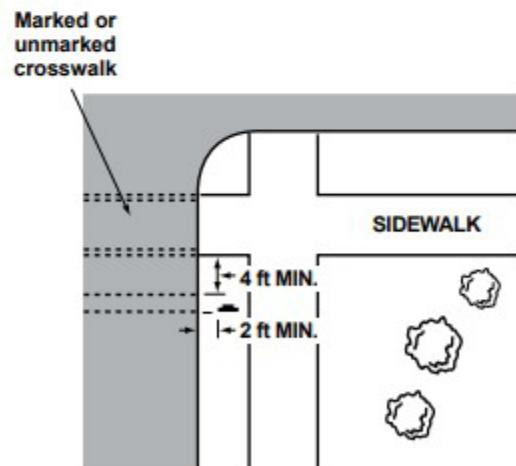
A – Acute-angle intersection



B – Channelized intersection



C – Minor crossroad



D – Urban intersection

Table 2A-5. Minimum Maintained Retroreflectivity Levels¹

Sign Color	Beaded Sheeting Type (ASTM D4956)			Prismatic Sheeting	Additional Criteria
	I	II	III		
White on Green	W*; G \geq 7	W*; G \geq 15	W*; G \geq 25	W \geq 250; G \geq 25	Overhead
	W*; G \geq 7	W \geq 120; G \geq 15			Post-mounted
White on Blue	W*; B \geq 3	W*; B \geq 5	W*; B \geq 12	W \geq 250; B \geq 12	Overhead
	W*; B \geq 3	W \geq 120; B \geq 7			Post-mounted
White on Brown	W*; Br \geq 1	W*; Br \geq 5	W*; Br \geq 10	W \geq 350; Br \geq 10	Overhead
	W*; Br \geq 1	W \geq 150; Br \geq 5			Post-mounted
Black on Yellow or Black on Orange	Y*; O*	Y \geq 50; O \geq 50			²
	Y*; O*	Y \geq 75; O \geq 75			³
White on Red	W \geq 35; R \geq 7			⁴	
Black on White	W \geq 50			⁵	

¹ The minimum maintained retroreflectivity levels shown in this table are in units of cd/lx/m² measured at an observation angle of 0.2° and an entrance angle of -4.0°.

² For word legend and fine symbol signs measuring at least 48 inches and for all sizes of bold symbol signs

³ For word legend and fine symbol signs measuring less than 48 inches

⁴ Minimum sign contrast ratio \geq 3:1 (white retroreflectivity \div red retroreflectivity)

⁵ This sheeting type shall not be used for this color for this application

Bold Symbol Signs			
• W1-1,2 – Turn and Curve	• W3-1 – Stop Ahead	• W11-2 – Pedestrian Crossing	
• W1-3,4 – Reverse Turn and Curve	• W3-2 – Yield Ahead	• W11-3,4,16-22 – Large Animals	
• W1-5 – Winding Road	• W3-3 – Signal Ahead	• W11-5 – Farm Equipment	
• W1-6,7 – Large Arrow	• W4-1 – Merge	• W11-6 – Snowmobile Crossing	
• W1-8 – Chevron	• W4-2 – Lane Ends	• W11-7 – Equestrian Crossing	
• W1-10 – Intersection in Curve	• W4-3 – Added Lane	• W11-8 – Fire Station	
• W1-11 – Hairpin Curve	• W4-5 – Entering Roadway Merge	• W11-10 – Truck Crossing	
• W1-15 – 270 Degree Loop	• W4-6 – Entering Roadway Added Lane	• W12-1 – Double Arrow	
• W2-1 – Cross Road	• W6-1,2 – Divided Highway Begins and Ends	• W16-5P,6P,7P – Pointing Arrow Plaques	
• W2-2,3 – Side Road	• W6-3 – Two-Way Traffic	• W20-7 – Flagger	
• W2-4,5 – T and Y Intersection	• W10-1,2,3,4,11,12 – Grade Crossing Advance Warning	• W21-1 – Worker	
• W2-6 – Circular Intersection			
• W2-7,8 – Double Side Roads			
Fine Symbol Signs (symbol signs not listed as bold symbol signs)			
Special Cases			
<ul style="list-style-type: none"> W3-1 – Stop Ahead: Red retroreflectivity \geq 7 W3-2 – Yield Ahead: Red retroreflectivity \geq 7; White retroreflectivity \geq 35 W3-3 – Signal Ahead: Red retroreflectivity \geq 7; Green retroreflectivity \geq 7 W3-5 – Speed Reduction: White retroreflectivity \geq 50 For non-diamond shaped signs, such as W14-3 (No Passing Zone), W4-4P (Cross Traffic Does Not Stop), or W13-1P,2,3,6,7 (Speed Advisory Signs), use the largest sign dimension to determine the proper minimum retroreflectivity level. 			

Tab 11



villa Sol CDD Proposal

/HELLO!

Since 1997, FITREV has proudly served the commercial fitness market in Southwest, Central, and East Coast Florida, being the most experienced single-source fitness distributor in Florida today.

Our purpose is to create unique fitness experiences by providing streamlined and comprehensive solutions that empower our clients to achieve their vision and goals.

With over 25 years of experience and as exclusive distributors of iconic industry-leading brands, we stand as a reliable and innovative one-stop-shop for commercial fitness projects. From space planning and user-centered design, powered by cutting-edge equipment, to ongoing support, service and maintenance, we collaborate with some of the most successful and innovative projects in the industry.



EXCLUSIVE DISTRIBUTORS

/CARDIO



PRECOR®

TRM 531 TREADMILL

The TRM 531 combines essential reliability and ease-of-use with an intuitive console at a value just right for you. This treadmill is designed to optimize performance and maintenance while providing a comfortable and effective workout for your exercisers. The simple, clean design holds up under heavy commercial use, ensuring your investment will last into the future.

- The motor drive system improves performance, efficiency, and reliability through improved internal cooling, a wider operating range, and unique input current averaging to identify more precisely when a running belt requires replacement.
- Integrated Footplant Technology™ recognizes exercisers' natural foot speed and matches every stride for an ultra-smooth feel that enhances their workout experience.
- Our patented Ground Effects® Impact Control System combines ideal cushioning, support, and stability for exercisers. Precor decks are designed to provide more absorption in the front where exercisers' feet hit the belt and added rigidity at the back for a firm push-off.



PRECOR®

EFX 535 ELLIPTICAL MOVING HANDLEBARS

For an elliptical that strikes the optimal balance between durability, reliability, and innovation at a value price, look no further. The EFX 600 Line delivers on these essentials along with premium materials, appearance, and features.

- The CrossRamp® patented converging footpath design and incline adjustments between 10 and 35 degrees, along with 20 levels of resistance, give exercisers a challenging workout with a more natural feeling stride.
- The low step-up height improves accessibility and the optimized pedal spacing provides a more natural and comfortable feel.
- With moving handlebars, exercisers can push and pull with their upper body to achieve a total body workout.



PRECOR®

RBK 635 RECUMBENT CYCLE

The RBK 635 Recumbent Bike combines essential reliability and ease-of-use, with smooth pedaling and biomechanically correct geometry. The step-through design appeals to a wide range of exercisers of all ages, while the simple seat adjustment allows the exerciser to change the position of the seat with one hand, either on or off the bike. A ventilated air flex seat provides exceptional comfort.

- Designed for easy entry, the recumbent bike has a step-through design (14" wide) with a low step-over height (4").
- The ultra comfortable, custom-designed Air Flex seat features a ventilated panel and unique suspension system for a cool, cushioned ride.
- The simple seat adjustment allows the exerciser to change the position of the seat with one hand, either on or off the bike.
- The dual-sided pedals allow the exerciser to use the pedals with or without the integrated straps. The extra wide pedals comfortably accommodate feet of all sizes to encourage proper pedaling form.



PRECOR®

SCL 835 STAIRCLIMBER

The SCL 835 far exceeds the status quo and invites you to step up to an experience that will delight. Made from durable, high-performance parts and tested beyond industry standards, the StairClimber is built for reliability. The thoughtful design prevents sweat, dirt, and fluid ingress to deliver an ultra-smooth operation and effective cleaning in a single pass. It invites exercisers to step on and off with ease, exercise with confidence, and stay motivated with engaging content.

- The Dynamic Step Control™ system, with an industry-leading tolerance of +/- 0.5 steps per minute, ensures an accurate, consistent step rate, whether slow or fast, for exercisers of all sizes.
- The StairClimber has exceeded industry standards, withstanding over 30 different tests, conducted over 10,000 hours in the lab and field for reliability that users can trust.
- Geographically-inspired milestone workouts entice exercisers to climb 30 well-known landmarks. Customizable and pre-programmed HIIT workouts designed specifically for the StairClimber offer additional motivation.



PELOTON ROW

- 23.8" HD, anti-reflective, 180° swivel touchscreen.
- In-workout metrics like stroke rate, distance, pace, and more.
- Workout history, milestone achievements, streaks and badges.
- Scenic workouts and Row bootcamp classes.
- Electronically controlled resistance.
- Upright Wall Anchor for vertical stowing.
- Ergonomic seat and handle.
- Uses the Peloton Watch App to pair with Apple® or Wear OS watches.
- Access to thousands of Peloton classes with your All-Access Membership.

1-YEAR PREPAID
PELOTON SUBSCRIPTION
INCLUDED

/WARRANTY INFO

PRECOR® Commercial Cardio Lines

Frame: 7 years

Limited Parts: See Limited Warranty Statement

Motor: 5 years

Console/Screen: 3 years

Parts: 3 years

Labor: 1 year

FIT/REV

PRECOR®  PELOTON
EXCLUSIVE DISTRIBUTORS

Anthony Wirth
Design & Development
 (407) 965-6112
 anthony@fitrev.com



7823 N Dale Mabry Hwy, STE 107
Tampa, Florida 33614
813-870-2966
sales@fitrev.com

QUOTE

Quote # AAAQ36313
Date 4/21/2025
Sales Rep Anthony Wirth

Sold To:

Ship To:

Villa Sol CDD

Brian Mendes
219 E. Livingston St, Orlando, FL 34744

Phone: 4074722471

Email: bmendes@rizzetta.com

Villa Sol CDD

Brian Mendes
3050 Puerta Del Sol Blvd , Kissimmee, FL
34744

Phone: 4074722471

Email: bmendes@rizzetta.com

Qty	Manuf.	Manuf #	Description	List Price	Unit Price	Ext. Price
CARDIO						
2	Precor	PHRCT531BG301130EN	TRM 531 Treadmill	\$5,630.00	\$4,504.00	\$9,008.00
1	Precor	PHRCE535BG309030EN	EFX 535 - Adjustable CrossRamp, moving arms	\$5,220.00	\$4,176.00	\$4,176.00
1	Precor	PHRCS835BG30NA30ENSCL	835 StairClimber	\$10,440.00	\$8,352.00	\$8,352.00
1	Precor	PHRCB635BG307030EN	RBK 635 Recumbent Cycle	\$3,720.00	\$2,976.00	\$2,976.00
1	Peloton	Peloton row	Peloton row with commercial hardware (does not include subscription)	\$4,995.00	\$3,495.00	\$3,495.00
1	Peloton	Peloton subscription 1	1 year pre-paid Peloton subscription per bike	\$528.00	\$528.00	\$528.00
SERVICES						
1	FITREV	Freight	Shipping and Handling	\$1,600.00	\$1,600.00	\$1,600.00
1	FITREV	Installation	Installation - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price.	\$1,400.00	\$1,400.00	\$1,400.00
FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS						

Qty	Manuf.	Manuf #	Description	List Price	Unit Price	Ext. Price
				SubTotal		\$31,535.00
				Sales Tax		\$2,095.45
				Total		\$33,630.45

Payment Terms

- / Orders \$5000 or less must be PREPAID.
- / Orders greater than \$5000 require a 50% deposit with balance due at installation
- / Orders accompanied by a Purchase Order will be processed on an expedited basis. All orders remain subject to our standard payment terms listed above.
- / Flooring orders require a 50% deposit with the remaining balance due prior to shipping from the supplier.
- / Custom colors, including logos and artwork, require a 50% deposit with the remaining balance due prior to shipping from the manufacturer.
- / All Sales are Final

By signing this quote, you are agreeing to the purchase the items quoted and agree to the attached Payment Terms and our Terms and Conditions

Signature & Date: _____

Name/Title (print): _____

Requested installation date: _____

BILLING INFO:

Name: _____

Number: _____

E-mail: _____



Date: January 22, 2026

PAYMENT OPTIONS PREPARED FOR:

Villa Sol CDD
3050 Puerta Del Sol Blvd
Kissimmee, FL 34744
Attn: Jarett Wright
(407) 750-3599
jwright@gmscfl.com

EQUIPMENT QUOTE(S) PREPARED BY:



Anthony Wirth
(407) 965-6112
anthony@fitrev.com:

LEASE TYPE:	\$101.00 DOLLAR PURCHASE OPTION LEASE (\$1PO)		
EQUIPMENT	Quote #AAAQ36313		
EQUIPMENT COST	\$31,535.00*		
TERM	36mo.	48mo.	60mo.
MONTHLY PAYMENT**	\$1,065	\$825	\$681
PURCHASE OPTION	\$101.00***		

*Equipment cost does not include any applicable tax. Payments may be subject to applicable tax which will be verified and included in the final contract. **Payments begin approximately 30 days after release of funds to vendor(s) unless otherwise noted. ***At the end of the term Lessee may purchase equipment for \$101.00.

If you would like to formally apply for financing and partner with us on your project, please complete, sign, and date the included Credit Application or visit our website at www.broadfitfinancial.com/apply.

Thank you for the opportunity. We look forward to working with you!

Michael Grant

All financing contracts require a document fee of \$499-\$699. No other fees apply. This is for informational purposes only and should not be considered an offer to lend. The prices quoted are not a guarantee to lend based on this quote. Payments proposed are an estimate based on current cost of funds and the assumption of an A-quality credit rating on the borrowing entity and 2 years minimum time-in-business. All applicants are subject to credit review. Sub-premium credit and less than 2-years' time-in-business may affect the quoted payments. Quotes will be honored for 30 days. All rights reserved.



Michael Grant
843.990.2918 (cell)
mike@broadfit.com
broadfitfinancial.com



SIMPLE FUNDING & SMALL TICKET PROGRAMS

Return completed application with required financial information.

Legal Name of Obligor:		Fed. Tax ID #:			
Address:					
City:	County:	State:	Zip:		
Contact Person:	Title:		Sales Tax Exempt? <input type="radio"/> Yes <input type="radio"/> No		
Phone:	Fax:				
Email Address:	Alt Contact Email Address:				
Alternative Contact Person:	Title:	Phone:			
Date municipal entity was established:	Does the obligor self-insure for property & liability insurance?				
Total Cost of Equipment/Project: \$	Term (years):				
*Down Payment: \$	Source of Down Payment:				
Trade In: \$	Payment Amount: \$	Delivery Date:			
Other: \$	Payment Due:	<input type="checkbox"/> Advance	<input type="checkbox"/> Arrears		
Amount to Finance: \$	Payments:	<input type="checkbox"/> Monthly	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Semi-Annual	<input type="checkbox"/> Annual
*Obligor's down payment should be made before or at delivery. Proof of down payment is required prior to payment of any contract proceeds, unless otherwise negotiated.					
Has the obligor paid, or does obligor intend to pay, a vendor for any portion of the equipment being financed with the intent of being reimbursed with proceeds from this financing? <input type="checkbox"/> Yes <input type="checkbox"/> No					
How will the contract payments be made? <input type="checkbox"/> P-Card *Add'l Fees Will Apply* <input type="checkbox"/> Check <input type="checkbox"/> ACH <input type="checkbox"/> Other (specify)					
What fund will the remaining contract payments be made from? <input type="checkbox"/> General <input type="checkbox"/> Special (specify)					
Will any federal monies be applied to the contract payments? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.					
Equipment Description:					
New Equipment:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If no, list age of equipment or date manufactured:		
Refurbished:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Year:		
Replacement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Age of current equipment: _____ Year purchased: _____		
If not a replacement, why is the equipment needed?					
Buyout Included:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Amount of buyout included: \$		
Soft Costs Included:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Amount of soft costs included (shipping, software, and sales tax): \$		
Physical location of equipment after delivery:					

Describe the essential use of the equipment:

Has the obligor ever defaulted or non-appropriated on a lease, bond, or legal obligation? Yes No

Will the obligor issue more than \$10,000,000 in tax-exempt debt in this calendar year? Yes No

Financial Information Required - SIMPLE FUNDING PROGRAM

- Two (2) most recently completed audits
- If the fiscal year end of the audit is more than three (3) months ago, also provide current year-to-date Balance Sheet with Debt Service Commitments and Income Statement
- For any unaudited fiscal year provide comprehensive financial statements to include a Balance Sheet with Debt Service Commitments and an Income Statement in place of the audits

Without complete financial information, the credit review process may be delayed. Please call if you have any questions or concerns prior to returning this application.

Financial Information Required – SMALL TICKET PROGRAM

	Current Year (Actual YTD)	Prior Year (Actual Not Budget)
Total Revenue:	\$	\$
Total Expenditures:	\$	\$
Net Income:	\$	\$
Total Fund Balance:	\$	\$

If the obligor's expenditures exceeded revenues for any one of the last three years, explain why and what measures were taken to correct the shortfall:

Completed By (signature): Name and Title: Date:

Sales Rep. Michael Grant

Additional financial information may be requested if deemed necessary during credit review.

By signing this application Obligor representative agrees to the following statement: *Everything stated in this application is correct to the best of my knowledge. I understand the Obligee will retain this application whether it is approved or denied. Obligee is authorized to verify any information on this application with an appropriate third party as necessary to complete the credit review process.*

Please note that, depending on circumstances, we reserve the right to charge a reasonable fee to the Obligor/broker, if this transaction is not funded. This fee is for expenses incurred and services performed related to the processing of the transaction. This fee will NOT be charged if the transaction is funded by Obligee.

It is understood and acknowledged that in order to complete the necessary review required to render an approval for the extension of credit to the business-applicant(s) as described herein, as well as the originating, maintaining, managing, monitoring, servicing, selling, insuring, and securitizing of a loan or in compliance with applicable laws, including state and Federal privacy and data security laws, Broad Fit Financial LLC and/or its successors and assigns, including third party service providers, if any (collectively, "Broad Fit Financial"), will need to obtain copies of certain documents of a financial nature from the business-applicant, and the principal, owner or officer listed above, including, but not limited to, Federal and state tax returns, as well as from third parties such as national credit bureaus. The above-listed owner, principal or officer, by signing below, hereby certifies that he/she/they has full authority to act on behalf of the business-applicant and authorizes Broad Fit Financial to review the business applicant's, as well as his/her personal, credit profile provided by such national credit bureau or other third party and further authorizes all deposit, borrowing, financial and trade information to be released to Broad Fit Financial by telephone, fax or email. In addition, any owner, principal or officer listed above represents and warrants, individually and as a duly authorized representative of the business-applicant, that (i) all information provided to Broad Fit Financial in connection with this Application, whether signed or not, is true and complete in all material respects and can be relied upon by Broad Fit Financial; (ii) any credit extended by Broad Fit Financial will be used solely for business and commercial purposes; and (iii) Broad Fit Financial is authorized to email information about financing, promotions and other offers to the email address listed above. The business-applicant and any owner, principal or officer listed above direct Broad Fit Financial to transmit all information and documents that Broad Fit Financial may obtain, including business or personal credit reports and this Application, to other persons that are involved with or participate with Broad Fit Financial in providing commercial funding, including, but not limited to, one or more alternate third-party funding providers, for the purposes of facilitating funding for the business-applicant. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. Therefore, when you apply for a loan, whether individually or on behalf of the business-applicant, Broad Fit Financial will request your name, address, date of birth, and other information that will allow us to identify you. Broad Fit Financial may also ask to see a government issued ID such as a driver's license. Owner, principal and/or officer, individually and on behalf of the business-applicant, further agrees to receive electronic copies of disclosures, agreements, adverse action notices, change notices, terms and conditions and any other document. This Application and any amendments, modifications and/or supplements thereto and all documents related therewith may be signed electronically pursuant to the Electronic Signatures in Global and National Commerce Act, the Uniform Electronic Transactions Act and other applicable law. All signatures so generated, as well as those transmitted by facsimile, email, digital photography or other electronic means, shall for all purposes be deemed to be effective, binding, legally admissible and have the same effect as a manually applied ink signature.

If your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, please contact Broad Fit Financial within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

NOTICE: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, natural origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this new law concerning this creditor is Federal Reserve Consumer Help Center, P.O. Box 1200 Minneapolis, MN 55480.

12.19.22

Exercise Systems, Inc.

Showroom: 407.996.8890

6881 Kingspointe Pkwy, Ste. 10

Orlando FL 32819

www.exercisesystems.com



Villa Sol
3050 Puerta Del Sol Blvd
Kissimmee, FL 34744

Quote Number: 052494

Date: 1/22/2026

John Young

Proposal

	Mfgr	Description	Price	Qty	Extend
4-TR	Star Trac	<p>STAR TRAC 4 SERIES TREADMILL w/LCD DISPLAY 110V W 10" Full Color LCD display, user-specific workout programs, Contact & Polar® telemetry Heart Rate, and multiple cup and accessory holder, 4HP MOTOR . Warranty: Commercial- 5 Yrs Parts & 2 Yrs Labor (List \$4,199)</p>	\$3,195.00	2	\$6,390.00
4-CTX	Star Trac	<p>STAR TRAC 4 SERIES ELLIPTICAL w/LCD DISPLAY Self Powered W 10" LCD display, user-specific workout programs, Contact & Polar® telemetry Heart Rate, multiple cup & accessory holder, Warranty: Commercial- 5 Yrs Parts & 1 Yr Labor (List -\$3,599)</p>	\$2,895.00	1	\$2,895.00
4-LCD	StairMaster	<p>4 Series Gauntlet Revolving Staircase w/ LCD StairMaster 4G delivers the same heart-pounding StepMill workout with a great calorie burn through a low-impact stair climb. Designed to fit perfectly into Multihousing training centers, with a footprint of 54" x 29" and a height clearance of only 8 feet - Handrail design w/ integrated speed controls, stop button & contact heart rate grips - Step Up Height: 14" to first flat step, Step Height: 6", Step Surface: 10" x 18" - Step Rate: 20 Levels ranging from 24-162 steps per minute - Telemetry and contact HR, USB charging port - Personal cooling fans, Bottle holder & accessory rack for personal devices - Powder Coated Steel Frame - Warranty 3 Years Parts and Labor (List \$7,299) Freight (no tax) Delivery & Installation (includes removal of old equipment)</p>	\$4,995.00	1	\$4,995.00
			\$1,020.00	1	\$1,020.00
			\$800.00	1	\$800.00

Sub-Total \$16,100.00

Tax

Total \$16,100.00

Thank you for the opportunity
to earn your business!

Your Complete Source
for all your Commercial Fitness
Equipment needs.



STAR TRAC®

4 SERIES

The 4 Series cardio line from Star Trac is the perfect solution for the hospitality and multi-housing markets. With premium display options, quick select adjustment keys and optional personal viewing screen, the 4 Series provides smaller facilities with the look and performance of a full commercial product.



4-TR TREADMILL

BASE FEATURES	
DECK SYSTEM	Reversible MDF deck with phenolic coating
RUNNING BELT SYSTEM	22in (55cm) wide belt
SIZE OF RUNNING SURFACE	60in x 22in (152cm x 55cm)
ABSORPTION SYSTEM	Triple cell cushioning system provides maximum shock absorption making the entire deck a sweet spot
STEP UP HEIGHT	7in (17cm)
INCLINE RANGE	0-15% max incline
SPEED RANGE	0.5-12.5mph (0.5-20kmh)
HEART RATE MEASUREMENT SYSTEM	Telemetry and contact HR
CENTER CONTROLS BAR	Warm bar with contact HR and Emergency Stop
DISPLAY	Choose from Full Color 10" LCD, 10" Capacitive Touchscreen or 15" OpenHub Touchscreen
USER DETECT SYSTEM	Yes, programmable on/off
ACCESSORIES	Bottleholder, pre-wired for PVS entertainment, USB port
MAX USER WEIGHT	450lb (205kg)
DRIVE SYSTEM	3 HP DC motor
ELECTRICAL REQUIREMENTS	110V/15 Amp with standard outlet; or 220V/15 Amp
ADDITIONAL FEATURES	3.5in rollers
FRAME	
MATERIAL	Powder Coated Steel Frame
CUSTOMIZABLE	Paint color options approval required
STANDARD COLOR OPTIONS	60 Black
LENGTH	81in (206cm)
WIDTH	32in (81cm)
HEIGHT	60in (152cm)
PRODUCT WEIGHT	399lbs (181kg)
SHIPPING DIMENSIONS	89in x 36in x 23in (226cm x 92cm x 59cm)
SHIPPING WEIGHT	442lbs (201kg)

ADDITIONAL SKUS

9-3613-4TR-110-15A-10IN-60BLK
 9-3614-4TR-220CE-UL-10IN-60BLK
 9-3613-4TR-110-15A-10-TS-60BLK
 9-3614-4TR-220CE-UL-10-TS-60BLK
 9-3613-4TR-110-15A-15-ATSC-60BLK
 9-3614-4TR-220CE-UL-15-ATSC-60BLK
 9-3613-4TR-110-15A-15-PAL-60BLK
 9-3614-4TR-220CE-UL-15-PAL-60BLK

PVS SKUS

700-0489-20 BLACK PVS, PAL TUNER w/ 4-TR MOUNT
 700-0489-74 PVS, PAL TUNER w/ 4-TR MOUNT
 700-0490-20 BLACK PVS, ATSC/NTSC TUNER w/ 4-TR MOUNT
 700-0490-74 PVS, ATSC/NTSC TUNER w/ 4-TR MOUNT
 700-0491-20 BLACK PVS, PAL TUNER w/ 4-CT/UB/RB MOUNT
 700-0491-74 PVS, PAL TUNER w/ 4-CT/UB/RB MOUNT
 700-0492-20 BLACK PVS, ATSC/NTSC TUNER w/ 4-CT/UB/RB MOUNT
 700-0492-74 PVS, ATSC/NTSC TUNER w/ 4-CT/UB/RB MOUNT



CONSOLES

DISPLAY	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
DISPLAY TYPE	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
MULTI-LANGUAGE OPTIONS	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Finnish, Danish, Chinese, Japanese, Turkish, Polish, Russian, Hebrew, Czech, Slovak	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish
PRE-PROGRAMMABLE WORK OUTS	Yes, 20+	Yes, 20+	Yes, 20+
QUICK START OPTIONS	Yes, single button start options	Yes, single button start options	Yes, single button start options
TV TUNER ENABLED	Yes (Global TV tuner options)	No	No
ETHERNET AND WIFI ENABLED	Yes	No	No
BLUETOOTH DATA TRACKING/APP CONNECTIVITY	Yes	No	No
BLUETOOTH HEADPHONES	Yes	No	No
BLUETOOTH HEART RATE	Yes	No	No
APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY	Yes	No	No
RUNTV INTEGRATED WORKOUT VIDEOS	Yes	No	No
INTEGRATED WEB-BASED APPS	Yes	No	No
CUSTOMIZABLE HOME SCREEN	Yes	No	No
HDMI STREAMING	Yes; cables not included	No	No
USB	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included
RFID	Optional	No	No
IPTV/SET TOP BOX COMPATIBLE	Yes, add-on accessories required	No	No
ANT+ FOR GROUP DISPLAY	Yes	No	No
PERSONAL FAN	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
ASSET MANAGEMENT	Ecofit Optional	Ecofit Optional	Ecofit Optional
TABLET HOLDER	Integrated front	Integrated front	Integrated front
PVS	No	No	Optional
800/900 MHZ RECEIVER	No	No	No

PVS FEATURES



PVS	4 Series
DISPLAY TYPE	15.6" HD LED
RESOLUTION	1366 x 768
TUNER OPTIONS	1) ATSC/NTSC/QAM 2) PAL/DVB-T/DVB-C
DIGITAL AND ANALOG SUPPORT	Yes
SIGNAL INPUTS	Coax, HDMI
INPUT RF SIGNAL RANGE	-70 dBm(Min) ~ -10 dBm(Max)
CLOSE CAPTION	Yes
HEADPHONE JACK	3.5mm on Display

Core Health & Fitness is more than gym equipment, we offer innovative solutions for all your facility needs. This is why we've brought together five of the most recognizable fitness brands to ensure our customers can offer their members authentic fitness experiences. Whether working with us directly or through our partners and distributors worldwide, we provide the highest quality equipment backed by a service and support team that will always go the extra mile to get you what you need, when you need it. Partner with us and see how our Core Values motivate our every decision.

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STAR TRAC®

4 SERIES

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4-CT CROSS TRAINER

BASE FEATURES	
STEP UP HEIGHT	11in (28cm)
STRIDE TYPE	Fixed
STRIDE LENGTH	20in (51cm)
HEART RATE MEASUREMENT SYSTEM	Telemetry and contact HR
MOVEMENT ARMS	Standard upright design
CONTROLS	On Display
DISPLAY	Choose from Full Color 10" LCD, 10" Capacitive Touchscreen or 15" OpenHub Touchscreen
ACCESSORIES	Bottle holder, pre-wired for PVS entertainment, USB port
MAX USER WEIGHT	450lb (204kg)
DRIVE	Front drive
RESISTANCE SYSTEM	Alternator
ELECTRICAL REQUIREMENTS	LCD is self-generating; touch screen and PVS options require 12V/5 Amp power supply
START UP WATTS	20
ADDITIONAL FEATURES	Step up assist
FRAME	
MATERIAL	Powder Coated Steel Frame
CUSTOMIZABLE	Paint color options approval required
STANDARD COLOR OPTIONS	60 Black
LENGTH	76in (193 cm)
WIDTH	30in (76 cm)
HEIGHT	72in (182 cm)
PRODUCT WEIGHT	273lbs (124 kg)
SHIPPING DIMENSIONS	79in x 25in x 38in (201cm x 63cm x 97cm)
SHIPPING WEIGHT (BOXED)	309lbs (140kg)

SKUS

9-4080-4CT-10IN-60BLK
9-4080-4CT-10-TS-60BLK
9-4080-4CT-15-ATSC-60BLK
9-4080-4CT-15-PAL-60BLK

PVS SKUS

700-0489-20 BLACK PVS, PAL TUNER w/ 4-TR MOUNT
700-0489-74 PVS, PAL TUNER w/ 4-TR MOUNT
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700-0491-74 PVS, PAL TUNER w/ 4-CT/UB/RB MOUNT
700-0492-20 BLACK PVS, ATSC/NTSC TUNER w/ 4-CT/UB/RB MOUNT
700-0492-74 PVS, ATSC/NTSC TUNER w/ 4-CT/UB/RB MOUNT



CONSOLES

DISPLAY	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
DISPLAY TYPE	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
MULTI-LANGUAGE OPTIONS	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Finnish, Danish, Chinese, Japanese, Turkish, Polish, Russian, Hebrew, Czech, Slovak	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish
PRE-PROGRAMMABLE WORK OUTS	Yes, 20+	Yes, 20+	Yes, 20+
QUICK START OPTIONS	Yes, single button start options	Yes, single button start options	Yes, single button start options
TV TUNER ENABLED	Yes (Global TV tuner options)	No	No
ETHERNET AND WIFI ENABLED	Yes	No	No
BLUETOOTH DATA TRACKING/APP CONNECTIVITY	Yes	No	No
BLUETOOTH HEADPHONES	Yes	No	No
BLUETOOTH HEART RATE	Yes	No	No
APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY	Yes	No	No
RUNTV INTEGRATED WORKOUT VIDEOS	Yes	No	No
INTEGRATED WEB-BASED APPS	Yes	No	No
CUSTOMIZABLE HOME SCREEN	Yes	No	No
HDMI STREAMING	Yes; cables not included	No	No
USB	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included
RFID	Optional	No	No
IPTV/SET TOP BOX COMPATIBLE	Yes, add-on accessories required	No	No
ANT+ FOR GROUP DISPLAY	Yes	No	No
PERSONAL FAN	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
ASSET MANAGEMENT	Ecofit Optional	Ecofit Optional	Ecofit Optional
TABLET HOLDER	Integrated front	Integrated front	Integrated front
PVS	No	No	Optional
800/900 MHZ RECEIVER	No	No	No

PVS FEATURES



PVS	4 Series
DISPLAY TYPE	15.6" HD LED
RESOLUTION	1366 x 768
TUNER OPTIONS	1) ATSC/NTSC/QAM 2) PAL/DVB-T/DVB-C
DIGITAL AND ANALOG SUPPORT	Yes
SIGNAL INPUTS	Coax, HDMI
INPUT RF SIGNAL RANGE	-70 dBm(Min) ~ -10 dBm(Max)
CLOSE CAPTION	Yes
HEADPHONE JACK	3.5mm on Display

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4G



BASE FEATURES

LENGTH	54in (137cm)
WIDTH	29in (74cm)
HEIGHT	64in (163cm)
STEP SURFACE	10in x 18in (25cm x 46cm)
STEP HEIGHT	6in (15cm)
STEP RATE	20 Levels ranging from 24-162 steps per minute
STEP-UP HEIGHT	14in (36cm) to first flat step
RECOMMENDED CEILING HEIGHT	8ft (244cm)
HEART RATE MEASUREMENT SYSTEM	Telemetry and contact HR (Bluetooth with embedded display)
CONTROLS	Handrail design features integrated speed controls, stop button and contact heart rate grips
DISPLAY	Choose from 10" non-touch, 10" touch or 15" OpenHub display options
ACCESSORIES	Convenient bottle and/or accessory holder, console pre-wired for PVS entertainment
MAX USER WEIGHT	350lb (159kg)
DRIVE SYSTEM	Generator
ELECTRICAL REQUIREMENTS	12 V/5 Amp power supply
ADDITIONAL FEATURES	Landmark Challenge

FRAME

MATERIAL	Powder Coated Steel Frame
CUSTOMIZABLE	Paint color options approval required
STANDARD COLOR OPTIONS	Matte Black (-60)
PRODUCT WEIGHT	348 lbs (158kg)
SHIPPING DIMENSIONS	49in x 30in x 43in (125cm x 76cm x 109cm)
SHIPPING WEIGHT	434 lbs (197kg)

SKUS

9-3415-4G-10IN-60BLK

9-3415-4G-10-TS-60BLK

9-3415-4G-15-ATSC-60BLK

9-3415-4G-15-PAL-60BLK

4G - Consoles



DISPLAY	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
DISPLAY TYPE	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
MULTI-LANGUAGE OPTIONS	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Finnish, Danish, Chinese, Japanese, Turkish, Polish, Russian, Hebrew, Czech, Slovak	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish
PRE-PROGRAMMABLE WORK OUTS	Yes, 20+	Yes, 20+	Yes, 20+
QUICK START OPTIONS	Yes, single button start options	Yes, single button start options	Yes, single button start options
TV TUNER ENABLED	Yes (Global TV tuner options)	No	No
ETHERNET AND WIFI ENABLED	Yes	No	No
BLUETOOTH DATA TRACKING/APP CONNECTIVITY	Yes	No	No
BLUETOOTH HEADPHONES	Yes	No	No
BLUETOOTH HEART RATE	Yes	No	No
APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY	Yes	No	No
RUNTV INTEGRATED WORKOUT VIDEOS	Yes	No	No
INTEGRATED WEB-BASED APPS	Yes	No	No
CUSTOMIZABLE HOME SCREEN	Yes	No	No
HDMI STREAMING	Yes; cables not included	No	No
USB	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included
RFID	Optional	No	No
IPTV/SET TOP BOX COMPATIBLE	Yes, add-on accessories required	No	No
ANT+ FOR GROUP DISPLAY	Yes	No	No
PERSONAL FAN	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
ASSET MANAGEMENT	Ecofit Optional	Ecofit Optional	Ecofit Optional
TABLET HOLDER	Integrated front	Integrated front	Integrated front
PVS	No	No	Optional
800/900 MHZ RECEIVER	No	No	No

Tab 12

ARINTON

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

**Estimate****ADDRESS**

Villa Sol
 VillSol CDD
 3434 Colwell Ave Suite 200
 Tampa, FL 33614

ESTIMATE #	DATE	
2282	01/09/2026	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Repair leak at spa Remove pavers and replace jet fittings in the wall	1	4,000.00	4,000.00

SUBTOTAL	4,000.00
TAX	0.00
TOTAL	\$4,000.00

Accepted By

Accepted Date

ESTIMATE

Prepared For:

Gio Massimino

Quote #:

20176-2

Date:

Mon Jan 26, 2026

Description	QTY	Price	Amount
Under Deck Repair Scope of Repair: 1 - Place protective tarps around the work area 2 - Cut the deck open, remove concrete 3 - Remove soil from around the broken pipe 4 - Cut out the broken piece of pipe 5 - Replumb with new plumbing, allow glue to set 6 - Pressure test this line to ensure the repair is holding perfect and to ensure there are no other leaks 7 - All holes cut into the deck will be filled and textured with a priority on safety first... making a non-slip surface. The second priority is cosmetically matching the existing deck.	1	\$1,575.00	\$1,575.00
Please note, the deck will not be painted or stained to match the surrounding deck.			
1 YEAR WARRANTY			
PLEASE READ ALL DISCLAIMERS			
			Sub total
			\$1,575.00
			Total
			\$1,575.00

Policies & Procedures Residential Leak Detection

Service

Since most pools have multiple leaks and our goal is to serve our customers to the best of our ability, we have developed the Full Leak Detection method. Our business is based upon integrity, excellent customer service and intelligent methodology.

Pricing

This pricing is for a standard, exposed aggregate-type finish, with jets/returns on the walls of the pool.

Pool Only - \$475
 Pool & Spa - \$525

A Full Leak Detection includes:

- **A full structural exam:** We will scuba dive your pool and thoroughly examine the entire structure.
- **A full plumbing test:** Every plumbing line will be accounted for. If there's a leak we will pressure test and pinpoint that leak using specialized electronic equipment.
- **Epoxy repairs:** For any leaks that can be properly repaired with epoxy we will repair those on the spot. This does not require the pool to be drained as these can set properly underwater. This accounts for most of the leaks we find.

A Full Leak Detection does not include:

Construction repairs: Some leaks will require a construction-type repair to stop water loss long-term. We will either leave you a separate quote for a construction repair that falls within our scope or refer you to a company that specializes in the repair required.

Waterfalls / Water Features -- add \$50+ each depending on testability and complexity

Our Guarantee

We will find your leak(s) or no money is owed to us for the service. We stand by this guarantee as long as the pool is losing .5" per day or more, with no heater running. We also require that we are given an opportunity to return to the pool under warranty for further testing if the pool continues to leak after our initial inspection. To give you plenty of time to determine if your pool is still leaking, we give a 6-month warranty on the leak detection service. If Leak Detection is needed after the warranty period, our discount is as follows: 6-8 months - \$300 off, 8-12 months - \$100 off. After 12 months - no discount applied.

Appointment Guidelines

- When calling to schedule, please **be prepared to tell** us how many inches the pool level is dropping per day or per week - just an estimate.
- **We do not require** anyone to be home while we are working. Our techs will call you when they are on their way and then with the results and to take payment when the job is complete.
- **We do require** that your pool be filled to the normal level (not overfilled). We cannot test any area of the pool that is above the water level. Please fill your pool to the middle of the skimmer face for proper testing.
- **We do require** that the pool is clean upon arrival. Any pool that is not clean enough to examine will result in a \$75 trip charge.

Please email or call our office to schedule your appointment... A leak-free pool is just around the corner!

We look forward to serving you!

Construction Repairs Information & Disclaimers

**To view photos of some recent repairs we have done, please visit:
www.aaronsleakdetection.com/repair-gallery**

Multiple Hole Disclaimer: A very intentional effort is made to cut the least number of holes in the smallest size necessary to be effective, but occasionally more than one hole, or a larger hole, is required to properly repair the leak. Note: If we've mislocated a plumbing leak, we will retest and pinpoint until it is located. We will pay for repairs to any extra holes that are cut due to our mislocation.

Texturing & Painting: Our first priority is to make the area a non-slip, safe surface. Our second priority is matching the existing texture. Please note - the deck will not be painted or stained to match color. No claims or guarantees regarding color or finish match are made.

Pool Water: It is the sole responsibility of the homeowner to refill the pool and balance the chemicals after the repair is completed.

Multiple Plumbing Leaks: Due to the nature of pressure testing, only the largest and loudest plumbing leak may be identified during the initial leak detection. If, after a repaired plumbing leak is retested, any additional plumbing leaks are located, a separate repair quote (often discounted) will be given. This is not common, but it is a possibility.

Jet Face & Pop Up Jet Replacement: The area surrounding the newly repaired jet, as it comes through the pool or spa wall, will be noticeable. This is usually less than a 2" area. An effort will be made to finish the area to reasonably match the existing surface, but no claims or guarantees regarding color or finish match are made.

Sod & Plants: An effort will be made to preserve plants but no guarantees are made regarding the survival of plants or sod.

Pavers, Tile, & Travertine: Please be aware that all efforts will be made to avoid breaking any pavers, tile, or travertine but due to the inherent disruptive nature of construction repairs it is possible there will be breakage. If this happens, there will be an additional \$150 fee to locate a reasonably matching alternative. Again, all efforts will be made to avoid breakage, but no guarantees are made regarding the replacement of such materials with an exact match.

Ground Water vs. Your Pool: Hydrostatic forces may cause empty in-ground pools to float or "pop" out of the ground and cause damage to the shell and surrounding components. We reserve the option to reschedule any repair job requiring us to drain your pool more than a few feet. Our repair technician will assess the area, search for signs of high ground water,

and made a determination. If high local groundwater exists, the repair will be rescheduled for the dry season when groundwater levels are not a concern. An effort may be made to temporarily seal your leak with an understanding that this is a temporary effort until the proper repair is made.

Re: [EXTERNAL]Spa Repair Request



Aaron's Leak Detection <office@aaronslakdetec...

To Giovanni Massimino
Cc Brian Mendes



Reply

Reply All

Forward



...

Wed 1/28/2026 3:09 PM

i You replied to this message on 1/28/2026 3:12 PM.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



estimate+Gio+Massimino.pdf
208 KB

Thank you for these pictures. I do believe the under deck repair would be the correct repair here. I will include the estimate below that was emailed over as well.

If the leak is located here, the repair should be straight forward. However, if the leak is not in this area, there will be an additional charge of \$225 to pressure test and locate the exact location of the leak. Once the repair is completed, we will also do a pressure test to ensure our repair is holding and to confirm there are no other leaks in the line. If there are any additional leaks, there will also be additional charges to repair those.

Please let us know if you have any questions. Thanks!

-Christian, Aaron's Leak Detection



Florida Leak Locators

8600 Commodity Circle, Suite 124 | Orlando, FL 32819
407-930-4321 | service@leakteam.com | www.LeakTeam.com

RECIPIENT:

Gio Massimino

Puerta Del Sol Boulevard
Kissimmee, FL 34744
Phone: (407) 472-2471

Quote #9069

Sent on 01/27/2026

Total \$2,495.00

Product/Service	Description	Qty.	Unit Price	Total
Repair: Commercial Broken Spa Jet Line Under Pavers	Florida Leak Locators will: Excavate an opening at break through deck Dig to expose the broken line Cut out broken section Re-plumb the line with SCH 40 PVC plumbing Test the line to check for other breaks Backfill opening Replace pavers	1	\$2,495.00	\$2,495.00

This repair carries a 1 year warranty

NOTE:

In the rare event that another break is found after testing the line, an additional quote will be provided based on our findings.
We do not match the deck finish. We will attempt to match it as close as possible or we can leave it recessed.
Customer is responsible for refilling the pool and balancing the chemicals.

Total \$2,495.00

This quote is valid for 1 year, after which values may be subject to change. Signing below authorizes Florida Leak Locators to perform described work. Please fax or email to us to have work scheduled. License #CPC1459691

Signature: _____ **Date:** _____

Tab 13



February 3, 2016

Estimate Number: 2602

Commercial Property Located at:
Villa Del Sol

Ref: SPA Resurface Proposal

Arinton is pleased to submit the following bid for the interior plaster resurfacing in conformity with the industry standards, building regulations, and department of health code. Arinton will furnish all labor, material, equipment, and supervision for the following scope of work:

- ❖ Swimming Pool with an approximate SF of water surface area.
- Standard procedures of removal of loose existing plaster within reasonably amount
- Inspect pool and remove all hollow spots and cut around all return grates
- Fill in hollow areas with marcite and re bond Kote
- Cut out around gutter housings and rectify gutter slope per code
- Pressure wash, acid wash as required to obtain a clean working surface
- Installation of Bond Kote as required by plaster manufacturer
- Removal of all backsplash and waterline tile so new tile is adhere to original concrete shell
- Rectify steps uniformity in width and height within $\frac{1}{2}$ " per code and install non slip tile.
- Replacement of white goods as needed
- Replacement of main drain covers to a complaint VGB(ASME/ ANSI A112.19.8) certified cover per code and provide certificates
- Plaster pool interior finish with Marquis pre mix quartz selection to be white or light pastel color per code
- System fire up and water chemistry balance to acceptable parameters
- Job site clean up

Resurface Cost.....\$10,000.00



Options

Remove pavers, dig up deck, replace 5 jet fittings and replumb manifold and reset pavers

Cost add.....\$8,000.00

To be quoted separately:

Additional justifiable labor to complete the proposed work mentioned in this quote.

If any additional damages are found during drainage and demolition (ie loose plaster) and they exceed more than 25% labor, material and time; they will trigger a change order. Change orders over \$1000 will have a 100% deposit.

Arinton are not responsible for any damages caused by:

- ✓ Owner neglect, other subcontractor on site, during or after renovation.
- ✓ Misuse, acts of nature, setting due to the sub grade performed by the client. Nor is Arinton responsible for pre-existing conditions and damage sod, sprinkles, or utility lines.
- ✓ All sales are made in accordance with the reseller's sample which customer covenants that he or she has seen approved.

Conditions:

- ✓ Pool will need to be closed for at least four (4) weeks from the start of the project.
- ✓ Adequate access to the construction area.
- ✓ Owner will provide adequate pool fill water (within 100FT)
- ✓ Inspect materials for proper color and shape prior to installation
- ✓ Provide water and electricity in job site.
- ✓ If accepted this proposal will become part of the contract documents.

Please don't hesitate to contact us for any additional information that you may require.



PROPOSAL ACCEPTANCE

Sign

Print name

Date

Title

Payments: Warranty:

Deposit: 50%

Final Payment Upon Completion of Work

Limited Manufacturer Warranty on plaster 5 Years

Workmanship Labor Limited Warranty 1 Year

RESURFACE TOTAL INCLUDING OPTION

\$10,800.00

Contact information

(407) 409-4437

Alex.h@arinton.com

Kaley.h@arinton.com

