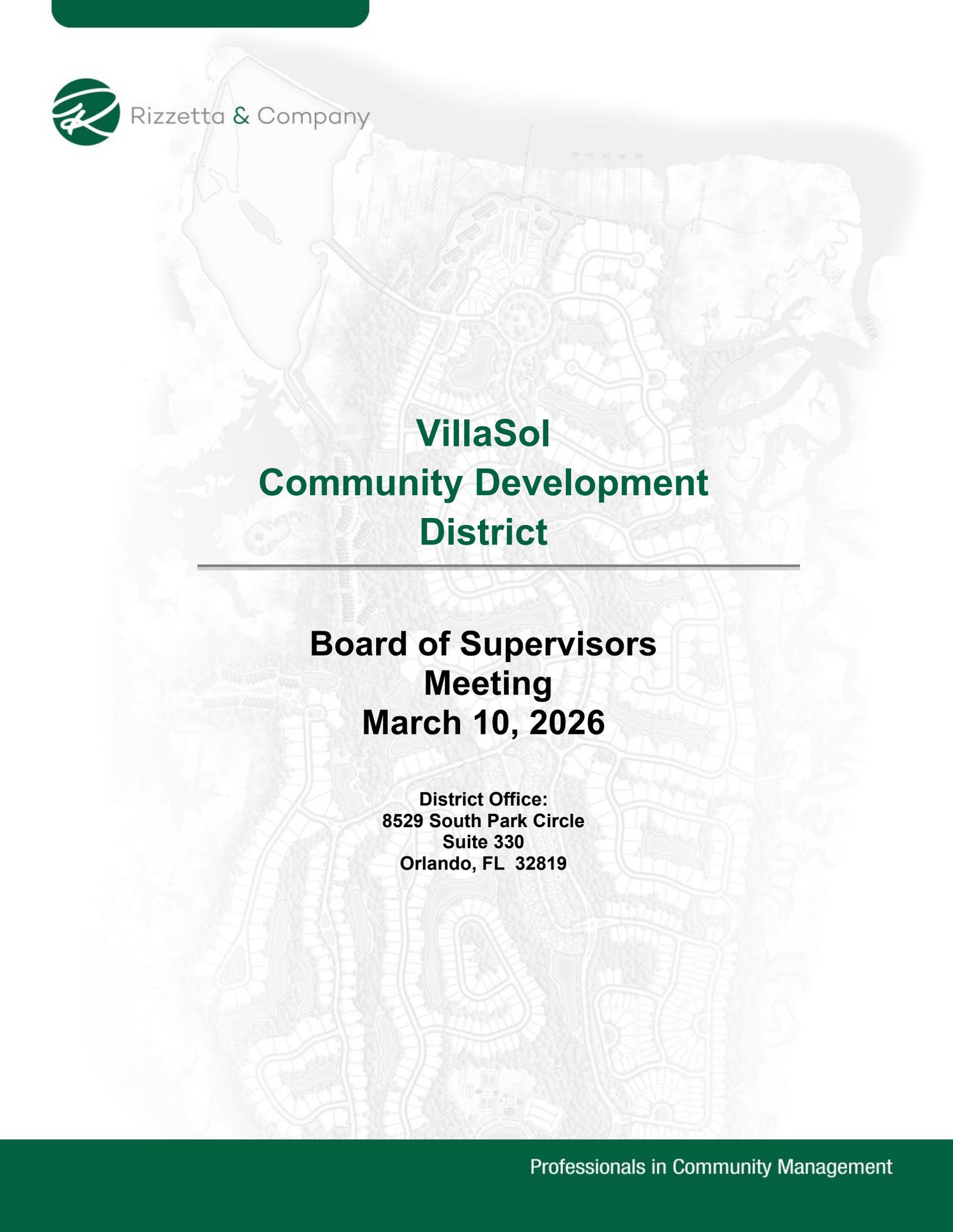




Rizzetta & Company



# **VillaSol Community Development District**

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**Board of Supervisors  
Meeting  
March 10, 2026**

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

# VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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

3050 Puerta Del Sol Blvd. Kissimmee, FL 34744

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

# VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors  
VillaSol Community  
Development District

March 3, 2026

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **March 10, 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 Storm System Repairs
    2. Updates on Revised Scope for Preschool
  - B. District Counsel
    1. Updates on HOA Agreement for Amenity Services
    2. Updates on Survey Inquiry with Osceola County
  - C. District Manager
  - D. Board of Supervisors
    1. Mr. Cordova: Updates on Fountain Enhancements
5. **COMMUNITY UPDATES**
  - A. Magnosec Security Reports ..... Tab 1
    1. January & February Reports
6. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Minutes Held on February 10, 2026, ..... Tab 2
  - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of January 2026 ..... Tab 3
7. **BUSINESS ITEMS**
  - A. Ratification of District Items ..... Tab 4
    1. Hall Company Speed Hump Agreement
    2. Oak Tree Lift Proposal
    3. AKA Towing Agreement
  - B. Discussion of Financial Consulting
  - C. Consideration of Arbitrage Services Engagement Letter ..... Tab 5  
(Series 2018A-1 & 2018A-2)
  - D. Consideration of Resolution 2026-01, Conducting General Election ..... Tab 6
  - E. Consideration of Gym Leasing Service Proposals ..... Tab 7
  - F. Consideration of Playground Mulch Proposal ..... Tab 8
  - G. Consideration of Pond Fish Stocking Proposal ..... Tab 9
  - H. Consideration of A/C Ductwork Installation Proposals  
(Under Separate Cover)
  - I. Consideration of Branding Proposals  
(Under Separate Cover)

J. Consideration of Spa Repair Proposals  
(Under Separate Cover)

8. **SUPERVISOR REQUESTS & COMMENTS**
9. **ADJOURNMENT**

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

With appreciation,  
*Brian Mendes*  
Brian Mendes

# Tab 1



**MAGNOSEC**

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**Daily Report – January 23, 2026**

**Location: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and conducted an initial check of the clubhouse doors and exterior areas. Courts, pool, playground, and parking lot were calm. Gym was in use.

**3:00 PM**

Checked exterior bathrooms and turned off the lights. Exterior areas (courts, playground, pool) remained calm. Gym and parking lot were in use. Pedro was painting the clubhouse front door.

**4:00 PM**

All exterior areas remained calm. One young male was observed riding a bicycle. Gym was in use. Pedro continued work on the clubhouse front door.

**5:00 PM**

All exterior areas were calm. Gym remained in use.

**6:00 PM**

Patrolled the left side of the property and checked exterior areas. Basketball full court was in use. Checked exterior bathrooms and turned off the lights.

**7:00 PM**

All areas were calm. Golf cart was safely parked.

**8:00 PM**

Patrolled around the clubhouse. All areas were calm. Golf cart was safely parked. Clubhouse doors were properly secured/closed.

**9:00 PM**

Rechecked clubhouse doors and patrolled the left side of the clubhouse. Checked exterior bathrooms and turned off the lights. Golf cart remained safely parked. Returned the keycard to its designated location.

**10:00 PM**

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



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**Daily Report – January 24, 2026**

**Location: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and conducted an initial patrol around the clubhouse. Exterior areas including the basketball half court and pool were in use. Golf cart was safely parked. All other areas were calm.

**3:00 PM**

Patrolled the left side of the property. Checked exterior bathrooms and turned off the lights. Basketball full court was in use. A family was present at the playground. Golf cart remained safely parked.

**4:00 PM**

Checked exterior areas. Basketball courts, parking lot, and gym were in use. Golf cart was safely parked. Checked exterior bathrooms and turned off the lights. A resident arrived at the clubhouse to measure tables for an upcoming event.

**5:00 PM**

Parking lot and basketball full court were in use. All other areas were calm. Golf cart remained safely parked.

**6:00 PM**

Patrolled around the clubhouse. Basketball courts and parking lot were in use. Checked exterior bathrooms and turned off the lights. Golf cart was safely parked.

**7:00 PM**

Parking lot, basketball full court, and gym were in use. Golf cart remained safely parked.

**8:00 PM**

Exterior areas were calm. Gym remained in use. Golf cart was safely parked.

**9:00 PM**

Rechecked clubhouse doors and patrolled the left side of the clubhouse. Gym remained in use. Golf cart was safely parked. Returned the keycard to its designated location.

**10:00 PM**

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



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**Daily Report – January 25, 2026**

**Location: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and conducted an initial check of all clubhouse doors. Basketball half court, parking lot, and lobby were in use. Golf cart was safely parked.

**3:00 PM**

Patrolled around the clubhouse. Checked exterior bathrooms and turned off the lights. Basketball courts, parking lot, lobby, and gym were in use. Golf cart remained safely parked.

**4:00 PM**

Patrolled exterior areas including the pool and the left side of the clubhouse. Checked exterior bathrooms and turned off the lights. Basketball full court was in use. Golf cart was safely parked.

**5:00 PM**

All areas were calm. Golf cart remained safely parked.

**6:00 PM**

Patrolled the back area of the property. Basketball courts, parking lot, gym, and playground were in use. Golf cart was safely parked.

**7:00 PM**

Checked the pool area and exterior bathrooms; turned off the lights. Gym was in use. Golf cart remained safely parked.

**8:00 PM**

Patrolled the left side of the property. All exterior areas were calm. Gym remained in use. Golf cart was safely parked.

**9:00 PM**

Patrolled the front of the clubhouse. Exterior areas were calm. Returned the keycard to its designated location. Golf cart was safely parked.

**10:00 PM**

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



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**Daily Report – Friday, January 30, 2026**

**Assigned Work Place: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and completed the first round by checking all clubhouse doors. Exterior areas including the basketball full court and parking lot were in use. All other areas were calm.

**3:00 PM**

Basketball court and parking lot remained in use. All other areas were calm.

**4:00 PM**

Basketball court and parking lot were still in use. All other areas were calm.

A female guest accompanied by two children requested access to the pool area but did not have a keycard. She stated they were “VIP.” I advised her that pool access requires a keycard and that she needed to contact the person she rented from to obtain it. She then asked if she could leave the children at the pool while she went to look for the keycard; I informed her this was not allowed. She left the children at the basketball court area and returned shortly after with the keycard, then gained access to the pool.

**5:00 PM**

Parking lot, basketball full court, gym, and pool were in use. Checked exterior bathrooms and turned off the lights.

**6:00 PM**

Patrolled around the clubhouse. Basketball half court was in use. Checked exterior bathrooms and turned off the lights. All other areas were calm.

**7:00 PM**

Patrolled around the clubhouse. All areas were calm. Golf cart was safely parked. Checked exterior bathrooms and turned off the lights.

**8:00 PM**

Checked the front and back areas of the clubhouse. Everything remained calm. Golf cart was safely parked.

**9:00 PM**

Rechecked to ensure all clubhouse doors were properly secured/closed. Golf cart remained safely parked. Returned the keycard to its designated location.

**10:00 PM**

**End of shift. Golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Saturday, January 31, 2026**

**Assigned Work Place: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and completed the first round by checking all clubhouse doors and exterior areas. Parking lot and gym were in use; all other areas were calm. A couple arrived requesting to be let in through the door but did not have a keycard. I advised them that access requires a keycard. The male guest appeared upset and stated they had rented a unit for a few days. I instructed him to contact the person they rented from to obtain the keycard. They left and later returned with a keycard and gained access. Golf cart was safely parked.

**3:00 PM**

Two police vehicles arrived and parked in front of the clubhouse. Mr. Hernan and Luis arrived to determine what had occurred. Parking lot and gym remained in use; all other areas were calm. Golf cart was safely parked.

**4:00 PM**

All areas were calm. Checked exterior bathrooms and turned off the lights. Golf cart was safely parked.

**5:00 PM**

Patrolled the pool area. Checked bathrooms and turned off the lights. Basketball full court was in use; all other areas were calm. Golf cart was safely parked.

**6:00 PM**

Monitored exterior areas from the party room. Everything remained calm. Golf cart was safely parked. Children were observed on the basketball court. Weather conditions were very cold.

**7:00 PM**

All exterior areas were calm. Gym was in use. Golf cart was safely parked.

**8:00 PM**

Exterior areas remained calm. Gym continued to be in use.

**9:00 PM**

Rechecked to ensure all doors were properly secured/closed. Checked bathrooms and turned off the lights. Golf cart was safely parked. Returned the keycard to its designated location.

**10:00 PM**

**End of shift. Golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Sunday, February 1, 2026**

**Assigned Work Place: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and completed the first round by checking all clubhouse doors and exterior areas. Basketball and tennis courts were in use. Golf cart was safely parked. Cleaning staff arrived on site.

**3:00 PM**

Checked the left side of the clubhouse. Basketball and tennis courts remained in use. Golf cart was safely parked.

**4:00 PM**

Basketball full court was in use. All other areas were calm. Golf cart remained safely parked.

**5:00 PM**

Patrolled around the clubhouse. Everything was calm. Checked exterior bathrooms and turned off the lights. Golf cart was safely parked.

**6:00 PM**

All areas were calm. Golf cart remained safely parked.

**7:00 PM**

All exterior areas were calm. Gym was in use. Golf cart was safely parked.

**8:00 PM**

Weather was cold. Exterior areas remained calm. Gym was still in use. Checked bathrooms and turned off the lights. Golf cart was safely parked.

**9:00 PM**

Rechecked to ensure all clubhouse doors were properly secured/closed. Golf cart was safely parked. Returned the keycard to its designated location.

**10:00 PM**

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



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**Daily report friday february 6 2026**

**Assigned work place:**

**Centro Recreacional Villa Sol.**

**Schedule:**

**Friday February 6 from 2:00pm to 10:00pm.**

**I make the first round by checking all the clubhouse doors. The parking lot is in use. Other areas are calm. Pedro is in the pool area fixing the tables.**

**3:00pm**

**I check the left side of the clubhouse. External areas are calm. Pedro is washing the columns of the pergola. A resident arrived at the gym. The parking lot is in use.**

**4:00pm**

**I walk around the clubhouse. I check external bathrooms and turn off their lights. The parking lot, tennis court and gym are in use. Pedro continues to clean the pergola in the pool area.**

**5:00pm**

**The basketball full court, tennis court and parking lot are in use.**

**6:00pm**

**At this time the parking lot and basketball courts are in use. The golf cart is safely parked. Other areas are calm.**

**7:00pm**

**I check external bathrooms and turn off their lights. All areas are calm. The golf cart is safely parked. Young men arrive at the gym.**

**8:00pm**

**At this time all external areas are calm. The gym is in use. The golf cart is in use.**

**9:00pm**

**Once again I check that the doors of the clubhouse are properly closed. From the party room I can check the pool area. The golf cart is safely parked. I drop off the keycard in its place.**

**10:00pm**

**End of day. The golf cart is safely parked. I leave everything secured and in order.**





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**Daily Report – Saturday, February 7, 2026**

**Assigned Work Place: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and completed the first round by checking all clubhouse doors. Basketball half court and parking lot were in use. Golf cart was safely parked.

**3:00 PM**

Checked exterior bathrooms and turned off the lights. Basketball full court, parking lot, and gym were in use. Golf cart remained safely parked.

**4:00 PM**

Patrolled around the clubhouse and checked exterior areas including the basketball courts and playground (both in use). Checked the pool area and the front area of the clubhouse. Golf cart was safely parked. Checked exterior bathrooms.

**5:00 PM**

Parking lot, gym, and playground were in use. All other areas were calm. Golf cart remained safely parked.

**6:00 PM**

Patrolled around the clubhouse. Parking lot, basketball full court, and gym were in use. Golf cart was safely parked.

**7:00 PM**

All exterior areas were calm at this time. Gym remained in use. Golf cart was safely parked.

**8:00 PM**

Patrolled the front of the clubhouse. All exterior areas were calm. Gym was still in use. Golf cart remained safely parked.

**9:00 PM**

Checked to ensure all clubhouse doors were properly secured/closed. Golf cart was safely parked. Returned the keycard to its designated location.

**10:00 PM**

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



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**Daily Report – Sunday, February 8, 2026**

**Assigned Work Place: Centro Recreacional Villa Sol**

**Shift: 2:00 PM – 10:00 PM**

**2:00 PM**

Arrived on site and conducted an initial check of exterior areas. Playground and parking lot were in use; all other areas were calm. Checked clubhouse doors and exterior bathrooms. Golf cart was safely parked.

**3:00 PM**

Patrolled around the clubhouse. Basketball courts were in use. Checked bathrooms and turned off the lights. Golf cart remained safely parked. Children were observed riding bicycles. All other areas were calm.

**4:00 PM**

Patrolled around the clubhouse. Basketball full court and parking lot were in use; all other areas were calm. Golf cart was safely parked. Exterior bathrooms were clear.

**5:00 PM**

Basketball full court, parking lot, and gym were in use. All other areas were calm. Golf cart remained safely parked.

**6:00 PM**

Basketball courts remained in use. A group of individuals was observed walking around the back area of the property. Golf cart was safely parked.

**7:00 PM**

Patrolled the front area of the property. Exterior areas were calm. Golf cart remained safely parked.

**8:00 PM**

All areas remained calm. Exterior bathrooms were checked and found in good condition.

**9:00 PM**

Checked to ensure all clubhouse doors were properly secured/closed. Patrolled the front area. Golf cart was safely parked.

**10:00 PM**

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

# Tab 2



49 Mr. Glasscock reviewed the preschool plans with the Members of the Board.

50  
51 The Members of the Board discussed potential traffic issues the preschool plans may cause.

52  
53 Ms. Webster reviewed the preschool inquiries and potential cost share agreement.

54  
55 Ms. Webster discussed including a traffic attendant for hours of operation.

56  
57 Mr. Mendes stated he will send the preschool survey to the finance team for a methodology  
58 report on how to assess this lot.

59  
60 The Members of the board and District Staff discussed potential traffic issues regarding the  
61 new preschool.

62  
63 Mr. Glasscock stated he notate the areas that will need to add sidewalks.

64  
65 The Members of the board and District Staff discussed future landscaping enhancements.

66  
67 Mr. Mendes stated he will revise the map to 35 locations and send to vendors for new  
68 proposals.

69

On a motion by Mr. Perez, seconded by Mr. Gosdin, with a 4-0 vote, the Board approved not to exceed \$30,000 for the landscape enhancement project and approving Mr. Perez to work with District Staff to review and approve this project, in substantial form, for VillaSol Community Development District.

70

71 B. District Counsel

72 1. Survey Inquiry Updates

73 2. Pre-School Inquiry Updates

74 3. Updates on HOA Agreement for Amenity Services

75 4. Consideration of Towing Agreement

76

77 Ms. Webster reviewed the boat dock survey updates with the Board.

78

79 An in-depth discussion ensued amongst the Board and District staff regarding the survey  
80 options.

81

82 Mr. Cordova stated he will work with District Staff on revising the survey map to negotiate  
83 with the County.

84

85 Ms. Webster reviewed updates on HOA agreement with the Members of the Board.

86

87 The Members of the Board and District Staff discussed the towing agreement and  
88 operations.

89

On a motion by Mr. Perez, seconded by Mr. Gosdin, with a 4-0 vote, the Board approved the Towing Agreement, for VillaSol Community Development District.

- 90  
91 C. District Manager  
92 1. Updates on Branding Project  
93 2. Updates on Bladerunner's Work Order  
94 3. Q 4 Website Audit  
95

96 Mr. Mendes reviewed updates on the Branding Project and Bladerunner's Work Order with  
97 the Members of the Board.

98  
99 Mr. Mendes reviewed the 4<sup>th</sup> quarter Website Audit with the Board.

100  
101 The Members of the Board and District Staff reviewed community landscaping status.

102  
103 **FIFTH ORDER OF BUSINESS**

**Magnosec Security Reports**

- 104  
105 1. December & January's Reports  
106

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

108  
109 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Updates**

- 110  
111 1. Mr. Gagnon: Interior Enhancement Project Updates  
112 2. Mr. Cordova: Updates on Lighting for Front Monuments  
113

114 Mr. Gagnon reviewed updates on the HP remodeling project with the Members of the Board  
115 and stated additional proposals are pending.

116  
117 Mr. Cordova reviewed lighting options for the Board's review.  
118

On a motion by Mr. Gagnon, seconded by Mr. Perez, with a 4-0 vote, the Board approved not to exceed \$750 for fountain enhancements, for VillaSol Community Development District.

119  
120 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting Held on  
January 13<sup>th</sup>, 2026**

121  
122  
123  
124 Mr. Mendes reviewed the meeting minutes with the Board of Supervisors from the meeting  
125 held on January 13<sup>th</sup>, 2026, and asked if any revisions were requested. There were none.  
126

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with a 4-0 vote, the Board approved the minutes of the Board of Supervisors' Meeting held on January 13th, 2026, for VillaSol Community Development District.

127  
128 **EIGHTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for the**

Month(s) of November & December  
2025

Mr. Mendes stated to the Board that he would request updated financials from the accounting team.

The Members of the Board and District Staff reviewed the maintenance expenditure for the month of November & December 2025.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with a 4-0 vote, the Board ratified the Operation and Maintenance Expenditures for November 2025 (\$86,070.44) & December 2025 (\$33,105.82), for VillaSol Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of District Items**

1. Thermotane Propane – Commercial Fuel Services Agreement

The Members of the Board reviewed and discussed the Thermotane Propane's Commercial Fuel Services Agreement

On a motion by Mr. Gagnon, seconded by Mr. Cordova, with a 4-0 vote, the Board ratified the Thermotane Propane's Commercial Fuel Services Agreement, for VillaSol Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion of Investments**

Mr. Perez opened the discussion of investments with the Members of the Board.

Mr. Mendes reviewed banking opportunities with the Board.

Mr. Mendes stated he will work with Rizzetta's accounting team to determine the Districts Surplus and determine investment amounts available.

Mr. Mendes stated he will work on proposals for finance consultants.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Landscape  
Enhancements**

1. United Land Services Presentation

Mr. Perez reviewed the community landscaping enhancements with the Members of the Board.

**TWELFTH ORDER OF BUSINESS**

**Consideration of A/C Ductwork  
Installation**

Mr. Perez opened the discussion of the consideration of ductwork Installation with the Board.

171  
172 The Members of the Board tabled the consideration of ductwork Installation until the next  
173 meeting scheduled for March 10th, 2026, to allow time for additional proposals.  
174

175 Mr. Mendes stated PGS will be scheduling the office move and will update the Board when  
176 more information is available.  
177

On a motion by Mr. Gosdin, seconded by Mr. Perez, with a 4-0 vote, the Board approved not to exceed \$2,000 for office flooring, for VillaSol Community Development District.

178  
179 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Speed Hump**  
180 **Installation Proposal**  
181

- 182 1. Hall Company  
183 2. Dehlinger  
184 3. DMI  
185

On a motion by Mr. Gagnon, seconded by Mr. Perez, with a 4-0 vote, the Board approved not to exceed \$30,000 for the speed hump installation project and approving Mr. Perez to work with District Staff to finalize this agreement, for VillaSol Community Development District.

186  
187 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Community Signs**  
188 **Order ( Stop Sign, Speed Signs,**  
189 **Pedestrian Crossing)**  
190

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with a 4-0 vote, the Board approved not to exceed \$1,500 for community signage, for VillaSol Community Development District.

191  
192 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Fitness Equipment**  
193 **Repairs**  
194

- 195 2. FitRev  
196 3. Exercise Systems  
197

198 The Members of the Board and District Staff reviewed the fitness equipment repair proposal.  
199

200 The Members of the Board requested a full-service lease for fitness equipment.  
201

202 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Spa Repair**  
203 **Proposals**  
204

- 204 1. Arinton  
205 2. Aarons Leak Detection  
206 3. Florida Leak Detectors  
207

208 The Members of the Board and District Staff reviewed and discussed the spa repairs that  
209 are needed.

210  
211 Mr. Mendes stated he will gather additional spa resurface proposals and gather proposals  
212 for the construction of a new spa.

213  
214 The Members of the Board tabled the consideration of Spa Repairs until the next meeting  
215 scheduled for March 10<sup>th</sup>, 2026.

216 **SEVENTEENTH ORDER OF BUSINESS**                      **Consideration of Spa Resurface**  
217 **Proposal**

218  
219  
220 This item for consideration was discussed in the Fifteenth order of business.

221 **EIGHTEENTH ORDER OF BUSINESS**                      **Supervisor Requests & Audience**  
222 **Comments**

223  
224  
225 Mr. Perez reviewed the item under separate cover, the pond fish stocking proposals with  
226 the Members of the Board.

227  

On a motion by Mr. Gagnon, seconded by Mr. Perez, with a 4-0 vote, the Board approved  
Blade Runners proposal #213964, for VillaSol Community Development District.

228 **NINETEENTH ORDER OF BUSINESS**                      **Adjournment**

229  
230  

231 On a motion by Mr. Cordova, seconded by Mr. Gagnon, with a 4-0 vote, the Board  
232 adjourned the Board of Supervisors' Meeting at 8:29 p.m. for VillaSol Community  
233 Development District

234  
235  
236  
237 *[SIGNATURES ON FOLLOWING PAGE]*

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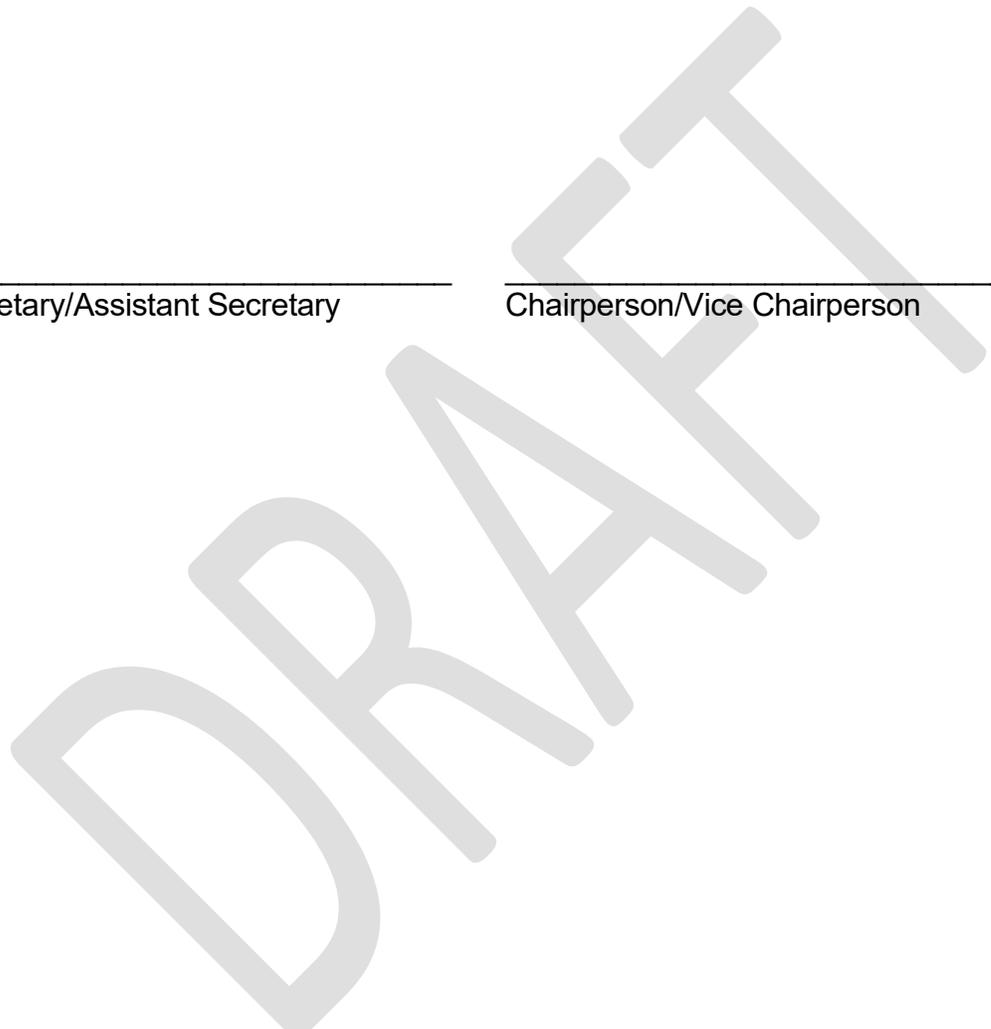
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



# Tab 3

# VillaSol Community Development District

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District Office · Orlando, FL 32819

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

www.villasolcdd.org

## **Operations and Maintenance Expenditures January 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$85,893.89**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# VillaSol Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	300236	1190658813	Security Monitoring & Maintenance 02/26	\$ 49.99
Ariel Ivan Correa-Betancourt	300237	ABetancourt011326-714	Board of Supervisors Meeting 01/13/26	\$ 200.00
Blade Runners Commercial Landscaping Orlando, LLC	300228	166811	Irrigation Repair 07/25	\$ 147.40
Blade Runners Commercial Landscaping Orlando, LLC	300228	172178	Irrigation Repair 08/25	\$ 119.80
Blade Runners Commercial Landscaping Orlando, LLC	300228	173313	Landscape Maintenance 10/25	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300228	178311	Landscape Maintenance 11/25	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300247	178403	Landscape Replacement 10/25	\$ 1,658.00
Blade Runners Commercial Landscaping Orlando, LLC	300228	182242	Landscape Maintenance 12/25	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300228	185860	Landscape Maintenance 01/26	\$ 5,000.00
CVS Restorations LLC	300246	367865	Maintenance & Repairs 01/26	\$ 10,500.00
Elan Financial Services	300245	CC122325-714	Credit Card Expenses 12/25	\$ 78.00
Florida Department of Revenue	20260121-1	5980156305945-012026	Sales & Use Tax 11/25	\$ 70.66

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	20260121-2	5980156305945-012126	Sales & Use Tax 12/25	\$ 105.00
Hanson Walter & Associates, Inc.	300238	5295432	Engineering Services 12/25	\$ 300.00
Herman Perez	300234	HPerez011326-714	Board of Supervisors Meeting 01/13/26	\$ 200.00
Kissimmee Utility Authority	20260105-5	001632660000709740- 121525	Electric Services 11/25	\$ 2,027.42
Kissimmee Utility Authority	20260105-6	001632660000770990- 121525	Electric Services 11/25	\$ 18.88
Kissimmee Utility Authority	20260105-3	001632660000774280- 121525	Electric Services 11/25	\$ 23.94
Kissimmee Utility Authority	20260105-2	001632660000779000- 121525	Electric Services 11/25	\$ 77.70
Kissimmee Utility Authority	20260105-4	001632660000816360- 121525	Electric Services 11/25	\$ 98.32
Kissimmee Utility Authority	20260105-1	001632660000842000- 121525	Electric Services 11/25	\$ 1,259.21
MagnoSec, Corp.	300229	2303	Security Monitoring & Maintenance 01/26	\$ 1,104.00
MagnoSec, Corp.	300239	2317	Security Monitoring & Maintenance 01/26	\$ 1,104.00
Mario Cordova	300235	MCordova011326-714	Board of Supervisors Meeting 01/13/26	\$ 200.00

# VillaSol Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
OnSight Industries LLC	300230	W000412242	Deposit - Digital Signs 01/26	\$ 2,234.71
PGS Centrum, Inc.	300240	1597	Maintenance & Repairs 01/26	\$ 441.38
PGS Centrum, Inc.	300231	1603	Electrical Maintenance 12/25	\$ 4,960.66
Recker Construction, LLC	300244	204	Maintenance & Repairs 12/25	\$ 21,000.00
Republic Services	300241	0690-000803383	Waste Disposal Services 02/26	\$ 142.39
Resort Pool Services	300242	27850	Maintenance & Repairs 06/25	\$ 2,600.00
Resort Pool Services	300232	30294	Pool Maintenance 01/26	\$ 1,995.00
Rizzetta & Company, Inc.	300225	INV0000106282	Accounting Services 01/26	\$ 4,256.30
Spectrum	20260120	2017464122825	Internet Services 01/26	\$ 170.00
Straley Robin Vericker	300226	27734	Legal Services 11/25	\$ 1,800.00
Straley Robin Vericker	300233	27748	Legal Services 12/25	\$ 1,762.50
Thalia M Montanez	300224	714-120925	Deposit Reimbursement 12/25	\$ 500.00

# VillaSol Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Chamberlain Group, LLC	20260105	IN12989105	Access Control 01/26	\$ 665.00
TLD-Southeast, Inc.	300227	2046551	Water Management 12/25	\$ 390.00
Toho Water Authority	20260106-2	001632660000774280-121525	Water-Sewer Services 11/25	\$ 49.40
Toho Water Authority	20260106-3	001632660000816360-121525	Water-Sewer Services 11/25	\$ 37.76
Toho Water Authority	20260106-1	001632660000842000-121525	Water-Sewer Services 11/25	\$ 297.76
Valley National Bank	20260127	CC123125-714	Credit Card Expenses 12/25	<u>\$ 3,248.71</u>
<b>Report Total</b>				<b><u>\$ 85,893.89</u></b>

# Tab 4

# Speed Hump Installation Services Agreement

This Speed Hump Installation Services Agreement (this “**Agreement**”) is entered into as of February 27, 2026 between the **VillaSol Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **James C. Hall Company, Inc.**, a Florida corporation, doing business as **Hall Company Inc.** (the “**Contractor**”).

## **Background Information:**

The District owns and maintains certain roadways within its boundaries. The District desires to retain an independent contractor to install speed humps on a portion of the District’s roadways for traffic calming purposes. The Contractor is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District’s property. 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 and Proposal.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.** 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 the work described in the proposal, relevant portions of which is attached hereto as **Exhibit A** (the “**Proposal**”). At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.
3. **Responsibilities of the Contractor.**
  - a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
  - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
  - c. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
  - d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
  - e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day. 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 48 hours. 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.

5. **Labor, Materials, and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within 3 business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.
6. **District Representatives.** The District Engineer, the District Manager, or a representative of the District Manager, are authorized to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
7. **Time of Commencement and Completion Date.** The District and Contractor will coordinate on when the work will commence. The project shall be completed within thirty (30) days of commencement, unless otherwise mutually agreed to by the parties. Time is of the essence.
8. **Compensation.** The District agrees to pay to Contractor **\$30,000.00** for the work described above. Upon completion of the work and after a District representative has inspected and signed off on the work, the Contractor shall submit an invoice to the District for the work. The District agrees to pay to Contractor within 30 days of receipt of the invoice from Contractor.
9. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. 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. **Permits.** All permits necessary for the work to be performed under this Agreement, if any, shall be obtained by the Contractor and paid for by the District.
11. **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, addendum, change order, or work order authorization.
12. **Warranty.**
  - a. The Contractor warrants that the work (a) conforms to the requirements of this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by

Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.

- b. If within the applicable warranty period described in the Proposal, but at a minimum of 1 year, after the date of final payment by the District any portion of the work (labor and materials) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction.
- c. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- d. Contractor warrants that the labor will meet all requirements of the manufacturer to honor the manufacturer's warranty for materials and labor.
- e. At time of final payment, Contractor will supply a copy of all warranties supplied by manufacturers along with all manufacturer's instructions. Contractor will assist the District with any warranty claims.
- f. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment, and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- g. The provisions of this section shall survive approval of the work under this Agreement.

**13. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**14. Indemnification.** Contractor agrees to indemnify, defend, 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.

15. **Limitations on Governmental Liability.** 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.
16. **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.
17. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
18. **Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and delivered to the job site and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District.
19. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the County where the District is located.
20. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
21. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
22. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce

this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

**23. No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

**24. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**25. 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.

**26. 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.

27. **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.
28. **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 Agreement 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](mailto:BMENDES@RIZZETTA.COM), OR BY REGULAR MAIL AT 8529 SOUTH PARK CIRCLE, SUITE 330, ORLANDO, FL 32746.**

29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
30. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
31. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
32. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
33. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

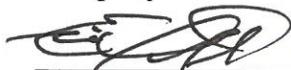
**To the Contractor:**  
225 Old Sanford Oveido Rd  
Winter Springs, CL 32708  
Attn: Jacob Perkins  
Email:  
[Jacob@hallcompanyinc.com](mailto:Jacob@hallcompanyinc.com)

**To the District:**  
c/o Rizzetta  
8529 South Park Circle  
Suite 330  
Orlando, FL 32819  
Attn: Brian Mendes  
[BMendes@rizzetta.com](mailto:BMendes@rizzetta.com)

**34. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

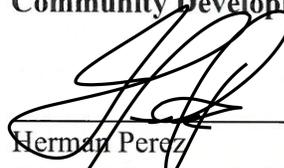
**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**James C. Hall Company, Inc., a Florida corporation, doing business as Hall Company Inc.**



Name: Eric Donaldson  
Title: Asphalt Division Manager

**VillaSol  
Community Development District**



Herman Perez  
Chair of the Board of Supervisors

Exhibit A

# 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](mailto: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.

**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 35 locations provided by others, where asphalt speed bumps are to be installed throughout the community. This comprises apx 3,080 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)
8. **The price reflected for this scope of work is valid for signature and returned to Hall Company rep via email by 5pm February 26, 2026.**

Total Price: \$30,000.00

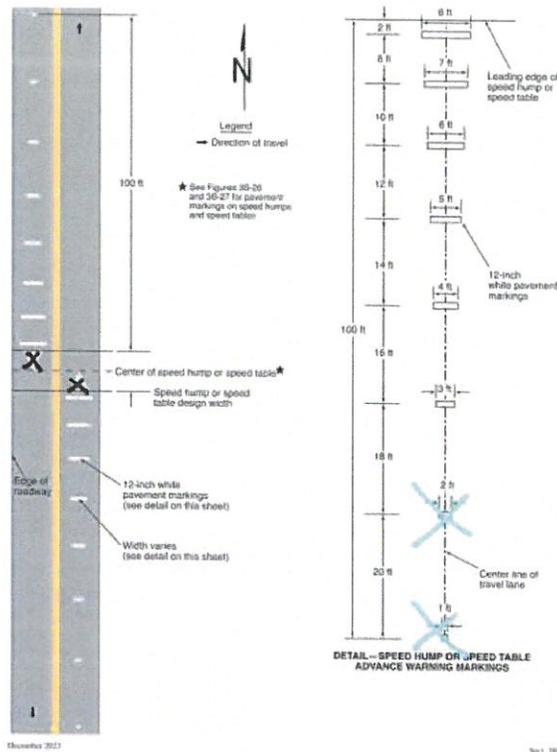
Chevron Lead Up Bars Example



Notes:

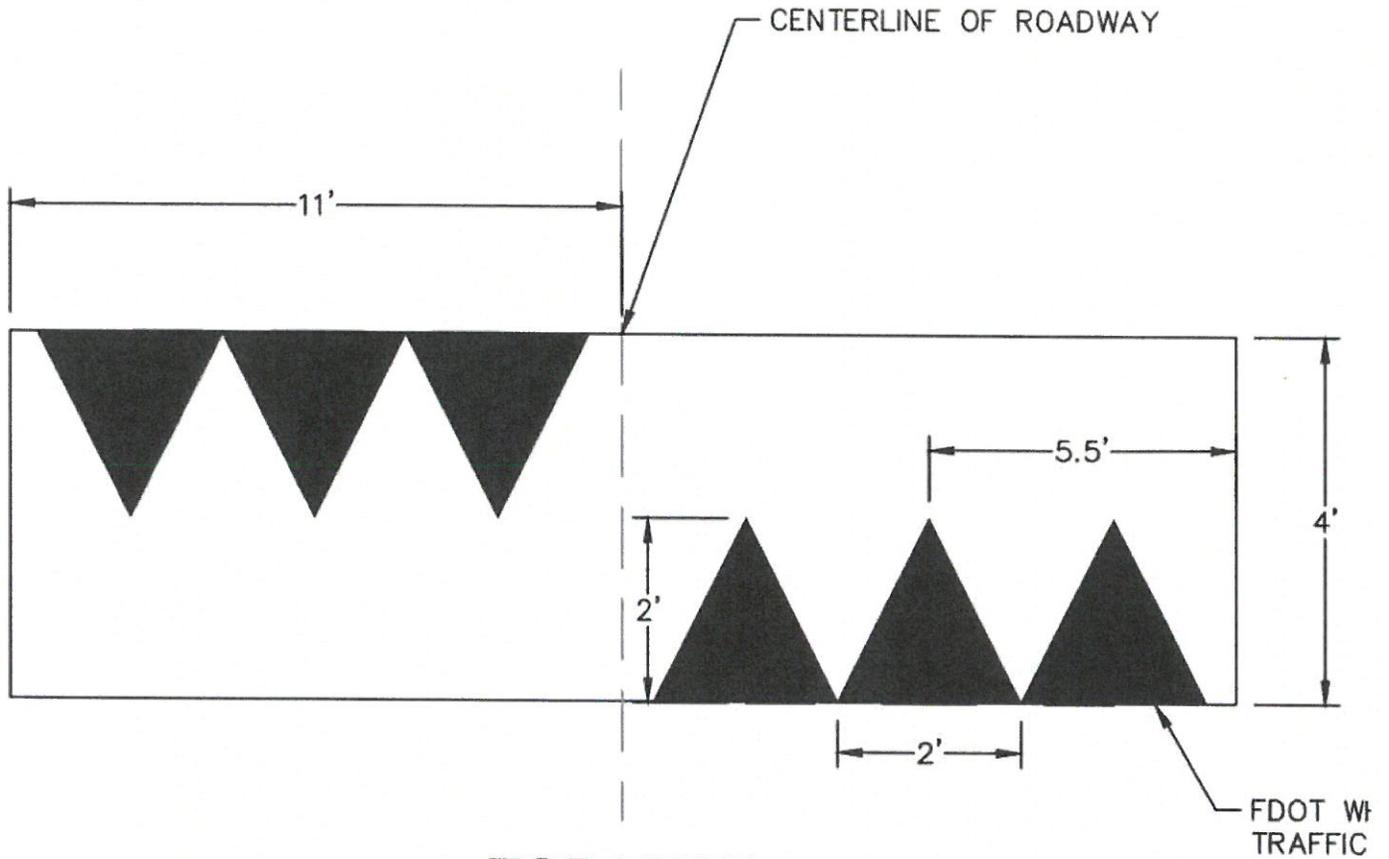
## Chevron Lead Up Bars Template

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



### Notes:

Triangle Arrows Template



TOP VIEW

# SPEED HUMP STRIPING DETAIL - OPTION 1



NTS



Notes:



Speed Hump Locations



Notes:

# Price Breakdown: Villasol

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

This proposal originated on February 13, 2026.

Item	Description	Cost
1.	48" Speed Bumps + Paint	\$30,000.00
<b>Total:</b>		<b>\$30,000.00</b>

### 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. 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.
7. 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.
8. 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.
9. We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the the future. If you have any questions regarding our proposal, please do not hesitate to contact our office,
10. If leveling is needed, it will be an additional \$200.00 per ton.

### Warranty & Conditions

1. All work will be warranted for a period of (1) one year from date of installation on materials and workmanship, **except cracks.**
2. All material guaranteed to be installed exactly as specified.
3. Any necessary permits or permit fees are owners' responsibility.
4. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, layout engineering, testing, etc. are excluded.
5. 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.
6. 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.
7. **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.**
8. **Existing Surface:** The existing surface will be expected to support the weight of all required construction equipment. In the event that due to poor sug-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.

STATE OF FLORIDA  
COUNTY OF Seminole

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Eric Donaldson, who being duly sworn, deposes and says (the "Affiant"):

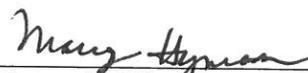
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Division Manager (Title) of Hall Company, Inc. (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the VillaSol Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

  
\_\_\_\_\_  
Signature of Affiant

Sworn before me on March 3, 2026

  
\_\_\_\_\_  
Notary Public Signature  
MARCY HYMAN  
Notary Public  
State of Florida  
Comm# HH364709  
Expires 2/20/2027



\_\_\_\_\_  
Notary Stamp



**Proposal #213242**

**Date: 1/29/2026**

**PO #**

**Customer:**

Rizzetta CDD Avid Billing  
 Rizzetta & Company  
 Community Development District  
 (CDD)  
 P.O. Box 32414  
 Charlotte, NC 28232

**Property:**

Villa Sol CDD  
 Puerta del Sol  
 Kissimmee, FL 34744

**LIFT BIG OAK TREE BETTWEN SOLAR PANELS AND BASKETBALL COURT**

**Scope of Work – Oak Tree Canopy Elevation**

The large oak tree located on the property requires professional canopy elevation to address current safety concerns. Several lower branches are extending close to ground level, creating potential hazards for pedestrians and general foot traffic around the area.

Our team will perform a full canopy lift to approximately **12–14 feet** around the entire perimeter of the tree. This work will enhance clearance, improve visibility, and ensure safe passage beneath the canopy. All cuts will follow industry best practices to promote tree health and structural integrity.

**Default Group**

**Property Improvements**

<b>Items</b>	<b>Quantity</b>	<b>Price</b>
Demo / Debris Removal / Site Prep	2.00	
Tree Trimming	1.00	
Labor - Maint	12.00	

**Property Improvements: \$1,165.32**

**PROJECT TOTAL: \$1,165.32**

**Terms & Conditions**

**By** \_\_\_\_\_

**Jorge Ramirez**

**Date** \_\_\_\_\_

1/29/2026

**Blade Runners Commercial  
Landscaping Orlando, LLC**

**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Villa Sol CDD**

# **Towing Authorization Agreement**

This Towing Authorization Agreement (this “**Agreement**”) is entered into as of February 18, 2026 between the **VillaSol Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **AKA Towing & Recovery LLC**, a Florida limited liability company (“**Towing Operator**”).

## **Background Information:**

The District is the owner of the clubhouse, amenities, and parking lot located at 3050 Puerta Del Sol Blvd, Kissimmee, FL 34744, the road rights of way, common areas, and other property located in and around the District (the “**District Property**”). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policies, as defined herein.

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Osceola County regulations, to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

## **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Compliance with District’s Parking and Towing Policies.** The Towing Operator hereby acknowledges that it has received and reviewed the VillaSol Community Development District Rule Chapter II – Parking and Towing on the District’s Roadways (the “**District’s Parking and Towing Policies**”) and agrees to carry out the terms of this Agreement in compliance with the District’s Parking and Towing Policies. Towing Operator shall be responsible for all costs and damages associated with any vehicles towed in violation of the District’s Parking and Towing Policies.
3. **Authorization to Tow.** In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the Towing Operator, only after complying with the District’s Parking and Towing Policies and applicable laws and regulations, to remove any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policies. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of 6 months, and be produced upon request by the District or any law enforcement agency.
4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any of the Towing Operator’s operations authorized under this Agreement.
5. **Signage.** The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the applicable laws and regulations.

6. **District Responsibilities.** The District is responsible for maintaining the landscaping to ensure the signage is able to be seen without any restrictions.
7. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Osceola County.
8. **Manner of Performance and Care of District Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
9. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator 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 thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
10. **Indemnification.** The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the Towing Operator’s actions.
11. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will 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.
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, Towing Operator represents that in entering into this Agreement, the Towing Operator has not been designated as a “scrutinized company” under the statute and, in the event that the Towing Operator is designated as a “scrutinized company”, the Towing Operator 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, Towing Operator represents that in entering into this Agreement, the Towing Operator does not use coercion for labor or services as defined in the statute. The Towing Operator is required to provide an affidavit, signed by an officer or a representative of the Towing Operator 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. Towing Operator represents that Towing Operator 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 Towing Operator 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 Towing Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Towing Operator and the Towing Operator will immediately terminate its contract with the subcontractor.

**16. Public Records.** As required under Section 119.0701, Florida Statutes, Towing Operator 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 Towing Operator upon termination of this Agreement 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 TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR'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](mailto:BMENDES@RIZZETTA.COM), OR BY REGULAR MAIL AT 8529 SOUTH PARK CIRCLE, SUITE 330, ORLANDO, FL 32746.**

**17. Term.** The initial term of this Agreement shall be for 1 year 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 contract provisions as the initial term, until terminated by either party pursuant to the termination provision below. The District reserves the right to pause services at any time with notice from the District Manager.

**18. Termination.** Either party may terminate this Agreement at any time, without cause, with 24 hours written notice to the other party.

19. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
20. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
21. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in the County where the District is located.
22. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
23. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

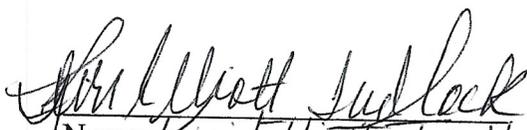
**To the Towing Operator:**  
 2532 East Irlo Bronson  
 Memorial Hwy  
 Kissimmee, FL 34744  
[allamericanautobody@yahoo.com](mailto:allamericanautobody@yahoo.com)

**To the District:**  
 c/o Rizzetta  
 8529 South Park Circle  
 Suite 330  
 Orlando, FL 32819  
 Attn: Brian Mendes  
[BMendes@rizzetta.com](mailto:BMendes@rizzetta.com)

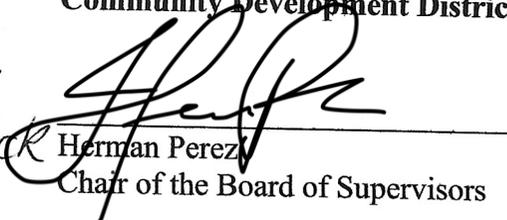
24. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
25. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.
26. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

**AKA Towing & Recovery LLC**

**VillaSol  
 Community Development District**



Name: Kiri Elliott Ladlock  
 Title: owner



Herman Perez  
 Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF Osceola

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Kiri Ann Elliott-Tadlock, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Owner (Title) of AKA Towing Recovery (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the VillaSol Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Kiri Ann Elliott-Tadlock  
Signature of Affiant

Sworn before me on 23 February, 2026

[Signature]  
Notary Public Signature

Notary Stamp



# Tab 5



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

February 5, 2026

VillaSol Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to VillaSol Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- VillaSol Community Development District  
\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien)  
\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in the determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three-year bond period beginning February 1, 2025, through the period ending January 31, 2028, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
VillaSol Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

# Tab 6

## RESOLUTION 2026-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

**WHEREAS**, the VillaSol Community Development District (the “**District**”) is a local unit of special-purpose government situated in Osceola County, Florida (the “**County**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

**WHEREAS**, Section 190.003(17), *Florida Statutes* defines a “**qualified elector**” as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

**WHEREAS**, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

**WHEREAS**, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

- Seat No. 1, Currently held by Mario Cordova
- Seat No. 4, Currently held by Corey Gagnon
- Seat No. 5, Currently held by Herman Perez

#### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. General Election.** The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026, through noon, Friday June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

**Section 3. Conduction and Procedure of Election.**

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.

- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.
- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

**Section 4. Election Costs.** The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

**This Resolution is duly passed and adopted on March 10, 2026.**

**Attest:**

**VillaSol  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Secretary /  Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Chairperson /  Vice Chairperson

# Tab 7

FIT/REV

**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.

  PELOTON  
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.



## PELTON 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  
PELTON SUBSCRIPTION  
INCLUDED**

# /WARRANTY INFO

## **PRECOR** Commercial Cardio Lines

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Frame: 7 years

Motor: 5 years

Parts: 3 years

Limited Parts: See Limited Warranty Statement

Console/Screen: 3 years

Labor: 1 year



**PRECOR**  **PELTON**  
EXCLUSIVE DISTRIBUTORS

**Anthony Wirth**  
Design & Development



(407) 965-6112



[anthony@fitrev.com](mailto: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
<b>CARDIO</b>						
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
<b>SERVICES</b>						
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
				<b>Total</b>		<b>\$33,630.45</b>

**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:** \_\_\_\_\_



# BROAD FIT FINANCIAL

Broad Fit Financial  
6585 Hypoluxo Road, Suite 251  
Lake Worth, FL 33467  
561.450.8454 (office)  
info@broadfit.com

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 notated. \*\*\*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](http://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?	
Phone:	Fax:	<input type="radio"/> Yes	<input type="radio"/> No
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 *Addtl 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?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will the obligor issue more than \$10,000,000 in tax-exempt debt in this calendar year?	<input type="checkbox"/> Yes	<input type="checkbox"/> 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



Quote Number: 052494

Date: 1/22/2026

John Young

# Proposal

Villa Sol  
 3050 Puerta Del Sol Blvd  
 Kissimmee, FL 34744

	Mfgr	Description	Price	Qty	Extend
4-TR	Star Trac	<b>STAR TRAC 4 SERIES TREADMILL w/LCD DISPLAY</b> 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)	\$3,195.00	2	\$6,390.00
4-CTX	Star Trac	<b>STAR TRAC 4 SERIES ELLIPTICAL w/LCD DISPLAY</b> 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)	\$2,895.00	1	\$2,895.00
4-LCD	StairMaster	<b>4 Series Gauntlet Revolving Staircase w/ LCD</b> 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)	\$4,995.00	1	\$4,995.00
		Freight (no tax)	\$1,020.00	1	\$1,020.00
		Delivery & Installation (includes removal of old equipment)	\$800.00	1	\$800.00

<b>Sub-Total</b>	\$16,100.00
<b>Tax</b>	
<b>Total</b>	<b>\$16,100.00</b>

*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	
<b>DECK SYSTEM</b>	Reversible MDF deck with phenolic coating
<b>RUNNING BELT SYSTEM</b>	22in (55cm) wide belt
<b>SIZE OF RUNNING SURFACE</b>	60in x 22in (152cm x 55cm)
<b>ABSORPTION SYSTEM</b>	Triple cell cushioning system provides maximum shock absorption making the entire deck a sweet spot
<b>STEP UP HEIGHT</b>	7in (17cm)
<b>INCLINE RANGE</b>	0-15% max incline
<b>SPEED RANGE</b>	0.5-12.5mph (0.5-20kmh)
<b>HEART RATE MEASUREMENT SYSTEM</b>	Telemetry and contact HR
<b>CENTER CONTROLS BAR</b>	Warm bar with contact HR and Emergency Stop
<b>DISPLAY</b>	Choose from Full Color 10" LCD, 10" Capacitive Touchscreen or 15" OpenHub Touchscreen
<b>USER DETECT SYSTEM</b>	Yes, programmable on/off
<b>ACCESSORIES</b>	Bottleholder, pre-wired for PVS entertainment, USB port
<b>MAX USER WEIGHT</b>	450lb (205kg)
<b>DRIVE SYSTEM</b>	3 HP DC motor
<b>ELECTRICAL REQUIREMENTS</b>	110V/15 Amp with standard outlet; or 220V/15 Amp
<b>ADDITIONAL FEATURES</b>	3.5in rollers

FRAME	
<b>MATERIAL</b>	Powder Coated Steel Frame
<b>CUSTOMIZABLE</b>	Paint color options approval required
<b>STANDARD COLOR OPTIONS</b>	60 Black
<b>LENGTH</b>	81in (206cm)
<b>WIDTH</b>	32in (81cm)
<b>HEIGHT</b>	60in (152cm)
<b>PRODUCT WEIGHT</b>	399lbs (181kg)
<b>SHIPPING DIMENSIONS</b>	89in x 36in x 23in (226cm x 92cm x 59cm)
<b>SHIPPING WEIGHT</b>	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

<b>DISPLAY</b>	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
<b>DISPLAY TYPE</b>	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
<b>MULTI-LANGUAGE OPTIONS</b>	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
<b>PRE-PROGRAMMABLE WORK OUTS</b>	Yes, 20+	Yes, 20+	Yes, 20+
<b>QUICK START OPTIONS</b>	Yes, single button start options	Yes, single button start options	Yes, single button start options
<b>TV TUNER ENABLED</b>	Yes (Global TV tuner options)	No	No
<b>ETHERNET AND WIFI ENABLED</b>	Yes	No	No
<b>BLUETOOTH DATA TRACKING/APP CONNECTIVITY</b>	Yes	No	No
<b>BLUETOOTH HEADPHONES</b>	Yes	No	No
<b>BLUETOOTH HEART RATE</b>	Yes	No	No
<b>APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY</b>	Yes	No	No
<b>RUNTV INTEGRATED WORKOUT VIDEOS</b>	Yes	No	No
<b>INTEGRATED WEB-BASED APPS</b>	Yes	No	No
<b>CUSTOMIZABLE HOME SCREEN</b>	Yes	No	No
<b>HDMI STREAMING</b>	Yes; cables not included	No	No
<b>USB</b>	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
<b>RFID</b>	Optional	No	No
<b>IPTV/SET TOP BOX COMPATIBLE</b>	Yes, add-on accessories required	No	No
<b>ANT+ FOR GROUP DISPLAY</b>	Yes	No	No
<b>PERSONAL FAN</b>	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
<b>ASSET MANAGEMENT</b>	Ecofit Optional	Ecofit Optional	Ecofit Optional
<b>TABLET HOLDER</b>	Integrated front	Integrated front	Integrated front
<b>PVS</b>	No	No	Optional
<b>800/900 MHZ RECEIVER</b>	No	No	No



## PVS FEATURES

<b>PVS</b>	4 Series
<b>DISPLAY TYPE</b>	15.6" HD LED
<b>RESOLUTION</b>	1366 x 768
<b>TUNER OPTIONS</b>	1) ATSC/NTSC/QAM 2) PAL/DVB-T/DVB-C
<b>DIGITAL AND ANALOG SUPPORT</b>	Yes
<b>SIGNAL INPUTS</b>	Coax, HDMI
<b>INPUT RF SIGNAL RANGE</b>	-70 dBm(Min) ~ -10 dBm(Max)
<b>CLOSE CAPTION</b>	Yes
<b>HEADPHONE JACK</b>	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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**CORE** | *StairMaster*  
**HEALTH & FITNESS** | *SCHWINN*  
*NAUTILUS*  
**STAR TRAC**  
**THROWDOWN**



# 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-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	PVS SKUS

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

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

<b>DISPLAY</b>	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
<b>DISPLAY TYPE</b>	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
<b>MULTI-LANGUAGE OPTIONS</b>	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
<b>PRE-PROGRAMMABLE WORK OUTS</b>	Yes, 20+	Yes, 20+	Yes, 20+
<b>QUICK START OPTIONS</b>	Yes, single button start options	Yes, single button start options	Yes, single button start options
<b>TV TUNER ENABLED</b>	Yes (Global TV tuner options)	No	No
<b>ETHERNET AND WIFI ENABLED</b>	Yes	No	No
<b>BLUETOOTH DATA TRACKING/APP CONNECTIVITY</b>	Yes	No	No
<b>BLUETOOTH HEADPHONES</b>	Yes	No	No
<b>BLUETOOTH HEART RATE</b>	Yes	No	No
<b>APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY</b>	Yes	No	No
<b>RUNTV INTEGRATED WORKOUT VIDEOS</b>	Yes	No	No
<b>INTEGRATED WEB-BASED APPS</b>	Yes	No	No
<b>CUSTOMIZABLE HOME SCREEN</b>	Yes	No	No
<b>HDMI STREAMING</b>	Yes; cables not included	No	No
<b>USB</b>	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
<b>RFID</b>	Optional	No	No
<b>IPTV/SET TOP BOX COMPATIBLE</b>	Yes, add-on accessories required	No	No
<b>ANT+ FOR GROUP DISPLAY</b>	Yes	No	No
<b>PERSONAL FAN</b>	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
<b>ASSET MANAGEMENT</b>	Ecofit Optional	Ecofit Optional	Ecofit Optional
<b>TABLET HOLDER</b>	Integrated front	Integrated front	Integrated front
<b>PVS</b>	No	No	Optional
<b>800/900 MHZ RECEIVER</b>	No	No	No



## PVS FEATURES

<b>PVS</b>	4 Series
<b>DISPLAY TYPE</b>	15.6" HD LED
<b>RESOLUTION</b>	1366 x 768
<b>TUNER OPTIONS</b>	1) ATSC/NTSC/QAM 2) PAL/DVB-T/DVB-C
<b>DIGITAL AND ANALOG SUPPORT</b>	Yes
<b>SIGNAL INPUTS</b>	Coax, HDMI
<b>INPUT RF SIGNAL RANGE</b>	-70 dBm(Min) ~ -10 dBm(Max)
<b>CLOSE CAPTION</b>	Yes
<b>HEADPHONE JACK</b>	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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**CORE** | *StairMaster*  
**HEALTH & FITNESS** | *SCHWINN*  
*NAUTILUS*  
*STAR TRAC*  
**THROWDOWN**



**BASE FEATURES**

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

**FRAME**

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



<b>DISPLAY</b>	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
<b>DISPLAY TYPE</b>	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
<b>MULTI-LANGUAGE OPTIONS</b>	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
<b>PRE-PROGRAMMABLE WORK OUTS</b>	Yes, 20+	Yes, 20+	Yes, 20+
<b>QUICK START OPTIONS</b>	Yes, single button start options	Yes, single button start options	Yes, single button start options
<b>TV TUNER ENABLED</b>	Yes (Global TV tuner options)	No	No
<b>ETHERNET AND WIFI ENABLED</b>	Yes	No	No
<b>BLUETOOTH DATA TRACKING/APP CONNECTIVITY</b>	Yes	No	No
<b>BLUETOOTH HEADPHONES</b>	Yes	No	No
<b>BLUETOOTH HEART RATE</b>	Yes	No	No
<b>APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY</b>	Yes	No	No
<b>RUNTV INTEGRATED WORKOUT VIDEOS</b>	Yes	No	No
<b>INTEGRATED WEB-BASED APPS</b>	Yes	No	No
<b>CUSTOMIZABLE HOME SCREEN</b>	Yes	No	No
<b>HDMI STREAMING</b>	Yes; cables not included	No	No
<b>USB</b>	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
<b>RFID</b>	Optional	No	No
<b>IPTV/SET TOP BOX COMPATIBLE</b>	Yes, add-on accessories required	No	No
<b>ANT+ FOR GROUP DISPLAY</b>	Yes	No	No
<b>PERSONAL FAN</b>	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
<b>ASSET MANAGEMENT</b>	Ecofit Optional	Ecofit Optional	Ecofit Optional
<b>TABLET HOLDER</b>	Integrated front	Integrated front	Integrated front
<b>PVS</b>	No	No	Optional
<b>800/900 MHZ RECEIVER</b>	No	No	No

# Tab 8



**Proposal #218499**

**Date: 3/3/2026**

**PO #**

**Customer:**  
 Rizzetta CDD Avid Billing  
 Rizzetta & Company  
 Community Development District  
 (CDD)  
 P.O. Box 32414  
 Charlotte, NC 28232

**Property:**  
 Villa Sol CDD  
 Puerta del Sol  
 Kissimmee, FL 34744

**PLAY GROUND MULCH**

Proposal to install 20 yards of playground mulch, providing a minimum 3-inch depth as required by county code.

**Default Group**

**Property Improvements**

Items	Quantity	Price
Mulch Installed	20.00	
Labor - Maint	8.00	
<b>Property Improvements:</b>		<b>\$1,768.15</b>
<b>PROJECT TOTAL:</b>		<b>\$1,768.15</b>

**Terms & Conditions**

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.

7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.

8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.

9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.

11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.

12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism,

water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By \_\_\_\_\_  
**Jorge Ramirez**

Date 3/3/2026  
**Blade Runners Commercial  
Landscaping Orlando, LLC**

By \_\_\_\_\_

Date \_\_\_\_\_  
**Villa Sol CDD**

# Tab 9



Remit to: The Lake Doctors Inc.  
PO Box 162134  
Altamonte Springs, FL 32716

## Water Management Agreement Triplod Grass Carp

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: \_\_\_\_\_

Hereinafter called "CUSTOMER"

REQUESTED START DATE: \_\_\_\_\_

PURCHASE ORDER #: \_\_\_\_\_

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to stock fish in accordance with the terms and conditions of this Agreement in the following location(s):

Stocking of One Hundred and Eighty (180) triplod grass carp in the Two (2) ponds associated with **732790 Villa SOI CDD, Kissimmee FL**. The Lake Doctors, Inc. guarantees 90% survival of fish for 24 hours excluding predation, pollution, escape and other factors beyond the control of The Lake Doctors, Inc.

**The Lake Doctors, Inc. will notify CUSTOMER regarding the delivery date of fish.**

**Note: Stocking will commence upon receipt of full payment and completed Triplod Grass Carp application & FWC approval.**

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Stocking of One Hundred and Eighty (180) Triplod Grass Carp @ \$12.00 each	\$ 2,160.00
2. Delivery & Stocking	\$ 250.00
3. 7.5% Florida Sales Tax	\$ 180.75
Total of Services Accepted	<u>\$ 2,590.75</u>

**\$2,590.75 of the above sum-total shall be due and payable upon execution of this Agreement**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

C. THE LAKE DOCTORS agrees to deliver and stock, per availability from fishery and weather permitting, with receipt of this executed Agreement plus required deposit and/or required government permits.

D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **March 9, 2026**.

E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

JONATHAN BANDY - SALES MANAGER

CUSTOMER

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_

OFFICE/CUSTOMER

# **Terms & Conditions**

## **Tripliod Grass Carp/Gamefish**

1. The Fish Stocking Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a. THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish.
  - b. Tripliod grass carp stocking will be performed at rates determined by THE LAKE DOCTORS, within Florida Fish & Wildlife Conservation Commission permit guidelines.
  - c. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
2. CUSTOMER understands that loss of stocked fish can be caused by many factors beyond the control of THE LAKE DOCTORS such as low oxygen, pollution, predation, escape, starvation and fishing. THE LAKE DOCTORS is not responsible for such losses.
3. CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
4. If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
5. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment of failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
7. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
8. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
9. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
10. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
11. This Agreement is assignable by CUSTOMER upon prior written consent by THE LAKE DOCTORS.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. Agreements that include debris removal shall consist of: casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. will be removed during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris are not included.