



Rizzetta & Company



# **VillaSol Community Development District**

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**Board of Supervisors  
Meeting  
May 12, 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.

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Board of Supervisors  
VillaSol Community  
Development District

May 5<sup>th</sup>, 2026

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **May 12<sup>th</sup>, 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. Consideration of AMG - Updated Investment Strategy ..... Tab 1
  - B. District Engineer
    1. Updates on Storm System Repairs
    2. Review of Overflow Drainage Pipe ..... Tab 2
  - C. District Counsel
    1. Updates on County Survey
    2. Updates on Fusus Requirements
    3. Consideration of Land Exchange with Osceola County ..... Tab 3
  - D. District Manager..... Tab 4
    1. Discussion of Landscape Consulting Services
    2. Updates on Spa Repairs
    3. Presentation of Registered Voter Count
    4. Q1 Website Audit
    5. Annual Newsletter Report FY 25-26
  - E. Board of Supervisors
5. **COMMUNITY UPDATES**
  - A. Magnosec Security Reports ..... Tab 5
    1. April 2026 Reports
  - B. PGS Updates ..... Tab 6
    1. April 2026 Job Report
    2. Consideration of Picnic Table Area
  - C. Guardian Access Solutions
6. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Minutes Held on April 14<sup>th</sup>, 2026, ..... Tab 7
  - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of March 2026 ..... Tab 8
7. **BUSINESS ITEMS**
  - A. Ratification of District Items ..... Tab 9
    1. Onsite Industries – Speed Hump Signs
  - B. Discussion of Coram Security Software ..... Tab 10
  - C. Consideration of Additional Security Coverage for Summer
  - D. Consideration of Termite Bond Proposal ..... Tab 11

- E. Consideration of HP Home Maintenance Solutions – Clubhouse Remodel Proposal ..... Tab 12
- F. Consideration of Resolution 2026-03, Reappointing Assistant Treasurer..... Tab 13
- 8. SUPERVISOR REQUESTS & COMMENTS**
- 9. ADJOURNMENT**

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

With appreciation,  
*Brian Mendes*  
Brian Mendes

# Tab 1

# Updated Investment Strategy

## VillaSol Community Development District

Prepared by:  
Dave Gaedele  
Municipal Advisor – Arbitrage Management Group  
May 2026

## Current Situation

The district has general fund deposits at Valley National Bank of approximately \$1M, currently earning a variable 3.30% (March 2026 financial report).

## Initial District Investment Strategy

Fund	Location	Current Account	Rate	Available Opportunity
General Funds	Valley National Bank	Government Checking	3.30%	~\$350,000

Key elements of the strategy:

- Take a portion of the \$1M (~\$350k) and lock in best available rates/yields in a shorter maturity range.
- Protect earnings if short-term rates decline but do not lock in for too long if rates increase.
- Generate additional investment earnings which would help support district operations.

## Permitted Investments

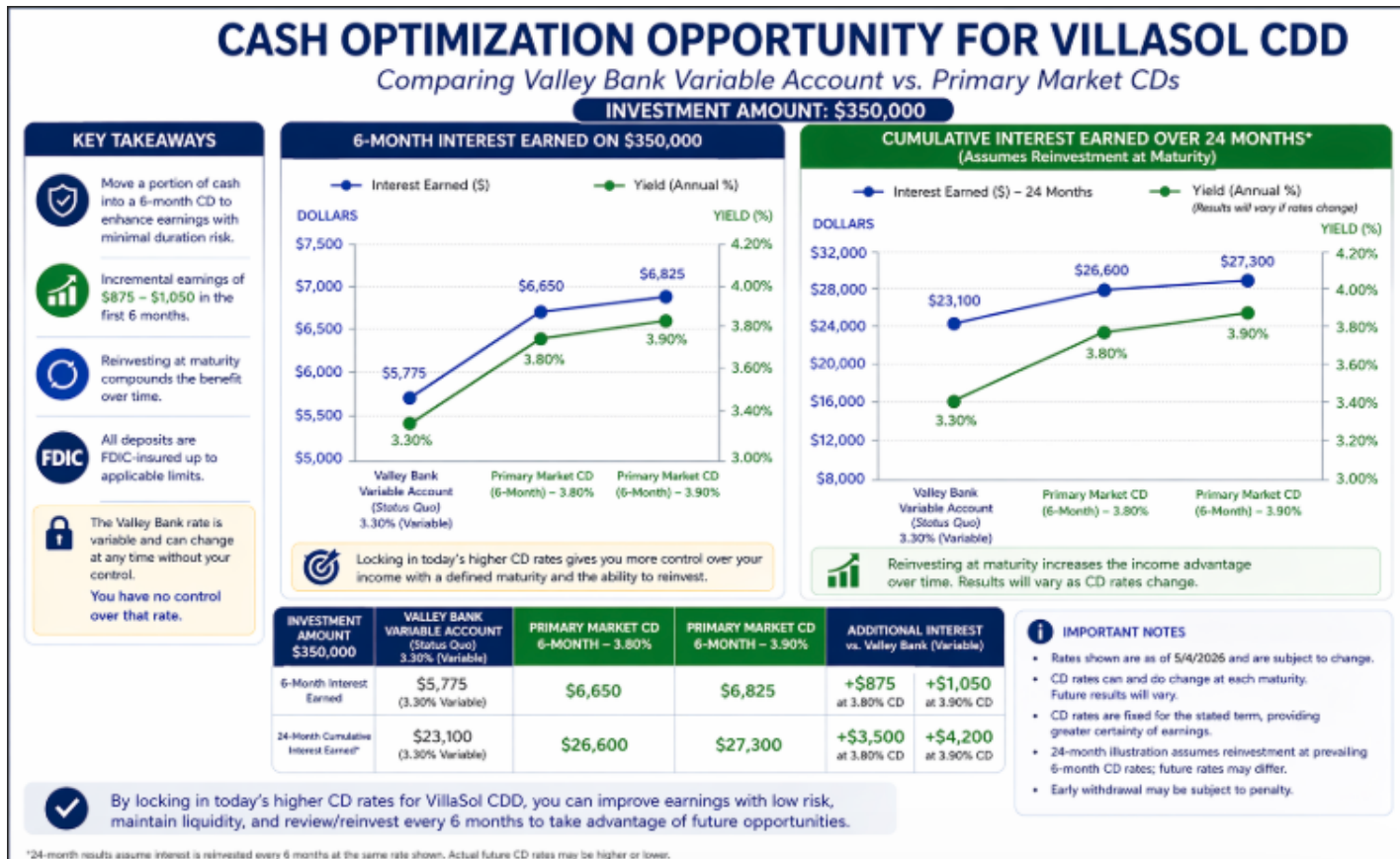
Because the district does not currently have a formal written investment policy, the General Fund investments must comply with the provisions of Florida Statute 218.415 (17).

As such, a restricted list of conservative investment options is allowed, which include:

- Interest-bearing accounts with qualified public depositories – this is what you are currently in at Valley Bank
- Direct obligations of the U.S. Treasury
- **Certificates of Deposit (CDs) with qualified public depositories**

## Recommended Investment Strategy

Below is a comparison of the differences between the current variable rate at Valley Bank & CDs available in the primary market, as well as the benefit of investing in them.



VillaSol must open a brokerage account at a financial institution of your choosing. We recommend Wedbush Securities ([wedbush.com](http://wedbush.com)), a financial firm around since 1955. All fees at Wedbush are absorbed by AMG.

## Closing Points

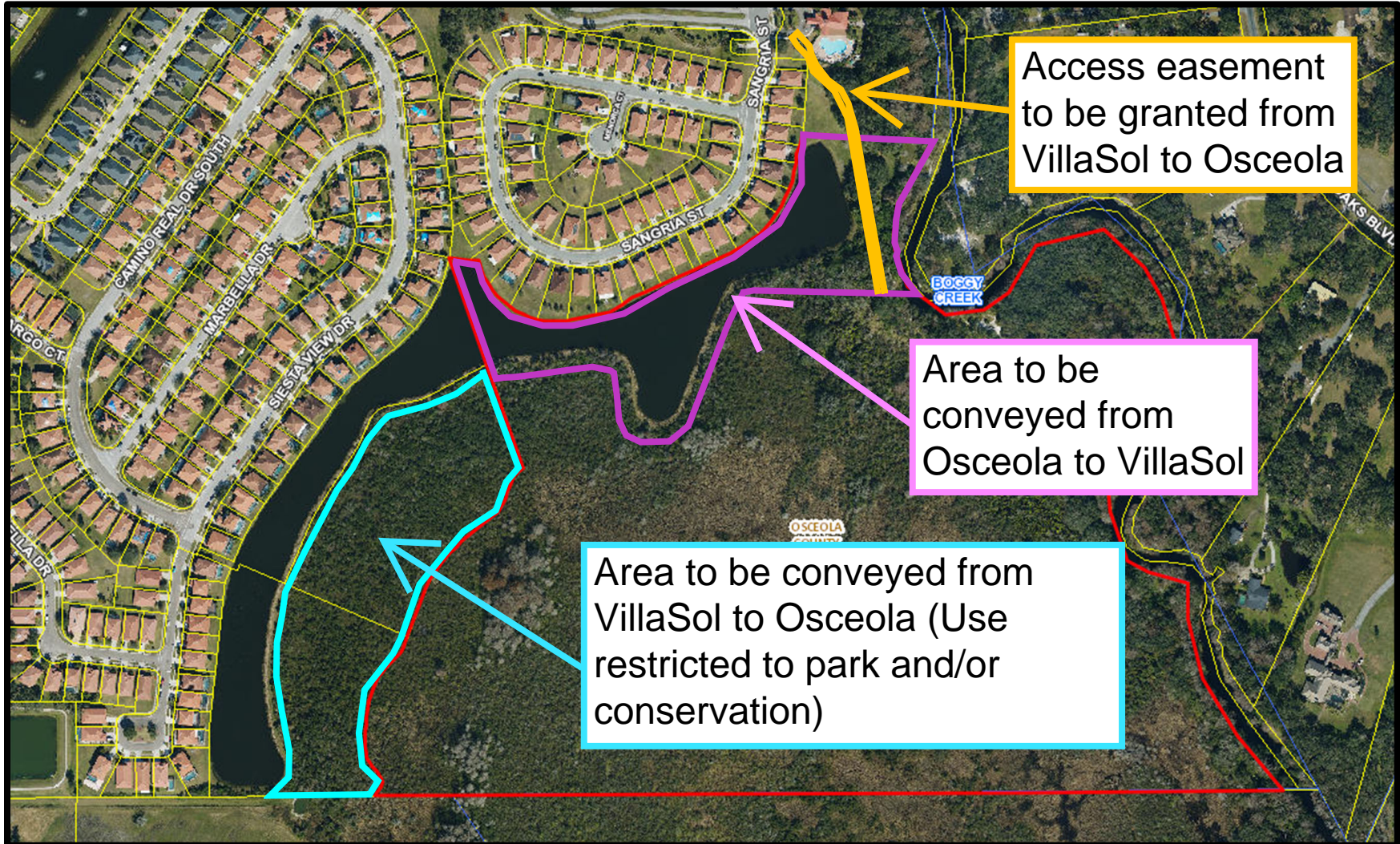
- CD strategy prioritizes capital preservation, liquidity, and compliance with Florida Statutes.
- Incremental earnings provide a prudent enhancement to district resources without increasing risk profile.
- Ongoing monitoring of market conditions will allow the district to adjust positioning as opportunities evolve.

# Tab 2



# Tab 3

Osceola County's Proposed Land Exchange



# Tab 4



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 24, 2026

Mr. Brian Mendes  
District Manager  
VillaSol Community Development District  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

RE: VillaSol Community Development District – Registered Voters

Dear Mr. Mendes:

Thank you for your letter requesting confirmation of the number of registered voters within the VillaSol Community Development District as of April 15, 2026.

The number of registered voters within the VillaSol CDD is 717 as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington  
Supervisor of Elections

Vote  
Osceola



# Quarterly Compliance Audit Report

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## VillaSol

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

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## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

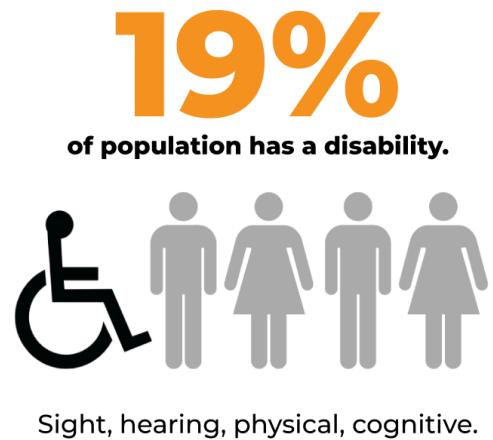
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## **Contrast and colors**

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

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



## **Using semantics to format your HTML pages**

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



## **Text alternatives for non-text content**

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

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



## **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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

# **Web Accessibility Glossary**

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



## Villasol CDD Annual Newsletter – 2025-26 Review

### A Message to Our Residents

Can you believe it's already been a year?

Your Villasol Community Development District Board of Supervisors has been hard at work enhancing the community, improving operations, and investing in long term value for all residents. Ready for the best part? **All of these accomplishments were achieved without any increase in assessments for the upcoming fiscal year!!!**

Your current CDD Board of Supervisors have committed to smart planning, operational efficiency, and maintaining the high standard of living that makes Villasol such a desirable place to call home.

### Completed Projects & Community Improvements

Over the past year, the Board successfully completed a wide range of projects across the community:

#### **Clubhouse & Amenity Improvements**

- Fountain repairs with new lighting installed
- Pergola restoration
- Roof repairs
- New electronic equipment upgrades
- **Full interior clubhouse repaint (scheduled for completion by end of August)**

- **Spa resurfacing (scheduled for completion by July)**

#### **Technology & Resident Experience**

- **Launch of website amenity reservation feature**
  - Increased convenience for residents
  - Supports additional rental revenue opportunities.

## **Storm Repairs & Recovery Efforts**

- Via Otero (2 locations)
- Marbella
- Camino Real
- Casabella (pending)
- Riachuelo

## **Fitness Center Enhancements**

- New gym equipment installed. More to come by the end of June.
- New gym glass door replacement for aesthetics
- Addition of water feature / fountain in the gym for hydration.

## **Mechanical & Facility Upgrades**

- HVAC repairs and improvements across facilities

## **Security & Technology**

- Upgrades to community technology and security systems

## **Financial Highlights**

- Maintained **flat assessments year-over-year**
- Continued reinvestment into community assets without increasing financial burden on residents.

## **Looking Ahead – What’s Next for Villasol**

The Board is already planning the next phase of improvements, which may include:

- Boat docks
- Splash pad
- Fitness stations within parks

## **Infrastructure & Safety**

- Painting of curbs, signage, and speed humps
- Installation of ADA mats

## **Parks & Amenities**

- Paver repairs
- New BBQ grill installation
- New outdoor furniture

## **Athletic Courts**

- Equipment replacement
- Fence repairs

## **Gate Systems**

- Ongoing gate maintenance and repairs

- Additional pergola and picnic areas
- Continued landscape enhancements
- Recreation center improvements
- Ongoing storm-related repairs
- Future **rental room and kitchen remodel**

As with this past year, the Board's goal is to continue delivering meaningful improvements while maintaining **their fiduciary obligations**.

## **Upcoming 2026 General Election Information**

Villasol residents are encouraged to participate in the upcoming **November 2026 General Election**, where seats on the Community Development District Board of Supervisors will be up for election.

### **Key Information:**

- **Election Date:** November 2026
- **Candidate Qualifying Period:** Typically occurs in June 2026 (exact dates to be confirmed by Osceola County Supervisor of Elections)

Residents interested in running for a Board seat should contact the **Osceola County Supervisor of Elections** for official qualifying requirements and deadlines.

### **What It Means to Serve:**

Board members play a critical role in:

- Overseeing community operations and infrastructure
- Managing budgets and contracts
- Making decisions that impact property values and quality of life

Serving on the Board is a meaningful opportunity to contribute to the continued success of Villasol. On behalf of the Villasol CDD Board of Supervisors, thank you for your continued support and engagement within the community.

We look forward to another successful year ahead.





# Tab 5



**MAGNOSEC**

LEAD • PROTECT • SERVE

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**Daily Report – Friday, April 3, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, I found the rising barrier on the ground. I took a photo and sent it to Mr. Hernan, and they advised they were on their way to fix it. Pedro was working in the parking lot.

**3:00 PM**

The pool area was in use, while other areas remained calm. Pedro continued working in the parking lot.

**4:00 PM**

I patrolled around the clubhouse and checked external areas. I checked the bathrooms and turned off the lights. Pedro continued working in the parking lot. The gym and pool were in use.

**5:00 PM**

I checked the left side of the clubhouse. The full basketball court, gym, and pool were in use.

**6:00 PM**

I patrolled around the clubhouse. I checked external areas such as the courts, playground, and pool, which were in use. Pedro continued working in the parking lot.

**7:00 PM**

The parking lot, gym, and full basketball court were in use, while other areas remained calm. At approximately 7:14 PM, several kids were playing on the basketball court, and one of them threw a shirt at the camera. The camera facing the full basketball court became blurry, and when the shirt was removed, it caused the camera to twist to its side.

**8:00 PM**

I checked the clubhouse doors and patrolled around the pool area. The basketball half court was in use. I checked the bathrooms and turned off the lights. Pedro finished his work and left the property.

**9:00 PM**

The gym was in use. The golf cart was safely parked. I once again checked that the doors were properly closed and returned the keycard to its designated place.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



**MAGNOSEC**

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**Daily Report – Saturday, April 4, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, the parking lot, full basketball court, and pool were in use. The golf cart was safely parked. The weather was very cloudy.

**3:00 PM**

I patrolled around the clubhouse. I checked the external bathrooms and turned off the lights. The parking lot, basketball half court, and pool were in use. The golf cart was safely parked.

**4:00 PM**

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

**5:00 PM**

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

**6:00 PM**

I patrolled the front and side of the clubhouse. The parking lot, gym, pool, and basketball half court were in use. The golf cart was safely parked. I used traffic cones to prevent vehicles from driving over the fresh paint in the parking lot.

**7:00 PM**

I patrolled around the clubhouse. The parking lot, courts, playground, pool, gym, and party room were calm. The golf cart was safely parked.

**8:00 PM**

I patrolled around the clubhouse. I checked the external bathrooms and turned off the lights. The golf cart was safely parked. All areas were calm. I checked that all doors were properly closed. One of the pool chairs was damaged, so I opened it and placed it near the hot tub so it would not be used.

**9:00 PM**

I checked the clubhouse doors, returned the keycard to its designated place, and confirmed the golf cart was safely parked.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



**MAGNOSEC**

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**Daily Report – Sunday, April 5, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, I patrolled around the clubhouse. The parking lot, basketball half court, and pool were in use. I checked the external bathrooms and turned off the lights. The golf cart was safely parked. A resident and their family entered the pool area with a bicycle. I spoke with them and explained the rules. They took a photo of the posted sign and stated they would read it.

**3:00 PM**

I patrolled around the clubhouse. I checked the external bathrooms and turned off the lights. The parking lot, basketball half court, and pool were in use. The golf cart was safely parked.

**4:00 PM**

I patrolled the left side of the property and checked the courts and external bathrooms. A boy was playing on the basketball half court. The parking lot, pool, and gym were in use. The golf cart was safely parked.

**5:00 PM**

At approximately 5:30 PM, I responded to the pool area after observing a father playing with his children by placing them on his shoulders in the pool. I advised him that this was not allowed. He did not respond well and became rude. His wife was present and attempted to calm him down by saying that I was new.

**6:00 PM**

I checked external areas such as the courts and front of the clubhouse. The parking lot, basketball half court, and pool were in use. The golf cart was safely parked. I called Mr. Hernan because the entire left side of the clubhouse was hot. He arrived and fixed the air conditioning.

**7:00 PM**

I patrolled the left side, pool area, and back area while keeping an eye on the children playing there. The gym, pool, and basketball court were in use. The golf cart was safely parked.

**8:00 PM**

The gym, basketball half court, and pool were in use. Other areas remained calm.

**9:00 PM**

I checked the external bathrooms and turned off the lights. I checked that all clubhouse doors

were properly closed. I returned the keycard to its designated place. The golf cart was safely parked.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



**MAGNOSEC**

LEAD • PROTECT • SERVE

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**Daily Report – Friday, April 10, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, I patrolled around the clubhouse. External areas such as the parking lot and pool were in use. The external bathrooms, playground, and courts were calm. I checked that all doors were closed. The gym and party room were calm.

**3:00 PM**

Mr. Hernan was checking the frozen screen in the lobby. External areas were calm.

**4:00 PM**

External areas such as the pool and parking lot were in use. Other areas remained calm. While patrolling around the pool, I found another damaged chair and placed it near the others.

**5:00 PM**

At that time, all areas were calm. I checked external areas and turned off their lights. I observed the young man who had previously covered the camera with his shirt entering the basketball court. I approached him and spoke to him about the incident, advising him that if I saw him do it again, I would have to call the police. I immediately called Mr. Hernan to let him know that I had spoken with the young man. The young man then ran away, possibly thinking I was calling the police. At approximately 5:45 PM, his mother arrived stating that he had not touched the camera and that she wanted to review the video. She also said that he was just a child, which was why he ran. It appeared that the young man had not told her the truth.

**6:00 PM**

External areas such as the basketball courts, parking lot, party room, and gym were in use. Other areas remained calm. I checked the external bathrooms and turned off the lights. The golf cart was safely parked.

**7:00 PM**

Guests were arriving at the party room. The parking lot, full basketball court, and gym were in use. The golf cart was safely parked.

**8:00 PM**

I patrolled around the clubhouse. Areas such as the parking lot and gym were in use, while other areas remained calm. I checked the external bathrooms and turned off the lights. The golf cart was safely parked.

**9:00 PM**

**I patrolled around the clubhouse. I opened the trash container and checked the party room after the party had ended. The golf cart was safely parked. I returned the keycard to its designated place.**

**10:00 PM**

**End of shift. The golf cart was safely parked. I left everything secured and in order.**



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**Daily Report – Saturday, April 11, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, I patrolled around the pool area, which was in use. Other external areas such as the parking lot, basketball half court, and gym were also in use. The golf cart was safely parked.

**3:00 PM**

The parking lot, pool, and gym were in use, while other areas remained calm. The golf cart was safely parked. The external bathrooms were in good condition.

**4:00 PM**

I patrolled around the pool area. I checked the external bathrooms and turned off the lights. The golf cart was safely parked. The pool, parking lot, and gym remained in use.

**5:00 PM**

The full basketball court, pool, and gym were in use, while other areas remained calm. I checked the left side of the clubhouse and the external bathrooms.

**6:00 PM**

I patrolled around the clubhouse. I checked external areas such as the tennis and basketball courts, playground, pool, parking lot, and external bathrooms. The golf cart was safely parked. The basketball court, gym, and parking lot were in use.

**7:00 PM**

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

**8:00 PM**

I patrolled around the pool area and the front of the clubhouse. I checked areas such as the tennis and basketball courts and the playground. There were kids riding bikes in the back area. One of them removed the posted sign, but then returned it and left the area. I was not able to take a photo.

**9:00 PM**

I checked the clubhouse doors. I checked the external bathrooms and turned off the lights. The golf cart was safely parked. The parking lot and gym were in use. I returned the keycard to its designated place.

**10:00 PM**

**End of shift. The golf cart was safely parked. I left everything secured and in order.**



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Daily Report – Sunday, April 12, 2026

Assigned Workplace: Centro Recreacional Villa Sol

Schedule: 2:00 PM to 10:00 PM

At the start of the shift, I observed external areas such as the parking lot, full basketball court, and pool, which were in use. The gym was also in use. The golf cart was safely parked.

**3:00 PM**

The full basketball court, tennis court, and playground were in use. The golf cart was safely parked.

**4:00 PM**

I patrolled around the clubhouse, checking the pool area, parking lot, courts, and playground. Some areas were in use, while others remained calm. The golf cart was safely parked. The external bathrooms were in good condition.

**5:00 PM**

Residents were leaving and others were arriving at the pool area. The parking lot and gym were in use. I checked the clubhouse doors and the external bathrooms. The golf cart was safely parked.

**6:00 PM**

I patrolled around the clubhouse. Areas such as the parking lot, full basketball court, and pool were in use, while other areas remained calm. The golf cart was safely parked.

**7:00 PM**

I patrolled around the clubhouse. The parking lot, pool, and full basketball court were in use, while other areas remained calm. The golf cart was safely parked.

**8:00 PM**

I patrolled around the entire perimeter. All areas were calm. I found another damaged chair and placed it upright near the hot tub. The golf cart was safely parked.

**9:00 PM**

I checked that all doors were properly closed. I inspected the gym area to make sure the machines were turned off, and I checked the gym windows. I returned the keycard to its designated place. The golf cart was safely parked.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



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**Daily Report – Friday, April 17, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM – 10:00 PM**

**2:00 PM – Shift started. Checked the pool, parking lot, and gym, which were in use. Other areas were calm. Pedro was preparing to paint the street crossing at the front.**

**3:00 PM – The parking lot, pool, and gym were in use. Pedro was painting the street crossing. Checked the left side of the clubhouse. Checked the exterior bathrooms and turned off the lights.**

**4:00 PM – Nothing to report. All other areas remained calm.**

**5:00 PM – Checked all clubhouse doors. The parking lot, pool, gym, and basketball courts were in use. Pedro continued painting.**

**6:00 PM – The basketball courts, pool, and parking lot were in use. Other areas remained calm.**

**7:00 PM – Checked exterior areas through the cameras, including the basketball courts and pool. The golf cart was safely parked. The gym was in use.**

**8:00 PM – Walked the front and left side of the clubhouse. The basketball courts and playground were in use. The golf cart was safely parked.**

**9:00 PM – Checked that all doors were properly closed. Checked the exterior bathrooms and turned off the lights. Returned the keycard to its designated place.**

**10:00 PM – Shift ended. The golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Saturday, April 18, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM – 10:00 PM**

**2:00 PM – Shift started. The parking lot, basketball full court, tennis court, and pool were in use. The golf cart was safely parked.**

**3:00 PM – Checked exterior areas, including the front, courts, playground, and pool, which were in use. The golf cart was safely parked.**

**4:00 PM – Exterior areas, including the courts and playground, were calm. The pool was in use. The golf cart was safely parked.**

**5:00 PM – The parking lot, pool, and basketball half court were in use. Checked the exterior bathrooms and turned off the lights. The golf cart was safely parked. Responded to the pool area regarding a young male who entered the pool area with a bicycle. He and the other children were advised that bicycles are not permitted inside the pool area. The children denied knowing the rule. They were also observed climbing onto each other's shoulders in the pool, so their mother was contacted and advised of the safety concerns and pool rules.**

**6:00 PM – The parking lot, basketball courts, pool, and gym were in use. The golf cart was safely parked.**

**7:00 PM – Exterior areas, including the basketball half court, playground, parking lot, pool, and gym, were in use. The golf cart was safely parked.**

**8:00 PM – Walked around the clubhouse. Asked the guests in the pool area to leave due to pool closing time. The basketball half court and gym were in use.**

**9:00 PM – Checked that all doors were properly closed. The golf cart was safely parked. Returned the keycard to its designated place.**

**10:00 PM – Shift ended. The golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Sunday, April 19, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM – 10:00 PM**

**2:00 PM – Shift started. Only the pool and gym were in use. The golf cart was safely parked.**

**3:00 PM – Exterior areas, including the courts and playground, were calm. The parking lot and pool were in use. The golf cart was safely parked. Checked the doors.**

**4:00 PM – Walked around the pool area, which was in use, along with the parking lot. No issues to report. The golf cart was safely parked.**

**5:00 PM – Walked around the clubhouse. The courts, playground, and party room were calm. The parking lot and pool were in use. The golf cart was safely parked. Checked the exterior bathrooms and turned off the lights.**

**6:00 PM – The basketball courts, parking lot, and playground were in use. The golf cart was safely parked. At 6:39 PM, a resident entered the gym with a young girl and turned on the treadmill for her. The resident was approached and advised that children are not allowed to use the gym machines or remain inside the gym. The resident removed the child from the treadmill and sat her on the floor.**

**7:00 PM – Walked around the clubhouse. The parking lot, basketball courts, and gym were in use. The golf cart was safely parked.**

**8:00 PM – Walked around the clubhouse, pool, and left side. All areas were calm. The golf cart was safely parked.**

**9:00 PM – Checked that all doors were properly closed. The golf cart was safely parked. Returned the keycard to its designated place.**

**10:00 PM – Shift ended. The golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Friday, April 24, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM – 10:00 PM**

**2:00 PM – Shift started. During the first round, exterior areas were checked, including the parking lot and pool, as well as the gym, which were in use. Other areas were calm.**

**3:00 PM – The gym, pool, and parking lot were in use. Other areas remained calm. Checked the side of the clubhouse and the exterior bathrooms.**

**4:00 PM – The pool, parking lot, and gym continued to be in use. Other areas remained calm.**

**5:00 PM – Walked around the pool area and monitored the children’s behavior. The parking lot and gym were in use.**

**6:00 PM – From the party room, observed the basketball full court, pool, gym, and parking lot, which were in use.**

**7:00 PM – Walked the front of the clubhouse. The parking lot, basketball court, pool, and gym were in use. The golf cart was safely parked.**

**8:00 PM – Walked around the clubhouse. Checked the basketball court and asked the children to exit since it was getting dark. The parking lot and gym were in use. Checked the exterior bathrooms and turned off the lights. The golf cart was safely parked.**

**9:00 PM – Checked that all doors were properly closed. Returned the keycard to its designated place.**

**10:00 PM – Shift ended. The golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Saturday, April 25, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM – 10:00 PM**

**2:00 PM – Shift started. Upon arrival, a children’s party was observed in the pool area. Since this type of activity is prohibited, Mr. Herman was informed immediately, and contact was made with the party hosts. The situation was addressed without further issues.**

**3:00 PM – Checked the pool area to ensure there were no alcoholic beverages and that guests were behaving properly and following the rules. The courts, playground, gym, and party room were calm. The parking lot was in use. The golf cart was safely parked.**

**4:00 PM – The parking lot and pool were in use. Other areas remained calm. Checked the exterior bathrooms and turned off the lights. The golf cart was safely parked.**

**5:00 PM – Guests in the pool area began leaving due to bad weather. Exterior areas were calm. Checked the exterior bathrooms and turned off the lights. The golf cart was safely parked.**

**6:00 PM – The weather improved. All areas were calm. The golf cart was safely parked.**

**7:00 PM – Walked around the clubhouse. Exterior areas were calm. The golf cart was safely parked. A resident entered the gym.**

**8:00 PM – Walked around the property. A small boat with no engine was observed along the canal. Checked the exterior bathrooms and turned off the lights. Walked around the pool area and front of the clubhouse.**

**9:00 PM – Checked that all doors were properly closed. The golf cart was safely parked. Returned the keycard to its designated place.**

**10:00 PM – Shift ended. The golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Sunday, April 26, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM – 10:00 PM**

**2:00 PM – Shift started. Conducted the first round through the clubhouse. The parking lot and gym were in use. Other areas were calm. Weather conditions were poor. The golf cart was safely parked.**

**3:00 PM – Walked in front of the clubhouse. The parking lot and gym were in use. Other areas remained calm. Exterior bathrooms were checked and found in order. The golf cart was safely parked.**

**4:00 PM – The parking lot was in use. Other areas remained calm. The golf cart was safely parked.**

**5:00 PM – Walked around the clubhouse. The parking lot and pool were in use. Other areas were calm. The golf cart was safely parked. Through the cameras, two children were observed running alone near the canal. Contact was made, and their parents were located behind the trees taking professional photographs. The parents were advised to keep close supervision of the children, and the officer returned to post.**

**6:00 PM – Walked around the pool area, front area, and left side of the property. The parking lot, pool, and gym were in use. The golf cart was safely parked. Children arrived at the basketball full court.**

**7:00 PM – The basketball full court and gym were in use. Other areas were calm. Checked exterior areas and turned off the lights. The golf cart was safely parked.**

**8:00 PM – Walked the left side of the clubhouse. The basketball half court was in use. Other areas were calm. The golf cart was safely parked.**

**9:00 PM – Checked that all doors were properly closed. Checked the pool area, front area, and gym windows. The golf cart was safely parked. Returned the keycard to its designated place.**

**10:00 PM – Shift ended. The golf cart was safely parked. All areas were left secured and in order.**



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**Daily Report – Friday, March 27, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, I checked the party room and made sure the doors were closing properly. I monitored external areas such as the parking lot and pool, which were in use. Other areas remained calm. A new sign was observed at the gym.

**3:00 PM**

I conducted a patrol around the entire property. The parking lot and tennis court were in use, while other areas remained calm. I checked the external bathrooms and turned off the lights. A family arrived at the pool area.

**4:00 PM**

The parking lot and pool were in use. Other areas remained calm.

**5:00 PM**

The weather was cloudy. The parking lot and pool area remained in use. The golf cart was safely parked. I checked the bathrooms and turned off the lights. The basketball half court was in use.

**6:00 PM**

External areas such as the parking lot and basketball half court were in use, as well as the gym. The golf cart was safely parked.

**7:00 PM**

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

**8:00 PM**

I patrolled around the clubhouse. The tennis court and playground were in use. Other areas remained calm. The golf cart was safely parked.

**9:00 PM**

I patrolled the front and side areas of the clubhouse. All areas were calm. The golf cart was safely parked. I returned the keycard to its designated place.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



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**Daily Report – Saturday, March 28, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, I patrolled around the clubhouse. The gym and pool were in use, while other areas remained calm. I checked the external bathrooms and turned off the lights. The golf cart was safely parked.

**3:00 PM**

The gym, pool, and parking lot were in use. The golf cart was safely parked.

**4:00 PM**

I patrolled the left side and checked external areas. At that time, the parking lot, tennis court, and basketball courts were in use. The golf cart was safely parked. The weather was cloudy.

**5:00 PM**

Families were arriving at various areas such as the pool, courts, and parking lot. The golf cart was safely parked.

**6:00 PM**

I patrolled the front and side areas of the clubhouse and pool. I checked the external bathrooms and turned off the lights. The golf cart was safely parked. A resident entered the pool area with a small electric car. I spoke with them, explained the rules, and pointed out the posted sign. They apologized.

**7:00 PM**

The parking lot and gym were in use, while other areas remained calm. The golf cart was safely parked. I checked that the doors were working properly. I also inspected the tennis court net and observed that it was loose and close to the ground.

**8:00 PM**

I patrolled the front of the clubhouse. I checked the external bathrooms and turned off the lights. The basketball half court was in use, while other areas remained calm. The golf cart was safely parked.

**9:00 PM**

I checked that all clubhouse doors were closed. The golf cart was safely parked. I returned the keycard to its designated place.

**10:00 PM**

**End of shift. The golf cart was safely parked. I left everything secured and in order.**



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**Daily Report – Sunday, March 29, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: 2:00 PM to 10:00 PM**

At the start of the shift, all areas were calm. The golf cart was safely parked. I checked that the doors were working properly.

**3:00 PM**

The entire property remained calm. I checked the external bathrooms and turned off the lights. I patrolled around the pool area. Everything remained calm. The golf cart was safely parked.

**4:00 PM**

Nothing to report. The golf cart was safely parked. The weather was cloudy.

**5:00 PM**

I patrolled around the clubhouse. I checked the external bathrooms, pool area, and doors. The golf cart was safely parked.

**6:00 PM**

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

**7:00 PM**

I patrolled the left side of the clubhouse. The afternoon was rainy. The parking lot and gym were in use, while other areas remained calm. The golf cart was safely parked.

**8:00 PM**

I checked the gym windows. I checked the external bathrooms and turned off the lights. The golf cart was safely parked. I also checked that the clubhouse doors were properly closed. At approximately 8:15 PM, a tow truck began lifting my car. The driver stated that Mr. Brian had called him in.

**9:00 PM**

I checked that all clubhouse doors were closed. The golf cart was safely parked.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.

# Tab 6



Job Report No 11356

Send Report by Email

**Jobs report**

Villasol CDD

**Manager:** Brian Mendez

**Address:** 3050 puerta del sol Blvd

**Email:** bmendes@rizzetta.com

**Version:** 1

**Date:** 2026-04-15 07:55:04

Date Check	HOA	Employee
2026-04-15 07:55:04	Villasol CDD	Pedro

**Job Zone Reported**

Item	Date	Zone	Activities
11356	2026-04-15 07:55:04	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11360	2026-04-15 08:16:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11367	2026-04-15 09:51:04	TWO house	Install protective panels

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11374	2026-04-16 07:46:04	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11383	2026-04-16 08:54:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11384	2026-04-16 09:11:04	TWO house	Paint curv

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11395	2026-04-16 14:33:04	Clubhouse	Paint pedestrian crossing

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11398	2026-04-17 07:39:04	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11404	2026-04-17 08:49:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11405	2026-04-17 09:17:04	Puerta del sol Blvd	Save poster

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11415	2026-04-17 10:55:04	The entire property	Garbage collection

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11416	2026-04-17 11:28:04	Clubhouse	Install protective panels

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11418	2026-04-17 12:56:04	Clubhouse	Paint white lines

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11427	2026-04-17 15:27:04	Clubhouse	Paint white lines

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11431	2026-04-20 07:51:04	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11435	2026-04-20 08:52:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11442	2026-04-20 11:14:04	Vía otero drive	Paint curv

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11449	2026-04-20 14:02:04	Villa Preciosa	Paint white lines

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11453	2026-04-21 07:56:04	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11458	2026-04-21 09:52:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11461	2026-04-21 12:17:04	The entire property	Paint white lines

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11462	2026-04-21 13:37:04	Riachuelo Lane	Paint curv

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11464	2026-04-21 15:13:04	Riachuelo Lane	Paint curv

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11469	2026-04-22 07:54:04	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11475	2026-04-22 08:36:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

**Observations**

**BEFORE**

**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11481	2026-04-22 09:54:04	Vía largo	Paint curv

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11484	2026-04-22 11:00:04	Camino Real South	Paint curv

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11486	2026-04-22 13:59:04	Via otero drive	Paint white lines

**Observations**

**BEFORE**



**AFTER**



**Job Zone Reported**

Item	Date	Zone	Activities
11490	2026-04-22 14:36:04	Vía otero drive	Paint white lines

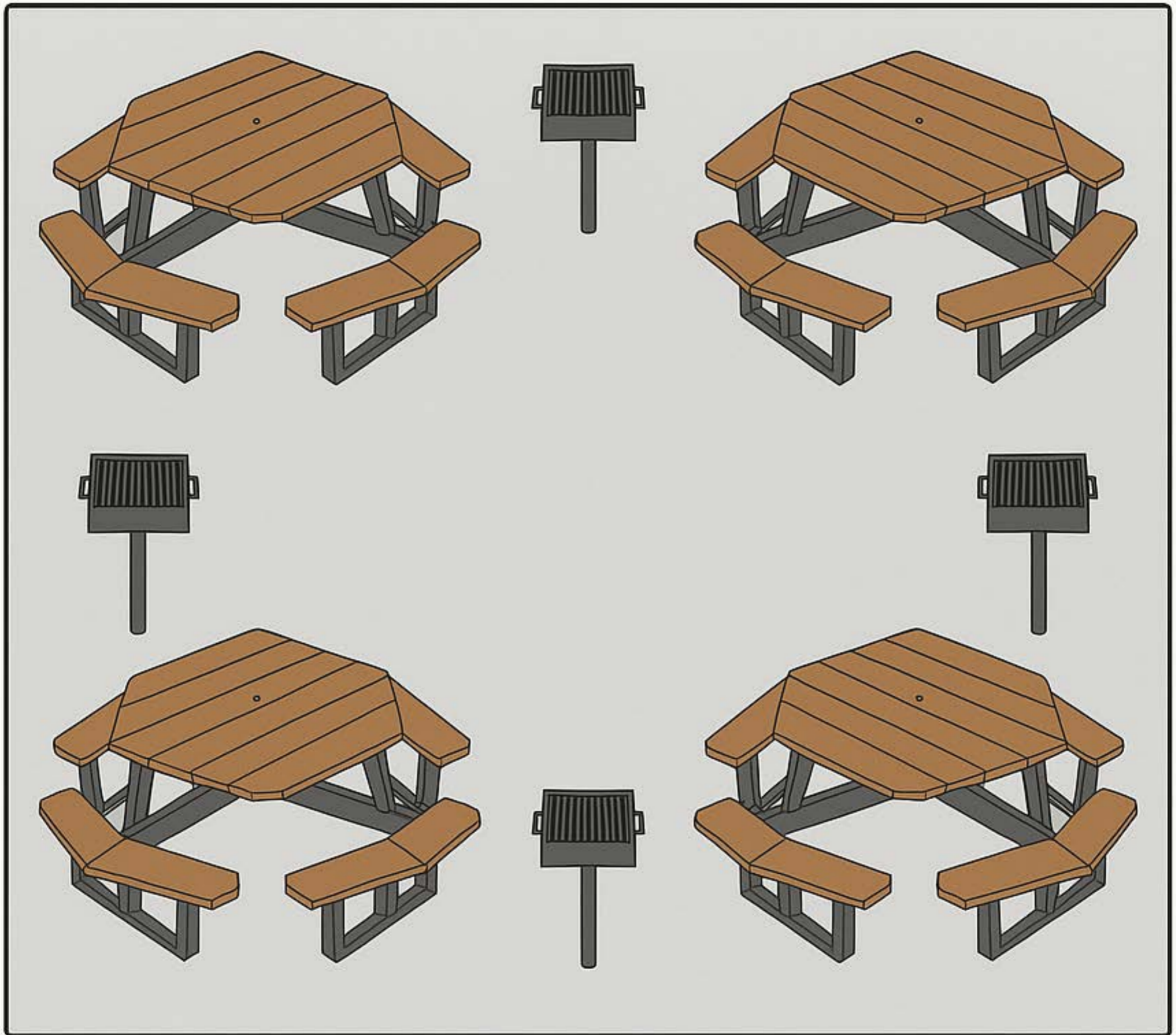
**Observations**

**BEFORE**



**AFTER**



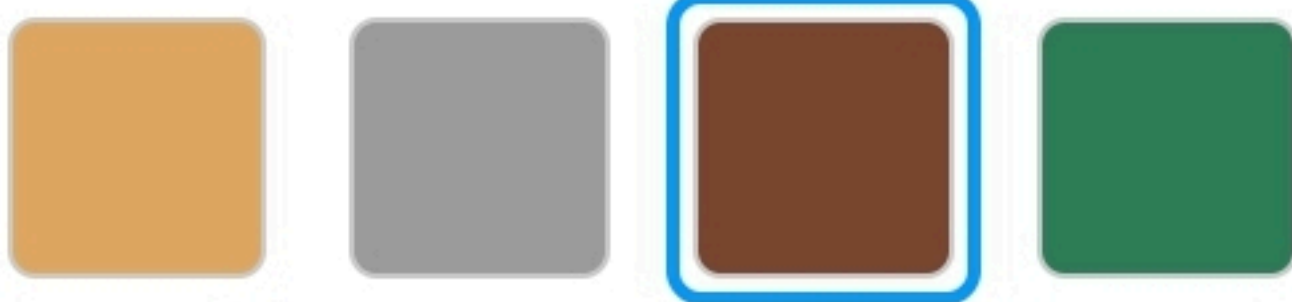


Concrete Pad Community Area

# Hex Recycled Plastic Picnic Table - 46", Brown



Color: **Brown**



**Description**

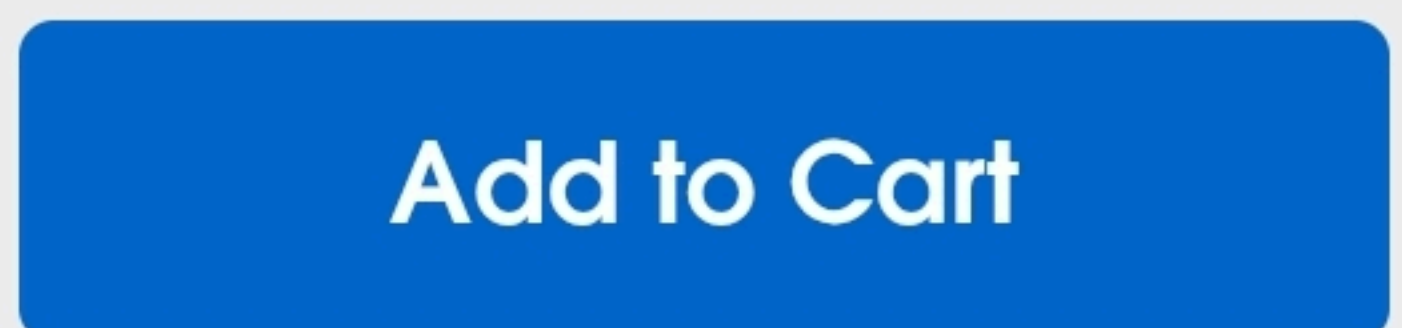
Additional  
Information

Pricing

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

\$1,295 / Price Each

Subtotal: \$1,295.00



# Outdoor Standard Park Grill



Description

Additional Information

Pricing

In Stock, Ships Today

Barbeque delicious brats, hot dogs or hamburgers.

- Anti-theft grate with 4 adjustable heights delivers the perfect heat.
- Grill rotates to deflect wind. Rust resistant.
- Best for permanent installation.

\$380 / Price Each

Subtotal: \$380.00

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1

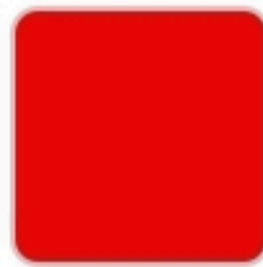
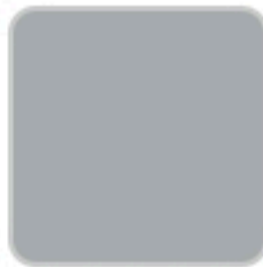
+

Add to Cart

# Thermoplastic Trash Can - 32 Gallon, Bonnet Lid, Black



Color: **Black**



**Description**

Additional Information

Pricing

**In Stock, Ships Today**

**\$585** / Price Each

Subtotal: \$585.00



1



**Add to Cart**

# Hex Recycled Plastic Picnic Table - 46", Brown



Color: **Brown**



**Description**

**Additional Information**

**Pricing**

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

**\$1,295 / Price Each**

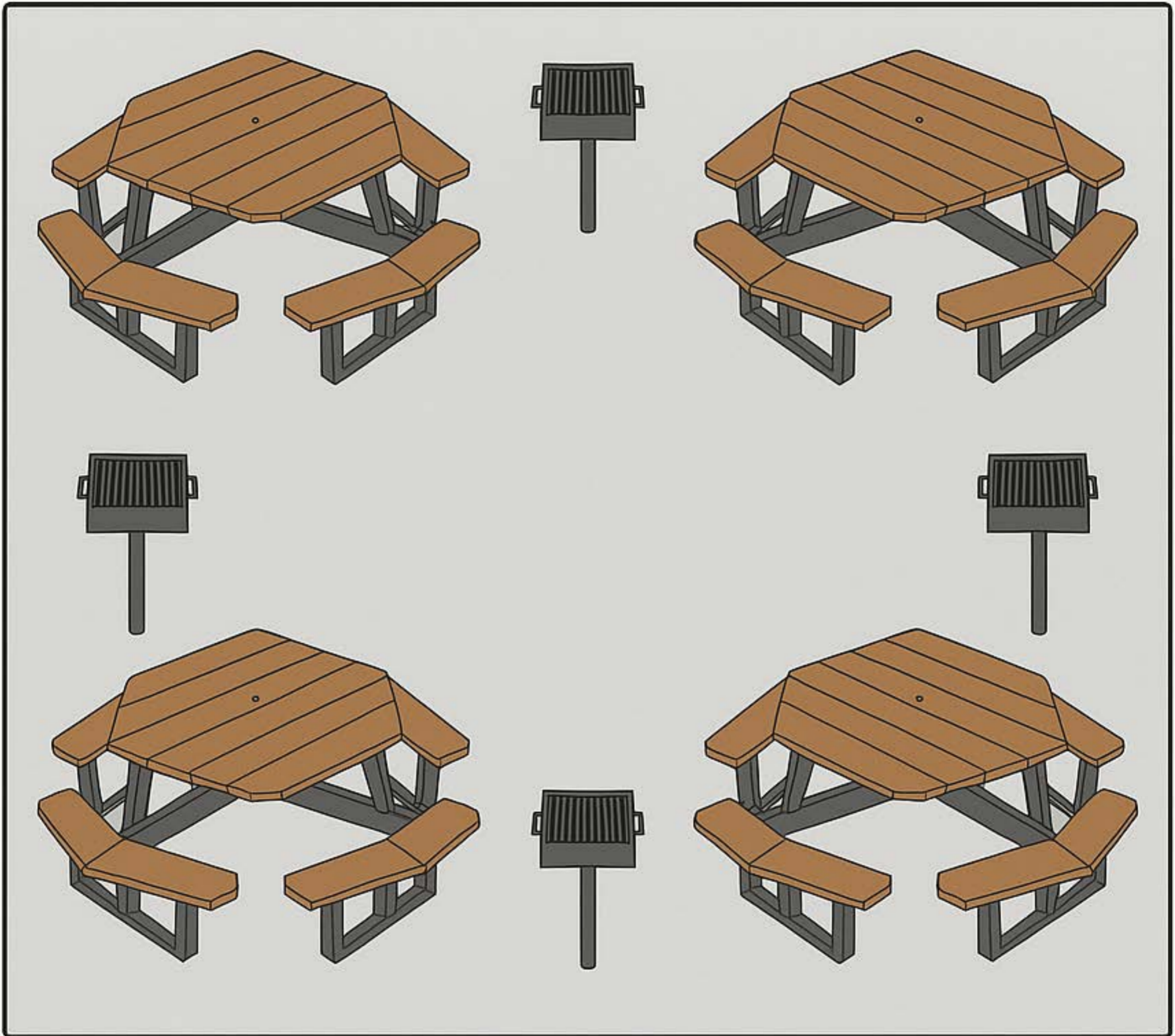
Subtotal: \$1,295.00



1



**Add to Cart**



Concrete Pad Community Area

# Outdoor Standard Park Grill



Description

Additional Information

Pricing

In Stock, Ships Today

Barbeque delicious brats, hot dogs or hamburgers.

- Anti-theft grate with 4 adjustable heights delivers the perfect heat.
- Grill rotates to deflect wind. Rust resistant.
- Best for permanent installation.

\$380 / Price Each

Subtotal: \$380.00

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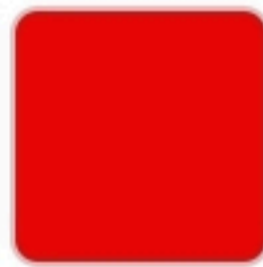
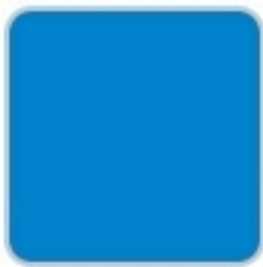
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Add to Cart

# Thermoplastic Trash Can - 32 Gallon, Bonnet Lid, Black



Color: **Black**



**Description**

Additional Information

Pricing

**In Stock, Ships Today**

**\$585** / Price Each

Subtotal: \$585.00



1



**Add to Cart**

# Tab 7

MINUTES OF MEETING

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

VILLASOL  
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the VillaSol Community Development District was held on **April 14<sup>th</sup>, 2026, at 6:05 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744.**

Present and constituting a quorum:

Herman Perez	<b>Board Supervisor, Chairman</b>
Ariel Correa-Betancourt	<b>Board Supervisor, Vice Chairman</b>
Corey Gagnon	<b>Board Supervisor, Assistant Secretary</b>
Mark Gosdin	<b>Board Supervisor, Assistant Secretary</b>
Mario Cordova	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Brian Mendes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Cari Webster	<b>District Counsel, Straley Robin Vericker</b> <i>(Via Phone)</i>
Pete Glasscock	<b>District Engineer, Hanson Walter</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS** **Call to Order**

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

**SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS** **Public Comment**

A member of the audience commented on towing procedures in the community, stating their family has been towed on multiple occasions.

The Members of the Board reviewed towing procedures with the Members of the audience.

48 A member of the audience commented on the open towing policy and the potential room for  
49 error and how excessive towing may be benefiting the tow company to tow more.

50

51 The Members of the Board and district staff reviewed the potential safety hazards and  
52 impeding driveway access.

53

54 A member of the audience commented on their experience with having a vehicle towed.

55

56 A member of the audience commented on the need for more child-friendly activities, such  
57 as basketball court and play areas.

58

59

60 **FOURTH ORDER OF BUSINESS**                      **Staff Reports**

61

62            A.     District Engineer

63

64                      1. Updates on Storm System Repairs

65

66 Mr. Glasscock updated the Board on the storm drain repairs stating he has been in contact  
67 with the site supervisor.

68

69 Mr. Glasscock stated the Casa Bella has been inspected, and the forms were not deep  
70 enough and will need to be addressed.

71

72 Mr. Glasscock stated that the repair is underway and he will be checking the site as the job  
73 progresses.

74

75 Mr. Gosdin commented on the speed humps recently installed, stating while some are  
76 satisfactory, some speed humps are too steep.

77

78 Mr. Perez stated to have the vendor check the speed humps for compliance before marking  
79 the project complete.

80

81 Mr. Correa-Betancourt commented on the type of paint used for the arrow stripping.

82

83 The Members of the Board and district staff discussed thermal plastic and reflecting paint  
84 arrows for speed hump stripping.

85

86 The Board and district staff continued to discuss the speed hump project and reflective  
87 painting.

88

89            B.     District Counsel

90

91                      1. Updates on County Surveys

92

93                      2. Updates on Pre-School Negotiations

94

95 Ms. Webster inquired if Mr. Glasscock has reviewed the traffic report that was sent, Mr  
Glasscock confirmed.

96

97 The Board and district staff discussed and reviewed the traffic survey for the area.

96 The Board and district staff reviewed potential sidewalk changes due to the addition of  
97 preschool.

98  
99 Ms. Webster reviewed the HOA cost share agreement for roadways with the Members of  
100 the Board.

101  
102 The Board and District staff reviewed the annual budget and how the cost share will effect  
103 the budget.

104  
105 The Members of the Board requested more information on the cost share breakdown prior  
106 to accepting the agreement.

107  
108 Mr. Gagnon inquired about adding the responsibility of lawn moving and buss stop  
109 maintenance in the cost share agreement.

110  
111 Ms. Webster stated that an approval letter was sent regarding the cost share agreement.  
112

On a motion by Mr. Perez, seconded by Mr. Cordova, with all in favor, the Board directed district staff to proceed with the preschool negotiations, including a adding bus stop and assuming responsibility of landscaping to bus area, in substantial form, for VillaSol Community Development District.

113  
114 Ms. Webster updated on the Board on the recent boat dock survey, stating the request for  
115 a conservation area was denied.

116  
117 Mr. Perez commented on the boat dock area and the potential of deeding land to the county.  
118

119 Mr. Gosdin stated he was against deeding land to the county.  
120

121 Ms. Webster reviewed the offer made by the county and stated that the Board can deny and  
122 request to renegotiate the land swap.

123  
124 The Board directed district staff to deny the county land swap proposal and see what options  
125 are available.

- 126  
127 C. District Manager  
128 1. Updates on Speed Humps  
129 2. Updates on Interior Clubhouse Painting Project  
130 3. Updates on Property Signage  
131 4. PGS Curb Painting/ Sidewalk Grinding Projects  
132

133 The Members of the Board and district staff reviewed the clubhouse painting options.  
134

On a motion by Mr. Perez, seconded by Mr. Gosdin, with all in favor, the Board approved the Emerald color paint with semi-gloss, for VillaSol Community Development District.

135  
136 Mr. Mendes updated the members of the board on the property signage and police patrols.

137  
138 Mr. Mendes stated that PGS is currently 95% complete with the yellow curb painting and  
139 60% done with curb grinding.

140  
141 D. Board of Supervisors  
142 1. Fountain Repair Update

143  
144 Mr. Cordova commented on the fountain enhancements.

145  
146 **FIFTH ORDER OF BUSINESS**

**Magnosec Security Reports**

147  
148 1. March 2026 Reports

149  
150 The Members of the Board reviewed the March 2026 Magnosec security reports.

151  
152 **SIXTH ORDER OF BUSINESS**

**Guardian Access Solutions**

153  
154 1. Preventative Gate Maintenance

155  
156 The Members of the Board reviewed Guardian Access Solutions preventative gate  
157 maintenance report.

158  
159 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting Held on  
March 10th, 2026,**

160  
161  
162  
163 The Board reviewed and approved the meeting minutes from the Board of Supervisors from  
164 the meeting held on February 10, 2026.

165  
166 Mr. Mendes reviewed a grammatical error on line 160 that was revised.

167  

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on May 10 <sup>th</sup> , 2026, for VillaSol Community Development District.
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

168  
169 **EIGHTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for the  
Month(s) of February 2026**

170  
171  
172  
173 The Members of the Board reviewed the maintenance expenditures for the month of  
174 January 2026.

175  
176 Mr. Perez inquired about the natural gas charges.

177  
178 Mr. Mendes responded to the inquiry.

179

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2026 (\$11,449.47), for VillaSol Community Development District.

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**NINTH ORDER OF BUSINESS**

**Ratification of District Items**

1. Amazon Purchases
2. DF Supply Inc. Gate Arms
3. Fit Rev Gym Equipment

The Members of the Board reviewed all items for ratification and reviewed adjustments made to FitRev proposal.

The Members of the Board and district staff discussed leas options and FitRev equipment expectations.

On a motion by Mr. Gosdin, seconded by Mr. Cordova, with all in favor, the Board ratified the Amazon Purchases, DF Supply Inc. Gate Arms and Fit Rev Gym Equipment, for VillaSol Community Development District.

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Mr. Cordova inquired about having a log of all purchases made for maintenance or enhancements.

**TENTH ORDER OF BUSINESS**

**Discussion of Investment Options**

The Board Members tabled the discussion until May 14<sup>th</sup>, 2026 Meeting.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Pool Resurface Proposals**

1. Arinton
2. Spies Pool
3. Professional Aquatic Services

Mr. Mendes reviewed the pool resurface proposals and pricing with the Members of the Board.

The Board and district staff reviewed pricing and additional cost that may occur due to piping that is needed during installation.

On a motion by Mr. Gosdin, seconded by Mr. Perez, with all in favor, the Board approved Arinton's pool resurfacing proposal for VillaSol Community Development District.

214  
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217

**TWELFTH ORDER OF BUSINESS**

**Consideration of Pond Fish Stocking Proposal**

218 1. The Lake Doctors

219  
220 The Members of the Board and district staff discussed vehicles that are driving into the  
221 restricted pond area.

222  
223 The Board Members tabled the discussion until May 14th, 2026 Meeting.

224  
225 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of A/C Ductwork  
Installation Proposals**

- 226  
227 1. AMVPRO  
228 2. BetterAir

229  
230 Mr. Mendes reviewed the ductwork installation proposals with the Members of the Board  
231 and discussed the differences in depth.

232  
233 The Members of the District Staff stated they will work on revised proposals, agreements,  
234 and review equipment inventory to report to the Board.

235  
On a motion by Mr. Gosdin, seconded by Mr. Gagnon, with all in favor, the Board  
approved AMVPRO ductwork installation proposal, for VillaSol Community Development  
District.

236  
237 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Fusus Proposal  
(Under Separate Cover)**

238  
239  
240 Mr. Perez reviewed the Fusus proposal with the Members of the Board.

241  
242 Mr. Perez reviewed the system and different abilities that the system.

243  
244 The Board and district staff reviewed security footage services and the current system.  
245 the community has.

246  
247 The Board and district staff reviewed the pricing and what the package offers in terms of  
248 software and cameras.

249  
250 The Moard inquired about if the Sherrif's department has access into the CDDs camera  
251 system.

252  
253 Ms. Webster stated recordings are confidential and will look into the agreement.

254  
255 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Approving the Proposed Budget and  
Setting the Public Hearing**

256  
257  
258  
259 Mr. Mendes reviewed the proposed FY 26-27 budget with the Members of the Board and  
260 asked if there were any questions.

261  
262 Mr. Mendes stated there is no increase in assessments.

263 Mr. Mendes reviewed the budget in detail and reviewed the breakdowns of the accounts.  
264

265  
266 The Members of the Board set July 14<sup>th</sup>, 2026, meeting to hold the public hearing regarding  
267 the FY 26-27 budget.  
268

On a motion by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Board adopted Resolution 2026-02, Approving the Proposed Budget and Setting the Public Hearing for VillaSol Community Development District.

269  
270 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests & Audience**  
271 **Comments**  
272

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved United Landscaping remove dead vegetation in pool area, proposal for VillaSol Community Development District.

273  
274 A member of the audience inquired about issues they are having with a neighbor.  
275

276 The Board commented to the resident to document and report any rule or policy violation  
277 and report to the appropriate party.  
278

279 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**  
280

281 On a motion by Mr. Gagnon, seconded by Mr. Correa-Betancourt, with all in favor, the  
282 Board adjourned the Board of Supervisors' Meeting at 8:04 p.m. for VillaSol Community  
283 Development District  
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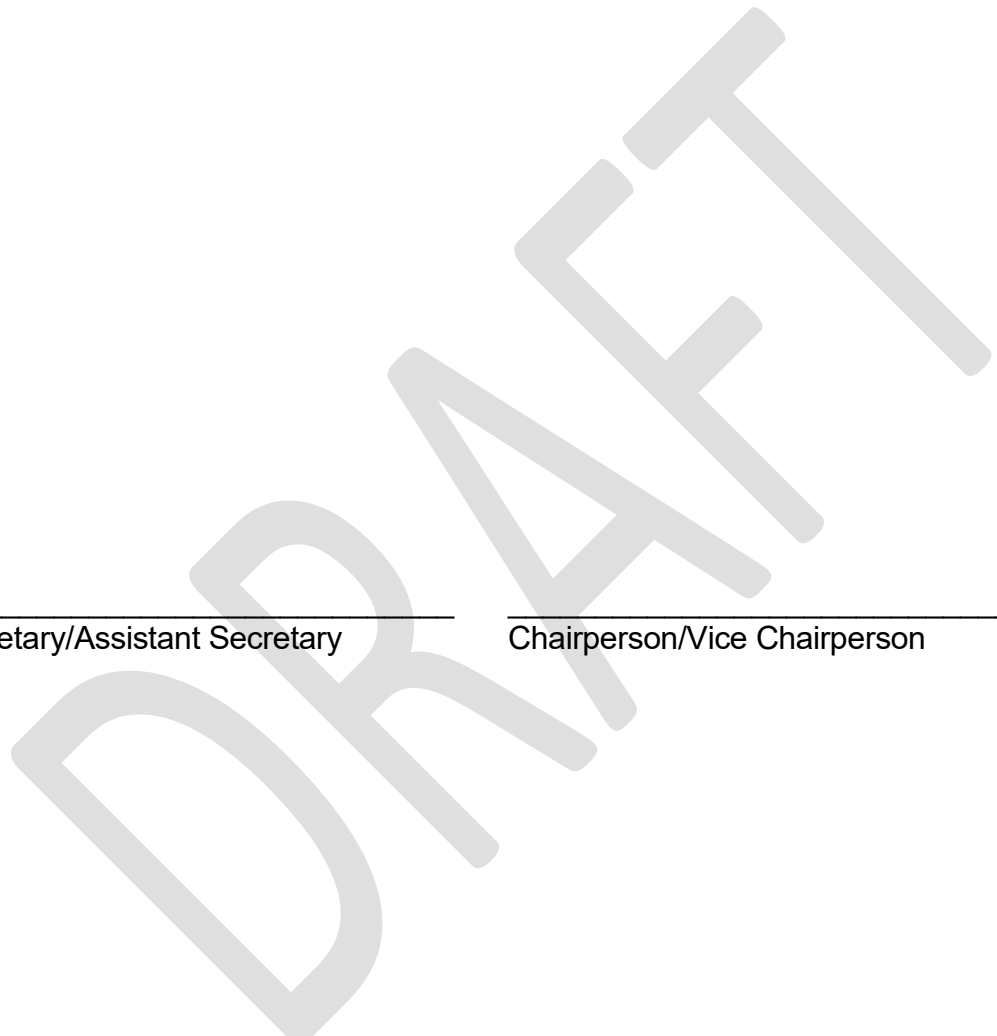
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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



# Tab 8

# 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

March 2026

For Board Approval

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

The total items being presented:     **\$72,023.97**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Access Control Technologies, Inc.	300289	257776	Gate Maintenance & Repair 03/26	\$ 730.00
ADT Security Services, Inc.	300286	1204555841	Security Monitoring & Maintenance 04/26	\$ 49.99
Ariel Ivan Correa-Betancourt	300283	AB031026-714	Board of Supervisors Meeting 03/10/26	\$ 200.00
Blade Runners Commercial Landscaping Orlando, LLC	300273	190637	Landscape Maintenance 02/26	\$ 861.66
Blade Runners Commercial Landscaping Orlando, LLC	300273	190645	Landscape Replacement 02/26	\$ 1,300.00
Blade Runners Commercial Landscaping Orlando, LLC	300290	197054	Landscape Maintenance 03/26	\$ 5,000.00
CSS Clean Star Services of Central Florida, Inc.	300274	17357	Cleaning Services 02/26	\$ 1,800.00
CSS Clean Star Services of Central Florida, Inc.	300288	17612	Cleaning Services 03/26	\$ 1,800.00
DF Supply, Inc.	300280	6938305	Gate Maintenance & Repair 03/26	\$ 2,662.18
Florida Department of Revenue	20260320	5980156305945-031926	Sales & Use Tax 02/26	\$ 23.88
Hanson Walter & Associates, Inc.	300281	5295860	Engineering Services 02/26	\$ 1,350.00

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Herman Perez	300284	HP031026-714	Board of Supervisors Meeting 03/10/26	\$ 200.00
Kissimmee Utility Authority	20260304-3	001632660000709740-021326	Electric Services 01/26	\$ 2,072.73
Kissimmee Utility Authority	20260304-2	001632660000770990-021326	Electric Services 01/26	\$ 18.13
Kissimmee Utility Authority	20260304-6	001632660000774280-021326	Electric Services 01/26	\$ 20.98
Kissimmee Utility Authority	20260304-4	001632660000779000-021326	Electric Services 01/26	\$ 108.32
Kissimmee Utility Authority	20260304-1	001632660000816360-021326	Electric Services 01/26	\$ 74.63
Kissimmee Utility Authority	20260304-5	001632660000842000-021326	Electric Services 01/26	\$ 1,219.39
MagnoSec, Corp.	300276	2356	Security Monitoring & Maintenance 03/26	\$ 1,104.00
MagnoSec, Corp.	300275	2369	Security Monitoring & Maintenance 03/26	\$ 1,104.00
Mario Cordova	300285	MC031026-714	Board of Supervisors Meeting 03/10/26	\$ 200.00
PGS Centrum, Inc.	300277	1661	Electrical Maintenance 02/26	\$ 4,960.66

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Recker Construction, LLC	300292	232	Maintenance & Repairs 03/26	\$ 28,150.00
Republic Services	300287	0690-000811056	Waste Disposal Services 04/26	\$ 150.16
Resort Pool Services	300272	29860-B	Pool Maintenance 12/25	\$ 1,900.00
Rizzetta & Company, Inc.	300271	INV0000107521	Accounting Services 03/26	\$ 4,256.30
SchoolStatus, LLC	300282	INV-SS-6150	Website Compliance & Management 03/26	\$ 1,613.00
Spectrum	20260317	2017464022826	Internet Services 03/26	\$ 175.38
Straley Robin Vericker	300291	28135	Legal Services 02/26	\$ 6,082.50
Terminix	300278	469434970	Pest Control 02/26	\$ 108.55
The Chamberlain Group, LLC	20260303	IN13293563	Access Control 03/26	\$ 665.00
TLD-Southeast, Inc.	300279	2046553	Water Management 02/26	\$ 390.00
Toho Water Authority	20260306 - 1	001632660000816360- 020626	Water-Sewer Services 01/26	\$ 37.76

# VillaSol Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260306 - 2	001632660000842000- 020626	Water-Sewer Services 01/26	\$ 438.55
Valley National Bank	20260326	CC022826-714	Credit Card Expenses 02/26	\$ 1,196.22
<b>Report Total</b>				<b><u>\$ 72,023.97</u></b>

# Tab 9

OnSight Industries, LLC  
900 Central Park Dr  
Sanford FL 32771

Written By: KAT THOMAS

Date: 4/30/2026

Proposal: W000418996

**Bill To:**  
VILLASOL COMMUNITY DEVELOPMENT  
DISTRICT  
3434 Colwell ave  
Suite #200  
Tampa FL 33614  
USA

**Location:**  
VILLASOL COMMUNITY DEVELOPMENT  
DISTRICT  
3434 Colwell ave  
Suite #200  
Tampa FL 33614  
USA

Project Name: 30X30 SIGN

Line	Item	U/M	Unit Price	Qty	Net Amount
2	ITEM-SIGN PACKAGES-M001959 SIGN PACKAGES CUSTOM EXTERIOR SIGN NON-ILLUMINATED CUSTOM 30IN X 30IN	E2	163.25	2.000	326.50
3	LABOR/CUSTOMER PICK-UP LABOR / INSTALLATION CUSTOMER PICK-UP	EA	0.00	1.000	0.00

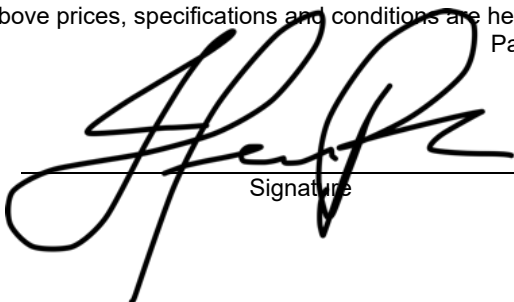
**Pre-Tax Total:** 326.50  
**Sales Tax:** 0.00  
**Total:** 326.50

## Terms and Conditions:

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requoted for customer approval. - Pricing in this proposal is subject to acceptance within 14 days and is void thereafter. - Depending upon the agreed credit terms, a deposit may be required before work is to commence. - If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion. - Any labor and installation pricing is approximate and subject to change based upon actual time incurred. - Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a \$100/month/pallet storage fee beginning on the 7th month. - Sales tax is estimated and subject to change based upon the actual rate at time of invoicing. - Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary. - Customer is responsible for variations from customer supplied architectural drawings & hardscapes. - Signature on this proposal constitutes approval from the client on supplied artwork/graphics. - Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement. - Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

## Proposal Acceptance:

The above prices, specifications and conditions are hereby accepted. OnSight Industries, LLC is authorized to proceed with the project as stated. Payment will be made as outlined above.



Signature

Name

Date


# Tab 10

## Pricing Summary

 <b>Software Licenses</b>	10 year license
# Video Licenses x28 VF-B-120	<b>\$29,030</b>

---

**Software Total** **\$29,030**

 <b>Video Hardware</b>	30 days
16-ch x1 CP-S-1-30D	<b>\$3,726</b>
24-ch x1 CP-E-1-30D	<b>\$4,187</b>

---

**Hardware Total** **\$7,913**

---

**Total** **\$36,944**

\* Pricing does not include sales tax and shipping costs.


This is not the final quote.

# Pricing Summary

 <b>Software Licenses</b>	5 year license
# Video Licenses x28 VF-B-60	<b>\$15,422</b>

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**Software Total** **\$15,422**

 <b>Video Hardware</b>	30 days
16-ch x1 CP-S-1-30D	<b>\$3,726</b>
24-ch x1 CP-E-1-30D	<b>\$4,187</b>

---

**Hardware Total** **\$7,913**

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**Total** **\$23,336**

\* Pricing does not include sales tax and shipping costs.

This is not the final quote.

# Tab 11



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

LIFETIME  
 EXTENDABLE

**SUBTERRANEAN TERMITE/  
 WOOD DESTROYING INSECTS BAITING  
 SERVICE AGREEMENT - FL/SC/VA/OK**

SINGLE FAMILY RESIDENTIAL STRUCTURE

VILLA DYL SOL HOA

HOA BOARD  
 @ VILLASBL HOA

BMENDES @  
 RIZZETA.COM  
 Primary Phone (Mobile/Work/Home)

First Name MI Last Name  
 3050 PIZZETA DYL SOL

E-mail Address / CLUB  
 Billing Address (if different) / HOUSE

Alternate Phone (Mobile/Work/Home)  
 407/046

Address of Treated Structure  
 KMMRE FL 34744

City State Zip County City State Zip County

Massey Services Phone

Massey Services Address 2786 MICHIGAN AV FL 34744

Effective Date

<b>TREATMENT WILL BE PROVIDED BY:</b> <input checked="" type="checkbox"/> BAITING <input type="checkbox"/> WOOD TREATMENT		<b>GUARANTEE WILL BE ISSUED AS CHECKED BELOW:</b> <input checked="" type="checkbox"/> REPAIR AND RETREATMENT <input type="checkbox"/> RETREATMENT ONLY <input type="checkbox"/> NO GUARANTEE	
<b>MASSEY IS AUTHORIZED TO TREAT THE STRUCTURE IDENTIFIED ABOVE FOR THE:</b> <input type="checkbox"/> CONTROL OF <input checked="" type="checkbox"/> PREVENTION OF		<b>Specific Wood Destroying Insects Included in Coverage:</b>	
<input checked="" type="checkbox"/> Subterranean Termites <input type="checkbox"/> Drywood Termites	<input checked="" type="checkbox"/> Formosan Termites <input type="checkbox"/> Powderpost Beetles	<input type="checkbox"/> Old House Borers	<input checked="" type="checkbox"/> Subterranean Termites ( <i>Reticulitermes sp., Heterotermes sp.</i> ) <input checked="" type="checkbox"/> Formosan Termites ( <i>Coptotermes sp.</i> ) <input type="checkbox"/> Drywood Termites ( <i>Kaloterms sp., Incisitermes sp., Cryptoterms sp.</i> ) <input type="checkbox"/> Powderpost Beetles ( <i>Anobiidae sp., Lyctidae sp., Bostrichidae sp.</i> ) <input type="checkbox"/> Old House Borers ( <i>Cerambycidae sp.</i> )
<b>WDI Treatment Sticker Location:</b>			
<b>IMPORTANT:</b> For detailed explanation of Guarantee(s), see the reverse side hereof. All Guarantees are specifically subject to the General Terms and Conditions listed on the reverse side hereof.			

**1. INITIAL TREATMENT**

This will confirm that the above-referenced Treated Property was treated for the Specific Wood Destroying Insects checked above on the Effective Date indicated above. MASSEY does hereby guarantee that the Baiting System installed on the Property complies with the manufacturer's label and with current regulations as approved by the United States Environmental Protection Agency and the relevant state regulatory Agencies. TYPE OF BAITING SYSTEM INSTALLED: **Sentricon**

**\* RENEWABLE PROTECTION**

- A. MASSEY guarantees the Initial Treatment for a period of (1) year from the Effective Date referenced above. MASSEY will offer the Customer an option of renewing the Guarantee each year. The annual renewal fee will be \$ **300** for the second year through fifth year. MASSEY reserves the right to adjust the annual renewal fee each year thereafter by giving Customer Advance Notice.
- B. The Customer will pay the annual renewal by the anniversary of the Effective Date each year or this Guarantee will be automatically terminated. In the event this Guarantee is canceled for any reason, the Customer hereby agrees to allow MASSEY access to the Treated Property to retrieve any Baiting System Components.

**IMPORTANT NOTICE:**

THE CUSTOMER UNDERSTANDS THAT ANY BAITING SYSTEM COMPONENTS PROVIDED TO CONTROL TERMITES AS GUARANTEED HEREIN ARE THE SOLE PROPERTY OF MASSEY AND/OR THE SUPPLIERS OF THESE COMPONENTS AND FAILURE TO PAY THE ANNUAL RENEWAL FEE WILL RESULT IN REMOVAL OF THESE COMPONENTS FROM THE TREATED PROPERTY.

**THE REMOVAL OF THE BAIT OR BAITING SYSTEM MAY RESULT IN A LACK OF TERMITE PROTECTION**

**\* REINSPECTIONS AND MONITORING**

- A. During the effective period of this Guarantee, MASSEY will reinspect the specified structure(s) located on the Treated Property as documented in the accompanying treatment graph annually according to all applicable state laws. MASSEY may conduct additional inspections upon Customer's request or at such intervals as MASSEY may deem necessary.
- B. The Customer agrees to make the Treated Property available for reinspection.
- C. During the first year following the Effective Date and thereafter as long as annual renewal fees are current, MASSEY will perform annual re inspections of the Treated Property and regular bait monitoring according to the product label and all applicable state laws.
- D. If any baiting stations are found with active Termites, MASSEY will return as necessary until the infestation has been controlled and/or eliminated.
- E. Customer agrees to make the Treated Property available for MASSEY's bait monitoring and servicing activities.
- F. The Guarantee provides for and obligates MASSEY to perform any retreatment deemed necessary at no additional cost to the Customer as long as the Guarantee is in force. Customer understands that MASSEY may use alternative methods in providing retreatment.

**4. RETREATMENT, REPAIR OF FUTURE DAMAGE, AND LIMITATIONS OF LIABILITY**

The type of Guarantee checked above will be issued to the Customer upon completion of the Initial Treatment and payment in full. The "Repair and Retreatment" Guarantee is explained in detail and is subject to the General Terms and Conditions on the reverse side hereof. In summary, the "Repair and Retreatment" Guarantee provides for **retreatment and repair protection against new damage to the structure and contents at no additional cost to the Customer.** Old damage (damage occurring prior to the Effective Date) is not covered.

**5. TRANSFER OF OWNERSHIP**

MASSEY agrees to transfer this Guarantee to the new owner of the Treated Property upon payment of a \$95.00 transfer fee, provided that the new owner requests transfer in writing and pays the transfer fee within three business days of the change of ownership. Otherwise, this Guarantee will terminate automatically as of the date of change of ownership. MASSEY reserves the right to adjust the annual renewal fee upon transfer of this Guarantee.

**6. STRUCTURAL ADDITIONS AND/OR ALTERATIONS**

- A. In the event the Treated Property is modified, altered, or otherwise changed or the soil around the foundation of the structure located on the Treated Property is disturbed, removed, or added to, Customer will notify MASSEY in writing within 30 days of completion of any of the aforementioned work for proper instruction(s) and/or any additional treatments required by the changes made. Failure to notify MASSEY in writing within this time period will terminate this Guarantee automatically.
- B. MASSEY may exclude damage repair coverage from avenues or conditions created by structural additions and/or alterations. In lieu of such exclusion, MASSEY may require additional treatment, additional service charges, and/or an adjustment in the annual renewal fee.

**7. ALLERGIES AND SENSITIVITIES**

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

In consideration for work to be performed as itemized above and subject to the General Terms and Conditions recorded on the reverse side of this agreement, the undersigned agrees to make payment as follows:

INITIAL TREATMENT	\$	BAIT-TP	\$
OTHER SERVICES	\$		\$
TAX _____ %	\$		\$
<b>TOTAL AMOUNT DUE</b>	<b>\$</b>	<b>1200</b>	<b>\$</b>
LESS DOWN PAYMENT	\$ (_____)		\$ (_____)
<b>BALANCE DUE UPON COMPLETION</b>	<b>\$</b>		<b>\$</b>

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

Acct Type:  Checking     Savings     Credit Card \_\_\_\_\_  
 Financial Institution/City/St: \_\_\_\_\_  
 Name on Card/Acct: \_\_\_\_\_  
 CC#: \_\_\_\_\_    Exp Date: \_\_\_\_\_  
 ABA/Transit#: \_\_\_\_\_    Acct#: \_\_\_\_\_  
 Use for:  Regular Svcs     Renewals     Initial Only  
 \_\_\_\_\_ Customer Approval to Debit Acct and/or Charge Card as indicated above and for the amounts shown in Service Charges.

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

Customer Signature/Date

Massey Services Representative/Date

GM Approval/Date

MS-207-FL-SC-VA-OK (1/25)



**LJ GUTIERREZ**  
*Inspector*

2786 Michigan Avenue, Kissimmee, FL 34744  
(407) 845-6620 • MasseyServices.com



**CARLOS ROMERO**  
*General Manager*

2786 Michigan Avenue, Kissimmee, FL 34744  
(407) 845-6620 • fax (407) 846-1686

# SUBTERRANEAN TERMITES

*Reticulitermes spp.*

*Native Subterranean Soldier*

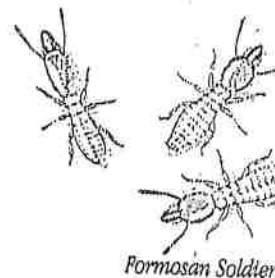
## DESCRIPTION, HABITS & CHARACTERISTICS

Subterranean termites are small, soft bodied insects that live in colonies in the ground. A colony consists of reproductives, workers and soldiers. Each individual type of termite has a distinctive appearance.

Worker termites are creamy-white, wingless and are the most numerous in the colony. Workers gather food, feed the others, build tunnels etc.

Soldiers have large heads with two large jaws or mandibles. The soldiers defend the colony against invaders, the main enemy being ants. Workers and soldiers are seldom seen unless an infested area is opened to expose an infestation.

Winged reproductives (swarmers) are dark brown to black and have two pairs of wings, much longer than the length of their bodies. Swarmer termites are often confused with flying ants. The illustration below will help to distinguish between the two. Swarmer termites often lose their wings during indoor flights.



*Formosan Soldier*

## WHY YOU SHOULD BE CONCERNED

Termites have survived for over 150 million years. Over 2,000,000 homes in the U.S. will require treatment for termite infestation this year. This makes the possibility of a termite infestation in your home a very real threat. The cost of repairs and control of termites is well over a billion dollars a year. A mature colony can contain from 70,000 to 2,000,000 termites. Termites feed on wood and cellulose, and may destroy paper products such as books and cardboard boxes. The sighting of swarmers is often the first indication of a termite infestation. Swarmers leave the colony to mate, usually in the spring, especially on a sunny afternoon after a couple of rainy days. Finding swarmer termites inside of a home is a sure indication of a termite infestation. The presence of mud extending from the ground to the woodwork, or on foundation walls is another clear indication of a subterranean termite infestation.

If you have a termite infestation DON'T PANIC! Termites work slowly and the structure will not be extensively damaged overnight. It is, however, important to take care of the problem in a timely manner because termites will continue to eat the wood in your home 24 hours a day, every day.

## WHAT MASSEY SERVICES WILL DO

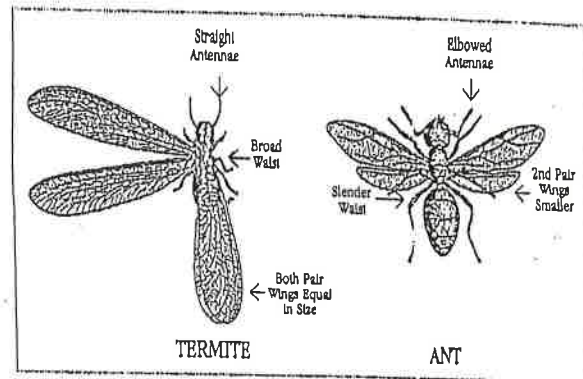
If there is an existing infestation in your home or if your goal is to prevent termite infestation, Massey Services offers two distinct approaches. One method is a traditional liquid treatment of the soil around the foundation. The other method is installation of a baiting program with ongoing monitoring. A termite damage repair guarantee is available with both programs. After a thorough inspection of your home (inside, outside, over and under) our professional inspector will recommend the most effective protection plan for your house.

## WHAT YOU CAN DO

Proper building maintenance can reduce the risk of a termite infestation. Conditions such as sprinklers hitting the walls, lack of gutters, sidings or stucco in contact with the soil, poor soil grade and wood piled next to the foundation can increase the risk of termite infestation and can affect a termite treatment that is in place.

## WHAT YOU CAN EXPECT

Subterranean termite infestation and damage are very real threats to homes. But you will be comfortable knowing that your home has been protected by a reputable, reliable company and covered with a written damage repair guarantee!



# FORMOSAN TERMITES

Coptotermes formosanus

## DESCRIPTION, HABITS & CHARACTERISTICS

The Formosan termite is one of the world's most aggressive and economically important species of termites. It is believed to have been introduced in the United States after World War II on military ships carrying supplies from East Asia and the Pacific Islands. Main points of entry were New Orleans and Lake Charles Louisiana; Galveston and Houston Texas; and Charleston, South Carolina. Formosan termites are now infesting homes in Florida, California, Arizona, New Mexico, Texas, Louisiana, Arkansas, Mississippi, Alabama, Georgia, South Carolina, North Carolina, Virginia and Hawaii.

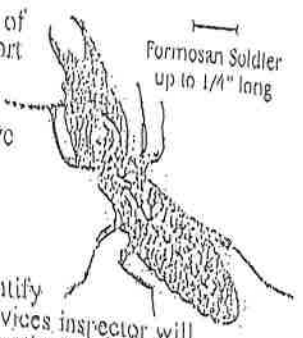
Many habits of Formosan termites are similar to those of common subterranean termites, although they are a little bigger and much more aggressive invaders. Formosan termite colonies are much larger, often containing from two to ten million members. They forage over a large area and often replace other species when foraging areas overlap. They are one of the few termites that attack live trees and plants. Although subterranean in nature, this termite is quite active when free of soil contact, if enough moisture is present to support the colony. Formosans make nests that can be built within walls and may contain up to several hundred thousand individuals.

Soldier termites have an oval shaped head with two large jaws or mandibles. The soldiers are very aggressive and have a gland on their heads that secretes a substance that can penetrate materials such as asphalt, lead, plastic, mortar and plaster enabling these termites to reach wood. The queen can lay as many as 1,000 eggs a day.

Because of the similar appearance to the common subterranean termite they may be misidentified and by the time they are correctly identified, resulting damage can be significant. The most obvious characteristics that distinguish Formosan termite swarmers from more common subterranean termites are Formosan's larger size and hairy wings. Formosan swarmers fly between dusk and midnight rather than during the day and are yellow-brown in color as opposed to dark brown to black.

## WHY YOU SHOULD BE CONCERNED

Control of this termite is more difficult than control of other subterranean species. Because of the size of the colonies and their aggressive nature, Formosan termites can cause significant damage in a very short time. Formosan termites have caused more than \$2 billion in damage in the past decade alone in the New Orleans metro area and have been reported to cause more damage than any other wood destroying insect to structures in Hawaii. The colonies are often up to 10 times the typical size of native subterranean termites and they build nests above ground, which makes them one of the most difficult termites to control.



## WHAT MASSEY SERVICES WILL DO

If you suspect termites have invaded your home, it is important to allow a professional to correctly identify the species of termites. Whether correcting an infestation or preventing a future problem, a Massey Services inspector will do a thorough inspection of your home (over, under, inside and out) and recommend the best possible method of dealing with them. Massey inspectors are trained in the different species of termites and control methods.

## WHAT YOU CAN DO

A professional termite inspector should inspect your home a minimum of once a year. Between inspections you should be aware of warning signs such as the appearance of a large number of flying insects in your home or patio area and tunnels made of soil going up the base of your foundation.

An infestation by Formosan termites in your home can be devastating. Have your home inspected by a professional termite inspector and have your home protected by a reputable, reliable company, making sure to obtain a written damage repair guarantee.



Corporate Office • 315 G. Rowland Street • Orlando, Florida 32804 • 407-645-2500  
Customer Care 1-888-MASSEY (1-888-262-7739) • MasseyServices.com

# Tab 12

**HP HOME MAINTENANCE  
SOLUTION LLC**



**407-412-3731**

## HP Home Maintenance Solutions LLC

3434 Colwell Avenue Suite 200

Tampa, FL 33614

☎ (407) 312-3682

✉ Bmendes@rizzetta.com

ESTIMATE	#17
TOTAL	\$18,598.00

### CONTACT US

2812 Shelburne Way

St. Cloud, FL 34772

☎ (407) 412-3731

✉ hphomemaintenancesolutions@gmail.com

## ESTIMATE

Services	qty	unit price	amount
Clubhouse Remodel	1.0	\$18,598.00	\$18,598.00
The scope of work is as follow. Paint entire interior of the clubhouse, doors, baseboards, walls and ceilings color scheme provided by customer. close wall in kitchen bar area with drywall and texture as close possible, open wall across the kitchen to have accesses to the clubhouse reusing the same cabinets and counter and relocating on the opposing wall. removing double doors and moving it forward to match to the kitchen wall. Price include materials' and labor.			

Services subtotal: \$18,598.00

Subtotal \$18,598.00

Tax (Florida 7.5%) \$0.00

**Total \$18,598.00**

Thank you for choosing HP Home Maintenance Solution LLC, We appreciate your business!!!!

# Tab 13

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VILLASOL COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, VillaSol Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2025-08; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VILLASOL COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** Shawn Wildermuth is removed as Assistant Treasurer.

**Section 2.** **Susan Garcia** is appointed as Assistant Treasurer.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF MAY, 2026.**

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

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**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**